

WILLINGHAM PARISH COUNCIL

Parish Council Office, Ploughman Hall

West Fen Road, Willingham, Cambridge, CB24 5LP, Tel: 01954 261027

Email: clerk@willinghamparishcouncil.gov.uk Website: www.willinghamparishcouncil.gov.uk

Minutes of the Planning Committee meeting of Willingham Parish Council held on Tuesday 12th August 2025 at 7:30pm, in the Parish Council office, Ploughman Hall, West Fen Road, Willingham.

Present:

Councillors: Barratt, Harris, Hutchcraft, Law, McKee, Todd (Chair)

Parishioners: None

Clerk: Amy Rudderham

1. To receive apologies for absence

None received.

2. Declarations of interest

None.

3. Public forum (*maximum 3 minutes per person, with an overall limit of 15 minutes*) All parishioners wishing to speak and who are on the Electoral register, must make their name known to the Clerk prior to commencement of the meeting. Maximum of five people to speak. Large groups will need to decide on a spokesperson representative.

None.

4. To approve the minutes of the meeting held on 28th July 2025.

Councillor McKee proposed the minutes be accepted as a true record of the meeting, seconded by Councillor Harris and **resolved** with four votes in favour and one abstention due to not being present at the meeting.

Action: Clerk

5. To deal with any matters arising from the minutes of the meeting held on 28th July, not covered elsewhere on this agenda.

None raised.

Councillor Hutchcraft joined the meeting at 19.32.

6. Planning Applications for consideration.

- (i) 25/02842/HFUL – Front porch, single storey rear extension, alterations to fenestration and erection of garden room to rear – 3 Conference Close Willingham Cambridgeshire CB24 5JZ – Mr Seb Mills

Councillor Harris proposed the council support the application, noting the Garden Room height seemed to be a steeper pitch than the Parish Council would expect. The Parish Council also noted the lack of roof lights on the elevation plans. This was seconded by Councillor McKee and **resolved** unanimously.

Action: Clerk

- (ii) 25/02365/FUL – Retrospective change of use of garage and workshop building to residential annex to Green Piece, 15 a Green Street – Green Piece 15a Green Street Willingham Cambridgeshire – Mr and Mrs Oviatt-Ham – **amendment**

Councillor Harris proposed the Council recommend refusal of the application and would reiterate its previous comments being:-

- The previously approved application for this build, reference S/1947/11, had permission granted on 28th May 2013. This application shows the garage to be 6.5m to the ridge and 2.5m to the eaves, with the internal roof over 2m above floor for the central 3m only. The Council believes this effectively means the side walls are around 0.8m above the floor. From looking at the design plans, with the shower in the corner, the Parish Council questions the practical use based on these measurements. A further application, reference S/1565/13/FL, was submitted for the construction of a larger garage, was refused permission on 17th Sep 2013. Subsequently, following the appeal, reference APP/W0530/A/13/2207916, with a site visit on 19th May 2014, the application was dismissed on 13th June 2014.
- The Parish Council would raise its concerns that the garage was constructed to the higher level of 8.2m, as proposed in the latter application, without the relevant approved planning permission. The Council would note that without this extra height the plans provided, would not practically work or

comply with building regulations. Willingham Parish Council would request the Planning Officer checks the measurements of the existing building as the Council do not believe the calculations for the measurements and the design add up.

- The Council would also note that the plans do not demonstrate any turning room for multiple vehicles.
- If the Officer is minded to approve the application, the Parish Council would request that it is sent to the Planning Committee for consideration.

In addition, the Parish Council would request the officer attend the site to confirm the current building had been built correctly according to the application approved in 2013, as the Parish Council do not believe the plans for this application comply with that approval from 2013.

This was seconded by Councillor Law and **resolved** unanimously.

Action: Clerk

7. For Information

- (i) 25/01567/FUL – Change of use from micro pub to hot food takeaway with minimal external changes, including flue for cooking purposes – 9 High Street Willingham Cambridgeshire CB24 5ES – Emaq Licensing Services – permission refused

Noted.

8. Correspondence

- (i) Any other Correspondence

- 24/04329/OUT-Oakhurst Station Road Longstanton Cambridgeshire CB24 3DS - Outline planning consent for the proposed demolition of the existing B8 storage and distribution buildings and the erection of two self-build / custom build dwellings. Correspondence was received from the Planning Authority regarding the Planning Committee meeting due to be held on 13th August 2025. It was agreed that Councillor Todd would attend the meeting remotely, on behalf of the Parish Council.

Action: Councillor Todd

- 24/04133/CONDA – Land off Rockmill End & Meadow Road Willingham Cambridgeshire CB24 5HY – Submission of details required by condition 7 (lighting scheme and fencing for allotments) of planning permission 24/04133/S73 – Tilla homes
Correspondence was received from the Planning Authority to confirm the above named application had been received and was noted by the Parish Council.

9. Items for future meetings

- 25/02817/HFUL- 48 Rampton Road Willingham Cambridgeshire CB24 5JG - Demolition of existing front porch and erection of single storey front extension – Mr and Mrs J Plant
- 25/02002/S73 – Land To The Rear of 1B Over Road Willingham Cambridge - S73 to vary condition 1 (approved drawings) of ref: 21/00915/REM (Reserved matters application for the approval of details of appearance, landscaping, layout and scale following outline planning permission S/2921/15/OL (Erection of 26 Dwellings & Ancillary Access Arrangements (All matters reserved apart from access)). The outline planning application did not seek permission for EIA Development) to alter the open space, hard and soft landscaping and associated works, alongside delivering all 26 dwellings as affordable housing – Accent Housing Ltd

10. To decide date of next meeting

Wednesday 27th August 2025.

Meeting closed at 19.49.