

# WILLINGHAM PARISH COUNCIL

Parish Council Office, Ploughman Hall

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

Email: [clerk@willinghamparishcouncil.gov.uk](mailto:clerk@willinghamparishcouncil.gov.uk) Website: [www.willinghamparishcouncil.gov.uk](http://www.willinghamparishcouncil.gov.uk)

Minutes of the Planning Committee meeting of Willingham Parish Council held on Wednesday 27<sup>th</sup> August 2025 at 7:30pm, in the Parish Council office, Ploughman Hall, West Fen Road, Willingham.

## Present:

Councillors: Harris, Watson, McKee, Todd (Chair), Hutchcraft

Parishioners: Two

Clerk: Mandy Powell

### 1. To receive apologies for absence

Apologies were received and agreed from Councillor Law due to a prior commitment and Councillor Barratt due to being unwell.

### 2. Declarations of interest

Item 6(ii) – Councillor Watson declared a personal interest as his property neighboured the development. Councillor Watson did not vote on this item.

### 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.

The residents present addressed the committee regarding item 6(ii). They were concerned that the social housing element of the development was to change from ten units to twenty six resulting in the entire site becoming social housing. This was not what had been agreed originally, and they were concerned about the impact of that potential change. Councillors Todd and Harris explained how the affordable housing system worked, and minimum allocations required within developments.

### 4. To approve the minutes of the meeting held on 12<sup>th</sup> August 2025.

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

### 5. To deal with any matters arising from the minutes of the meeting held on 12<sup>th</sup> August not covered elsewhere on this agenda.

Councillor Todd reported that he had endeavoured to attend the recent committee meeting at South Cambridgeshire District Council (SCDC) but as it had taken so long to reach the item for Willingham, he had to leave prior to the item. The application 25/01936/OUT was approved.

### 6. Planning Applications for consideration.

(i) 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.

Councillor Harris proposed the Council support the application, seconded by Councillor Todd and **resolved** unanimously.

(ii) 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

Councillor Todd proposed the Council support the reserved matters but would reiterate their previous comments regarding the section S106 agreement regarding the affordable housing element. The Council would also point out to SCDC that concerns had been raised by neighbours regarding the increase from ten to twenty six affordable houses on the site and would request that SCDC confirm why the increase was being requested and whether a need for additional affordable housing in the village had been identified. The cover letter and documentation for the application did not appear to mention the increase in the affordable housing.

This was seconded by Councillor McKee and **resolved** with three votes in favour and two abstentions.

(iii) 25/0831/TTCA – Green Street, Willingham – Willingham Parish Council – T1 Ash – reduce the tips of the lower northern lateral branches by 2m to clear the BT phone cables.

The committee agreed to make no comment on this application as the Parish Council was the landowner.

### 7. Correspondence

(i) To receive and consider correspondence from South Cambs Planning department regarding a possible meeting with building control.

Councillors Todd and Harris agreed to a meeting and the Clerk was asked to organise one with officers from SCDC.

**Action: Clerk**

(ii) Any other Correspondence

Draft Greater Cambridge Supplementary Planning Documents Consultation

Correspondence had been received to confirm the consultation would run from Friday 22 August until 5pm on Friday 17<sup>th</sup> October 2025. Councillor Hutchcraft agreed to review the document and report back to the committee.

**Action: J Hutchcraft**

Request for Committee Meeting for 25/02618/FUL – 130 Rampton Road

Correspondence was received and noted from SCDC confirming that the application would not be passed to committee for consideration.

Possible planning infringement at the Post Office

Correspondence had been received from SCDC regarding possible planning infringements at the Post Office. The Clerk was asked to respond to SCDC.

**Action: Clerk**

Street Trading request for the Duke of Wellington

Correspondence had been received regarding a street trading request for the Duke of Wellington. The committee had no comments to make.

**8. Items for future meetings**

Greater Cambridge Supplementary Planning Documents consultation

**9. To decide date of next meeting**

To be decided.

*Meeting closed at 20:17*