

## WILLINGHAM PARISH COUNCIL

Parish Council Office, Ploughman Hall

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Minutes of the Planning Committee meeting of Willingham Parish Council held on Wednesday 23 April 2026 at 7:30pm, in the Parish Council office, Ploughman Hall, West Fen Road, Willingham.

### Present:

Councillors: Harris (Chair), Hutchcraft, Law, Watson

Parishioners: None

Deputy Clerk: Amy Rudderham

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### 1. To receive apologies for absence

Apologies were received and noted from Councillor McKee due to a personal commitment.

**Action: Clerk**

### 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 raised.

### 4. To approve the minutes of the meeting held on Monday 23<sup>rd</sup> March 2026.

Councillor Law proposed the Minutes be accepted as a true record of the meeting, seconded by Councillor Harris and **resolved** with three votes in favour and one abstention.

**Action: Clerk**

### 5. To deal with any matters arising from the minutes of the meeting held on 23<sup>rd</sup> March 2026, not covered elsewhere on this agenda

None raised.

### 6. Planning Applications for consideration

#### (i) 26/01053/FUL – Land South of Stanton Mereway Willingham Cambridgeshire – Change of use from agricultural land to equestrian use – Mr Casey

Councillor Harris proposed the Council recommend refusal of the application for the following reasons:-

1. The Council noted that some of the information/replies on the email chain with the Planning Officer, submitted on the Planning Portal, were incomplete. The document which the Council referred to was titled "*AGENT EMAIL REGARDING PROPOSAL DETAILS*".
2. The Council further noted that plans had been submitted to the Planning Portal of stables, however stables were not mentioned in the wording of the application.
3. Within Section 2 of the Preliminary Ecological Assessment and Biodiversity Net Gain Report, submitted on the Planning Portal, the Council notes items which could indicate possible contamination of the site which may require extensive works to ensure the land is safe for the use of animals.

4. The Council noted under the British Horse Society Welfare Guidelines, each individual horse should have an average pasture of 1-1.5 acres for grazing and exercise. The Council were concerned the number of stables shown on the plan was more than needed for the size of the land (around 3.2 acres). The Council was concerned the application appeared misleading for what the applicant appeared to be endeavouring to achieve.

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

**Action: Clerk**

(ii) 26/01018/HFUL – 3 Ravens Yard Willingham Cambridgeshire CB24 5LN – External wall insulation to front and rear of dwelling – ARAN Insulation

Councillor Law proposed the Council recommended approval of the application, seconded by Councillor Hutchcraft and **resolved** unanimously.

**Action: Clerk**

(iii) 25/05029/FUL – 15 High Street, Willingham, LMBS WILLINGHAM LTD - Retrospective renovation to the shop front and condensing unit and air conditioning unit to first floor side elevation – AMENDMENT – alteration to description to include air conditioning units and condensing unit with associated noise assessment.

Councillor Harris proposed the Council recommend approval of the application provided the works were completed as described and a full test of the works was completed, following completion, to ensure the works were fully compliant. This was seconded by Councillor Watson and **resolved** with three votes in favour and one abstention.

**Action: Clerk**

## 7. Information only

(i) 26/01352/PRIOR – 14 Westfield Willingham Cambridgeshire CB24 5HH – Single storey full-width rear extension to replace existing extension – Mr and Mrs Overall  
Noted.

## 8. Correspondence

(i) To receive information regarding a query with the planning minutes dated 21<sup>st</sup> October 2025 and consider any actions.

The Council noted the minutes were worded as “Councillor Todd declared an interest under item 8(iii) as the applicant was a good friend of his. Councillor Todd did not take part in the voting of this item.” It was noted that the wording should be “Councillor Todd declared an interest under item 8(iii) as he was known to the applicant’s neighbour. Councillor Todd did not take part in the voting of this item.”

(ii) To receive an update on the proposed Equestrian site on Earith Road and consider any actions.

The Council noted that correspondence had been received from Greater Cambridge Shared Planning regarding an enforcement notice being issued on the site. The Committee noted the correspondence.

(iii) Any Other Correspondence

The Council noted correspondence received from a resident submitting an objection to application 26/01053/FUL. The objection had also been sent to the Planning Authority and the correspondence was noted by the Council.

**9. Items for future meetings**

1. 26/01459/HFUL – 111 Rampton Road Willingham Cambridgeshire CB24 5JF  
– Erection of annexe to front – Mr Michael Ward
2. 26/01420/HFUL – Downham House Station Road Longstanton  
Cambridgeshire – Single storey rear extension following demolition of existing  
conservatory and existing single storey extension – Mr Paul Downham

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

Monday 11<sup>th</sup> May 2026.