



Willingham Parish Council

serving the population of Willingham in Cambridgeshire

Chairman: Cllr Derek Law

Clerk: Mandy Powell

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PLANNING COMMITTEE MINUTES

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

Present:

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

Parishioners: None

Deputy Clerk: Amy Rudderham

Compliance Officer: Annika Osborne (left the meeting at 7.39PM)

Meeting opened at 7.31PM.

1. To receive apologies for absence

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

Action: Clerk

2. Declarations of interest

None declared.

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 Thursday 28th May 2026

Councillor McKee proposed the Minutes be accepted as a true record of the meeting, seconded by Councillor McKee 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 May 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 – Demolition of existing building and the erection of a stable block, menage and car park. Change of use from agricultural land to equestrian use. – Mr Casey

Councillor Harris proposed the Council recommend refusal of the application and should re-iterate is previous comments, being:-

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.

The Council would further add:-

1. The Council did not believe that a square menage is a standard shape.
2. The Council noted that the latest report from the Ecology Officer stated that there was insufficient information.
3. The Parish Council had been made aware of objections of nearby residents who are active in the equine community.

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

Action: Clerk

7. Notification of Planning Appeal for consideration

- (i) EN/00182/26 – Appeal against – without planning permission, the carrying out of operational development including engineering operations, importation of rubble and hardcore, formation of hardstanding and concrete, creation of an access and internal roadway, digging of trenches, installation of services and installation of septic tanks. – n In Between Caravan Park And Highland Cow Farm, Earith Road, Willingham, Cambridgeshire – Nicole Stevenson, Megan Stevenson, Stephen Henry, Susan Twinley and James Ayres.

Councillor Harris proposed the Council respond to the Planning Appeal with the following comments:-

1. The Planning Committee confirmed their support of the enforcement action taken. The Parish Council had previously strongly objected to the Planning Applications.
2. The Parish Council re-iterated that it had concerns of the intended use of the site when the Planning Application was being consulted on.

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

Action: Clerk

8. Street Naming and Numbering Notification

- (i) To receive and consider notification of Street Naming in relation to New Dwelling, Land North Of Lyndhurst, Station Road, Longstanton – 26/00090/INFSDC

Noted.

9. For Information Only

- (i) 26/02102/CL2PD – 167 Station Road Willingham Cambridgeshire CB24 5HG – Certificate of lawfulness under S192 for the use of the property as a small children's residential care home withing Use Class C2 – Atlas Childrens Home

Noted.

10. Correspondence

(i) To receive and consider correspondence from Greater Cambridge Shared Planning regarding 26/01459/HFUL – 111 Rampton Road Willingham Cambridgeshire CB24 5JF – Erection of annexe to front – Mr Michael Ward
Noted.

(ii) To receive and consider correspondence from District Councillor Hutchcraft regarding 24/03808/OUT – Land to the rear of 29 Schole Road Willingham
Noted.

(iii) To receive and consider correspondence from Greater Cambridge Shared Planning regarding 24/03808/OUT – Land to the rear of 29 Schole Road Willingham
Noted.

(iv) To receive and consider correspondence from District Councillor Hutchcraft regarding 25/04556/FUL – Land at Station Road Willingham
Noted.

(v) To receive and consider correspondence from Greater Cambridge Shared Planning regarding 25/04556/FUL – Land at Station Road Willingham
Noted.

(vi) To receive and consider correspondence received from District Councillor Hutchcraft regarding the Cambs Development Corporation
Noted.

(vii) To receive and consider correspondence from Greater Cambridge Shared Planning regarding a training session to be held on Tuesday 21st July 2026
Councillors Harris, Hales, Watson and Hutchcraft confirmed they would be available to attend.

Action: Clerk

(viii) To receive and consider correspondence received from Greater Cambridge Shared Planning regarding Local Validation checklist consultation
Noted.

(ix) Any Other Correspondence

- i. Correspondence had been received regarding the upcoming Parish Planning Forum meeting to be held virtually on 19th August 2026 at 5pm. Councillor Harris confirmed he would be available to attend the meeting.

Action: Clerk

- ii. Correspondence was received from a resident objecting to planning application 26/01053/FUL. The correspondence was noted by the Planning Committee.
- iii. Correspondence had been received from Greater Cambridge Shared Planning regarding application 23/01264/OUT, confirming the application has been disposed of on 22nd June 2026. The correspondence was noted by the Planning Committee.

11. Items for future meetings

- (i) 26/02356/CL2PD – 77 Earith Road Willingham Cambridgeshire CB24 5LS – Certificate of Lawfulness under S192 for the Siting of Caravan to provide additional accommodation for family of Homeowners – Whitlock & Lowe Ltd – For Information Only
- (ii) 26/01816/FUL – 21B Green Street Willingham Cambridgeshire CB24 5JA – Erection of cladding on sides of existing agricultural building and provision of

roller shutter doors – 21B Green Street Willingham Cambridgeshire CB24 5JA –
Mr Richard Law

12. To decide date of next meeting

Thursday 2nd July 2026.

Meeting closed at 8.09PM

Minutes approved at Planning Committee meeting held on 2nd July 2026 under item 4.

APPROVED