



Willingham Parish Council

serving the population of Willingham in Cambridgeshire

Chairman: Cllr Derek Law
Clerk and RFO: Amy Rudderham

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PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee meeting of Willingham Parish Council held on Monday 3rd August 2026 at 7:30pm, in the Parish Council office, Ploughman Hall, West Fen Road, Willingham.

Present:

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

Parishioners: None

Clerk: Amy Rudderham

Deputy Clerk: Sophie McNally

1. To receive apologies for absence

Apologies were received from Councillor McKee due to holiday.

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 Tuesday 21st July 2026.

Councillor Moore proposed the Minutes be accepted as a true record to the meeting, seconded by Councillor Watson and **resolved** unanimously.

Action: Clerk

5. To deal with any matters arising from the minutes of the meeting held on 21st July 2026, not covered elsewhere on this agenda

None raised.

6. Planning Applications for consideration

- a. 26/02539/FUL – Land adjacent to 34 and 36 High Street Willingham Cambridgeshire CB24 5ES – Erection of 1no. self-build detached dwelling with ancillary annexe, garage, access and associated works. Amendment – Mr & Mrs John and Claire Wilding

Councillor Harris proposed to note the amendment and confirm the council's previous comments to still applied. This was seconded by Councillor Law and **resolved** unanimously.

Action: Clerk

- b. 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. Amendment – Mr Casey

Councillor Hutchcraft proposed the Council recommend refusal of the amendment. The Council reiterated the comments from the British Horse Society, agreeing that the land was not suitable for horses.

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

Action: Clerk

- c. 26/02651/HFUL – 56 Rampton Road Willingham Cambridgeshire CB24 5JG – Single Storey rear extension, alterations to fenestration and render to existing external walls. – Mr & Mrs Harding

Councillor Watson proposed that the Council recommend approval of the application, seconded by Councillor Law and **resolved** unanimously

Action: Clerk

- d. 26/02452/FUL – Land West of 82 Earith Road Willingham Cambridgeshire – Erection of a permeable hard standing area and fence to the front of the site associated with the enjoyment of orchard use. – Dr Wei Sun

Councillor Harris proposed that the Council recommend approval of the application, seconded by Councillor Watson and **resolved** with four votes in favour and two abstentions.

Action: Clerk

- e. 26/02784/PIP – 54 Station Road Willingham Cambridgeshire CB24 5HG – Permission in principle for erection of a single self-build dwelling. – Mr Rob Hewlett

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

1. The proposal was for back land development
2. The Parish Council was keen to maintain a clear boundary between Willingham and Northstowe and the application appeared to add to the apparent urbanisation of the village.
3. The Council was unaware of a need for more self-build properties.
4. The application appeared to encroach onto open countryside/greenbelt.
5. The proposed development was outside of the village envelope.

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

Action: Clerk

- f. 20/02142/COND14 – Northstowe Phase 3B Station Road Longstanton Cambs – Submission of details required by condition 14 (Design Code) of outline planning permission 20/02142/OUT – Vistry

Councillor Harris proposed that the Council made no comment. This was seconded by Councillor Law and **resolved** unanimously.

Action: Clerk

7. Correspondence

- (i) To receive and consider correspondence from 3 parishioners who object to 26/02539/FUL

Noted.

- (ii) Any Other Correspondence

None.

8. Items for future meetings

Correspondence received from Eddie's Ices.

9. To decide date of next meeting

To be decided.

Meeting closed at 7:58PM

APPROVED