

Delegation meeting 7 October 2025

Delegation Panel meeting - Minutes

- Date: 7th October 2025
- Time: 11am to 12:30pm
- Meeting held: via Teams

Attendees: Cllr Anna Bradnam (Chair of Planning Committee), Cllr Peter Fane (Vice Chair of Planning Committee), Jane Rodens (Area Team Leader), Nick Yager (Principal Planning Officer), Dominic Bush (Senior Planning Officer)

Apologies: -

Minutes approved by date: Cllr Anna Bradnam 10/10/2025

25/02567/FUL – Land at Manor farm Close, Oakington and Westwick

Development of 8 No. detached dwellings

This application was called in by the Parish Council and there are the number of comments that trigger its referral.

1. Relevant material planning considerations raising significant planning concerns.

The noise and vibration report submitted by the applicant is disputed by the parish council. They the impact will be greater than implied by the report because the access route lies between two dwellings.

A previous appeal for a similar application on the site was dismissed because the inspector concluded that although there would be harm to the neighbouring properties (living conditions), it nevertheless would be acceptable for development.

A noise assessment has been submitted as part of the application. It has been confirmed by the Environmental Health officers that there will be no significant noise impact on the existing residents either during construction, if the conditioned hours are complied with, or during occupation. Therefore the case officer is recommending approval.

The previous application was an outline and this is a full planning permission, therefore more information has been provided.

2. Significant implications for adopted policy.

No implications for adopted policy in regards of vibration, as this has been overcome by the Vibration Assessment Report as reviewed by the Environmental Health and by his comments on the application. The principle of development has been accepted by the appeal inspector.

3. The nature, scale and complexity of the proposed development.

This is a complex site, however the principle of development has been considered by the Planning Inspectorate and has been overcome by the inspector's comments on the application.

The impact of noise and vibration on the neighbours are considered to be relevant in the report, but this is a technical issue and the Environmental Health Officer has deemed the impact capable of being overcome by Condition.

4. Planning history.

Previous applications on the site have been refused and there is a recent application being dismissed at appeal.

5. Degree of public involvement.

There has been 16 objections to the application and 2 comments in support to the proposal. The Parish council has also called the application in to committee.

Decision

Refer to Planning Committee – due to the number of local objectors and local involvement. The noise report is a technical issue but may need to be discussed in a public forum. The rest of the material considerations have been overcome by the appeal inspector.

25/02157/FUL – Land rear of 33 Church Street Gamlingay

Demolition of existing commercial buildings and erection of 4 new dwellings with associated parking, amenity space and landscaping.

This application has been brought to the delegation panel as there have been 5 neighbouring objections to the application.

1. Relevant material planning considerations raising significant planning concerns.

There are TPO's on the site but they would not be impacted on by the proposal. There is a site along the access to the adjacent that is currently under construction. This application is effectively a further development on the same previously commercial site.

Impact on the refuse access into the site, this has been raised by the neighbouring properties

2. Significant implications for adopted policy.

The parish council raised non-conformity with the Neighbourhood plan, as this is a loss of an employment site, as the site will change from an employment area to residential.

There is the impact on the amenity of the neighbouring properties, however, a condition can be applied to the application to mitigate the impact.

There is a gain of 4 residential dwellings in a sustainable location.

3. The nature, scale and complexity of the proposed development.

This is considered to be a small scale development and not complex.

4. Planning history.

None

5. Degree of public involvement.

There is a small level of community engagement but some of the concerns can be overcome with conditions. However, the Neighbourhood plan policies raised by the Parish council in regards of loss of employment would call the application into planning committee.

Decision

Refer to Planning Committee