

Delegation meeting 4th November 2025

Delegation Panel meeting - Minutes

- Date: 4th November 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), Rebecca Smith (Delivery Manager), Dominic Bush (Senior Planning Officer)

Apologies: - None

Minutes approved by date: XXX

25/03600/FUL– The Conifers, Long Lane Gamlingay

Retrospective conversion of existing building to 1 No. dwellinghouse along with re-roofing and removal of existing mobile home.

Gamlingay Parish Council have requested the application is determined by planning committee:

Described as a single storey building - previous permission for storage permitted. Previous application refused at appeal. Planning design and access statement has not referred to the adopted Gamlingay Neighbourhood Plan and its policies. Application contrary to GAM 3- property situated in open countryside and harming specific view identified in the plan. No clarification whether existing mobile homes are to be removed from site. Inspector was previously concerned about bulk/height of dwelling in the last application. This application the single storey building is 5.27m high and is capable of additional storey being added. Property, as built, is outside the village framework and is intrusive in the landscape. Formal request to refer application to SCDC Planning Committee if the officer is minded to approve the application. Formal request for GAM8 contributions to footway cycling improvements, if SCDC minded to approve the application.

1. Relevant material planning considerations raising significant planning concerns.

The site is outside of the development framework.

2. Significant implications for adopted policy.

Principle of the building on the site and the residential use has been established under the previous decisions on the site. The applicants have submitted a legal agreement for contributions to footway and cycling improvements required under policy GAM8 of the neighbourhood plan.

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

The re-roofing of the building from a flat roof to a pitched roof is not significant in nature or scale. The application also proposes the removal of existing caravans on site and this can be controlled by way of condition.

4. Planning history.

There are other applications on the site which have established the principle of the site for use as residential and the siting / use of the building.

5. Degree of public involvement.

There have been not comments received from third parties but the parish council have objected to the application but did ask for it to be referred to planning committee for determination.

Decision

Do not refer to planning committee.