

Delegation meeting 11th August 2026

Delegation Panel meeting - Minutes

- Date: 14th July 2026
- Time: 11am to 12:30pm
- Meeting held: via Teams

Attendees: Cllr Anna Bradnam (Chair of Planning Committee), Cllr James Rixon (Vice Chair of Planning Committee), Rebecca Smith (Delivery Manager), Amy Stocks (Principal Planning Officer).

Apologies: -

Minutes approved by date: Cllr Anna Bradnam 13.08.2026

26/01263/OUT – Land South of St Neots Road Hardwick

Outline application for the development of up to 138 residential dwellings along with associated infrastructure including provision of new site access, internal access roads, parking, drainage, public open space, landscaping and biodiversity enhancements and other associated works with all matters reserved except for the primary point of access onto St Neots Road.

Reason for Inclusion

Ward Cllr requested (Out of consultation period)

More than 5 representations have been received

Discussion

The local ward member Cllr Hubbard attended the meeting and made a statement in relation to concerns over visibility at the access, the narrowing of the road and already difficult sightlines. Concerns were also raised regarding safety at the proposed access / junction.

1. Relevant material planning considerations raising significant planning concerns.

The application is an outline planning application for up to 138 dwellings, including means of access details, outside the development framework but adjacent to an existing residential estate. The main material considerations were highlighted as the

location outside of the development framework, the proposed access arrangements, the council's 5 year housing land supply.

A number of technical consultees have objected to the proposal raising concerns regarding the location of the proposal, safety of the access arrangements. Given the nature of this application there are considered to be material planning considerations that raise sufficient concerns to warrant a committee determination.

2. Significant implications for adopted policy.

The site is located outside of the development framework, and the council has a demonstrated 5 year housing land supply..

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

The nature and complexity of the proposed development is not in itself significant, however the scale of development outside the development framework is considered to warrant committee determination.

4. Planning history.

None relevant on site but adjacent permissions outside the development framework were noted.

5. Degree of public involvement.

18 objections have been received from third parties; along with objections from the two parish councils which were noted.

Overall, following discussion, material considerations were considered to have arisen that would give rise to significant planning concerns warranting the committee's consideration, the scale of the proposed development was also considered to be significant. There were implications for policy; and it was acknowledged that there was a significant level of local concern.

Decision

Refer to planning committee.

26/01780/FUL – Land between 5 and 7 Rose Lane Melbourn

Erection of 3 No. detached dwellings together with parking and garage, new shared access road onto Rose Lane with turning facilities.

Reason for Inclusion

More than 5 representations have been received

Discussion

The local ward member, Cllr Hales, submitted a written statement expressing support for the parish council and raised concerns regarding the restricted width of Rose Lane, noting that access is severely constrained at all three entry points (High Street, Dolphin Lane and Cross Lane junction). It was reported that large vehicles have frequently experienced difficulties manoeuvring within the lane, resulting in property damage on numerous occasions. Concerns were also expressed that delivery vehicles, including supermarket and online delivery vans, regularly struggle to pass through the lane due to its limited width. The carriageway was described as being only marginally wider than a small to medium-sized vehicle.

1. Relevant material planning considerations raising significant planning concerns.

The application is a full planning application for 3 dwellings on Rose Lane in Melbourn. The proposed dwellings are 2 storey in height, 4 bedroom dwellings each with 2 car parking spaces provided. The main material considerations were highlighted as design and character, noise, amenity, biodiversity impacts, heritage impacts and highway safety.

Two technical consultees have objected to the proposal raising concerns regarding the impact on nearby listed buildings and lack of ecological information, however the remaining technical consultees raised no objections. The Local Highway Authority had however proposed a number of conditions. Given the nature of this application there are considered to be material planning considerations that raise sufficient concerns to warrant a committee determination.

2. Significant implications for adopted policy.

There were not considered to be any significant implications for policy from the proposed development.

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

The nature, scale and complexity of the proposed development is not in itself significant.

4. Planning history.

None relevant.

5. Degree of public involvement.

The Parish Council have objected to the proposal, supported by 1 of the ward councillors, together with 16 letters of objection received from third parties.

Overall, following discussion, material considerations were considered to have arisen that would give rise to significant planning concerns warranting the committee's consideration, however the scale, nature and complexity of the proposed development was not considered to be significant. There were no identified implications for policy; but it was acknowledged that there was a significant level of local concern.

Decision

Refer to planning committee.