

Delegation meeting 14 October 2025

Delegation Panel meeting - Minutes

- Date: 14 October 2025
- Time: 11am to 12:30pm
- Meeting held: via Teams

Attendees: Martin Smart (Chair of Planning Committee), Toby Williams (Delivery Manager), Karen Pell-Coggins

Apologies: - Katie Thornburrow (Vice Chair Planning Committee), Lawrence Moore

Minutes approved by date: 17 October 2025

25/03201/FUL – Crossways House, 176 Chesterton Road

Temporary change of use of Crossways House from student accommodation to sheltered accommodation for people experiencing homelessness

Reason for Inclusion

Number of objections, Cllr Dalzell call in

5 or more objections and Cllr call in stating 'I've reached out to our Homeless Services team and I am seeking to arrange time with officers, the ITAC team and residents to try to address some of the issues that have been highlighted. I have highlighted to residents the importance of the work these teams do and the challenges we have in finding locations to provide accommodation as required.

However, I also do think this application warrants Planning Committee review. I think it can be clearly argued that the application contains material inaccuracies - specifically the claim that emergency winter use operated "without incident" when a fatal incident occurred in February 2025 and multiple police call-outs were documented during 2023-2025 operations. This raises questions about whether the planning authority has adequate information for proper assessment.

The application has generated significant public concern supported by documentary evidence including specific dates, police crime references, and incident reports. The proposed management plan (40 hours/week summer staffing with weekend-only security) requires scrutiny against best practice given this documented operational history. Additionally, the 5-year permission renewable to 10 years is permanent in practice and consultation appears inadequate given the site's history and wider impact area.

This level of public concern, combined with evidenced operational issues and application inaccuracies, warrants committee scrutiny to ensure proper conditions are attached and democratic accountability is maintained. I'm happy to discuss this further at your convenience; I have a full time job but can find time in diaries as required.'

For consideration

- Relevant material planning considerations raising significant planning concerns
- Significant implications for adopted policy
- The nature, scale and complexity of the proposed development
- Planning history
- Degree of public involvement

Discussion

The case officer presented the application details and highlighted the nature of the intended use, its current use and the layout and the positioning of the property onto the highway and neighbouring properties.

A significant number of material considerations relating to the proposed use and its effective management relative to the amenity and social cohesion of the surrounding residential area were considered to have arisen warranting the committee's consideration when taking into account the need for the use. The degree of public involvement was also considered a significant factor with Sandy Lane Residents' Association and two local ward members making detailed representations, challenging some of the assertions made by the applicant with regard to previous management issues arising from winter use of the property.

The Greater Cambridge Shared Planning Service is a strategic partnership between Cambridge City Council and South Cambridgeshire District Council

Consequently, in consultation with the Chair of the Planning Committee, the Delivery Manager considered the proposal should be referred to the planning committee.

Decision

Refer to Planning Committee

25/02888/FUL – Jewish Synagogue 3 Thomsons Lane

Not considered, deferred because of delays in consultee advice.