

Delegation meeting 28 Oct 2025

Delegation Panel meeting - Minutes

- Date: 28 Oct 2025
- Time: 11am to 12:30pm
- Meeting held: via Teams

Attendees: Martin Smart (Chair of Planning Committee), Katie Thornburrow (Vice-Chair of Planning Committee, Toby Williams (Delivery Manager), case officers Charlotte Spencer, John McAteer and Sumaya Nakamya.

Apologies: -

Minutes approved by date: 10 Nov 2025

Development

25/03323/FUL – 73 Newmarket Road

Mixed use development comprising a ground floor commercial unit (Class E) with 23 en-suite bedsits (HMO) on the upper floors together with communal kitchens, laundry room, associated bike and bin storage and associated infrastructure following demolition of existing buildings.

Reason for Inclusion

Number of objections

Discussion

The case officer presented the application. Cllr Bick addressed the Panel. The application was discussed, including the number of objections received. The site history was raised including the change in the nature of the application from a previous approval and clustering of the HMO units. Heritage and amenity considerations were deemed to be crucial to the application including resolution of issues relating to scale and bulk and the proposal's potential contribution to housing need.

Material considerations were considered to have arisen that would give rise to significant planning concerns warranting the committee's consideration. Additionally, the application was considered complex and of a scale to warrant Committee consideration.

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

Decision

Refer to Planning Committee

Development

25/03117/FUL – Panton Hall 14 Panton Street

Erection of a single storey outbuilding in rear garden of Panton Hall.

Reason for Inclusion

Number of objections

Cllr Martinelli call in

Discussion

Case officer presented. Cllr Martinelli's written representations were considered. A significant number of objections had been received to the proposal. The site is particularly constrained, and the siting of the outbuilding would be against two confined and short rear gardens. Cllr Bick supported the request for call-in, stating that the site was a long running concern to the local community and that there was potential for significant impact in a small but high density part of the City. On balance, Chair, Vice / Chair and the DM manager agreed that, due to the significant planning concerns that had been raised, the application, albeit small in size, warranted committee's consideration.

In consultation with the Chair and Vice Chair of the Planning Committee, the Delivery Manager considered the proposal should be referred to the planning committee.

Decision

Refer to Planning Committee

Development

25/02831/FUL – Land at Bateman Street

Alterations to existing access and associated works

Reason for Inclusion

Number of objections

Discussion

The case officer presented the application. The application was discussed, including with reference to member representation from Cllr Bick. The presentation lacked sufficient detail to gain confidence that the hedge was not a significant feature of the site and that there was enough detail to understand the extent of retention possible given the length and positioning of the hedge in proximity to neighbouring gardens. The case, whilst minor in nature had given rise to significant planning concerns warranting the committee's consideration and, additionally, the planning history of the site would appear to suggest that the retention of the hedge was a strong material consideration in earlier proposals.

On the grounds of wider public interest and planning history, in consultation with the Chair and Vice Chair of the Planning Committee, the Delivery Manager considered the proposal should be referred to the planning committee.

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

Decision

Refer to Planning Committee