

Delegation meeting 14th April 2026

Minutes

- Time: 11am to 12:30pm
- Meeting held: via Teams

Attendees: Martin Smart (Chair of Planning Committee), Katie Thornburrow (Vice-Chair of Planning Committee, Jane Rodens (Area Team Leader), Tom Chenery. Dean Scrivener

Main issues to consider:

- 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

Development

26/00672/FUL – 23-27 Kings Hedges Road Arbury

Change of use of land to allow siting of five modular homes to provide accommodation for homeless people and an office for support staff, along with access and services.

Reason for Inclusion

Number of objections

Discussion

The proposal is in the garden of current dwellings. There is some current development in the rear garden of the current dwellings (outbuildings), and the properties to the front of the site are being used as HMO (Small) for people that are part of the charity. There is no boundary treatment currently between the properties and the rear gardens.

There are to be no changes to the front, bar increase the access for emergency vehicles and a gate. Then the development to the rear are 5 pod and one for staff. Waiting on a management plan for the staff, and would not be 24/7. There is bin and bike stores, in the formalised garden area. The size of the units are similar to that already approved.

This to be a probably be a 5 year temp permission.

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

There are already outbuildings to rear of the other properties in the area.

There are no objections to the consultees, but more information has been requested from the EHO.

There are neighbouring objections to the application (26 at the current time), officer ran through the objections.

The following matters were not discussed in the detail:

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

As it is not considered necessary as the degree of public involvement is considered to be a large factor in this application:

There is a lot of public interest in the application and this is an interesting application, as looking to tackle the issues of homelessness. Which needs to be considered at planning committee as it has been indicated that there are going to be further comments submitted on the application prior to the application being determined, or brought to planning committee

Decision

Refer to Planning Committee

Development

25/05027/S73 – Mayflower House Manhattan Drive West Chesterton

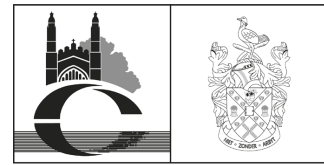
S73 to vary Condition 2 (Approved plans) of planning permission 23/02127/FUL to allow an increase in the overall height of the approved eighth-floor extension by approximately 599 mm.

Reason for Inclusion

Number of objections

Discussion

This is to increase the height of the proposed permission that has already been given. There have been 9 objections to the application, the officer went through the issues that have been raised and that they have been discussed in the original application that was determined at planning committee.



GREATER CAMBRIDGE
SHARED PLANNING

The main increase in the height is for building regulations and pipe work and duct work to be included in the height of the building.

The distance to the neighbouring properties is in excess of 30m and the overbearing impact is considered to be minimal, there are conditions for the glazing to the boundary treatments on the northern elevation. The overshadowing is to be increased but it would be minimal addition in the summer, in autumn and spring this would be minimal. But it is in accordance with the BRE guidance

The following matters were not discussed in the detail:

- *Relevant material planning considerations raising significant planning concerns*
- *Significant implications for adopted policy*

This is as the application is a S73 application and not considered necessary as these issues have already been determined by planning committee and are not relevant to the modifications that are being made through this application.

The nature, scale and complexity of the proposed development

The impact on the overshadowing on the neighbouring properties in the autumn and spring are the main concerns on the impact on the neighbouring properties. It has been demonstrated that there would be additional impact.

Planning history

This application was brought to planning committee before and conditions have been applied to the original application that help to minimise the impact on the amenity of the neighbouring properties. The application may need to reapply these conditions (if they have been discharged) to ensure they cover the design changes.

Due to the concerns raised by the neighbouring properties, these concerns should be reconsidered at Planning committee.

Degree of public involvement

The level of public interest is should come in as there are 9 objections to the application, under the original application there were 20 objections to the application.

However, the points of discussion have been addressed in the previous applications and there are conditions that will assess in the impact on the amenity of the neighbouring properties.

Decision

Refer to Planning Committee.