

City Delegation meeting 17 February 2026

Minutes

- Time: 11am to 12:30pm
- Meeting held: via Teams 22

Attendees: Martin Smart (Chair of Planning Committee), Katie Thornburrow (Vice-Chair of Planning Committee, Toby Williams (Delivery Manager) Lydia Green

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

25/04667/FUL – 98 Sedgwick Street Romsey

Conversion of existing dwelling to 6 bedroom, 6 persons HMO, together with a single storey rear extension and internal replan

Reason for Inclusion

Ward member requested Cllr Dinah Pounds

Overconcentration of HMOs, lack of provision for bike and bin storage, parking, change the character of the area

Discussion

The case officer presented the application and summarised the nature of the representations made, including those reasons for Committee's consideration given by Cllr Pounds.

The case officer explained the proposal was for a conversion to HMO + extension. The plans had been amended to remove bedroom. Objections raised concerning compliance with policy 48, pressure on parking, bins and cycle storage. Four objections from the public, including loss of family homes. No objections from statutory consultees, 4.7 m extension at rear, 2m in height. The HMO use is permitted development. Site is close to Mill Road, outside the CPZ, no harm to the Conservation Area identified. No objection from neighbours either side of the site. It would create 43m sqm amenity space for a 5 bed 5 person HMO.

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

Relevant material planning considerations raising significant planning concerns

The material considerations are typical of a minor application and their extent are not of a significance to warrant committee consideration.

Significant implications for adopted policy

No significant issues in terms of policy and its application relative to the nature of the application arise from the proposal.

The nature, scale and complexity of the proposed development

The proposal represents a minor form of development and is not of a nature, scale or complexity to warrant referral to committee.

Planning history

There is no complex history on this site which indicates committee's consideration is necessary

Degree of public involvement

The proposal itself does not appear to have resulted in representations from a significant wider populace. The degree of public involvement does not warrant referral.

Overall

None of the matters raised by the application for consideration by the Delegation Panel, either individually or cumulatively, result in a justifiable reason to refer the application for Planning Committee's consideration.

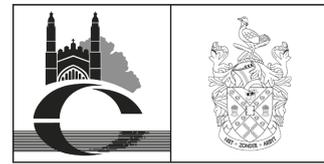
Decision

Do not refer to Planning Committee

Development

25/04668/FUL - 160 Thoday Street

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GREATER CAMBRIDGE
SHARED PLANNING

Conversion of existing dwelling to 6 bedroom, 6 persons HMO, together with a single storey rear extension and internal replan

Reason for Inclusion

Councillor call in and over 5 objections - parking, refuse, overconcentration of HMO's in the area, harm to conservation area

Discussion

The case officer presented the application and summarised the nature of the representations made, including those reasons for Committee's consideration given by Cllrs Pounds and Baigent.

These include issues such as pressure on parking, bins and cycle parking provision, overbearing, noise and disturbance and loss of family homes. 12 objections from members of the public had been received, including concerns regarding fire safety, health and safety, over concentration of HMO's, foul water capacity, impacts on the Conservation Area, amenity for future occupiers and noise and disturbance.

The case officer provided an overview of the scheme and associated plans.

Relevant material planning considerations raising significant planning concerns

There was some discussion regarding emerging policy on this issue, but in relation to adopted policy and the material considerations relevant to the application, they are very typical of a minor application such as this and their extent are not of a significance to warrant committee consideration.

Significant implications for adopted policy

Noting emerging policy considerations raised above, no significant issues in terms of policy and its application relative to the nature of the application arise from the proposal.

The nature, scale and complexity of the proposed development

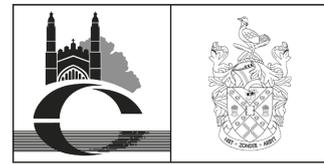
The proposal represents a minor form of development and is not of a nature, scale or complexity to warrant referral to committee.

Planning history

There is no complex history on this site which indicates committee's consideration is necessary.

Degree of public involvement

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GREATER CAMBRIDGE
SHARED PLANNING

Whilst the number of representations is greater than the first item, the proposal itself does not appear to have resulted in representations from a significant or wider populace. The degree of public involvement does not warrant referral.

Overall

None of the matters raised by the application for consideration by the Delegation Panel, either individually or cumulatively, result in a justifiable reason to refer the application for Planning Committee's consideration.

Decision

Do not refer to Planning Committee