

Delegation meeting 18th November 2025

Delegation Panel meeting - Minutes

- Date: 18th November 2025
- Time: 11am to 12:30pm
- Meeting held: via Teams

Attendees: Cllr Anna Bradnam (Chair of Planning Committee), Cllr Peter Fane (Vice Chair of Planning Committee), Rebecca Smith (Delivery Manager), Phoebe Carter (Senior Planning Officer), Dominic Bush (Senior Planning Officer)

Apologies: - None

Minutes approved by date:

25/03841/S73 – Land South of Bridge Farm Earith Road Willingham

S73 to vary condition 2 (Approved plans) of planning permission 25/00407/FUL (Change of use to equestrian and erection of two yards and the creation of a new access) to relocate the smaller barn closer to the new access point.

Willingham Parish Council recommend refusal of the application due to the following reasons:-

1. The Council did not feel that the objection from the neighbour was taken into consideration. The site only had two neighbours, so the response rate was 50% and the Council feel this was overlooked.
2. The Parish Council wish for the Planning Authority to confirm how it can be assured this equestrian use will not be transferred to another use at a future date.

Should the officer be minded to approve the application, the Council would request that it was considered by the Planning Committee.

1. Relevant material planning considerations raising significant planning concerns.

Planning permission has been granted for the change of use to equestrian use, including two stable blocks and yard, along with paddock areas. The site is located outside of the development framework, with a caravan park, farm and dwellings within the immediate vicinity. This application proposes an amendment to the location of one of stable blocks to opposite the existing farm access away from the adjacent residential caravan site use.

2. Significant implications for adopted policy.

Principle of the building on the site and the use has been established under the previous decisions on the site..

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

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

4. Planning history.

Permission has already been granted for the use, and buildings on site, this amendment proposed relocation of one barn and additional landscaping. All conditions would be carried over from the previous approval.

5. Degree of public involvement.

There have been no comments received from third parties but the parish council have objected to the application and did ask for it to be referred to planning committee for determination. Any future change of use would require a separate consent, once the equestrian use has been implemented.

Decision

Do not refer to planning committee.

25/03748/FUL – The Piggery Haden Way Willingham

Retrospective change of use of land to use as residential caravan site providing 14 gypsy/traveller pitches, including the stationing of 14 static caravans/mobile homes, together with the laying of hardstanding and associated works

Willingham Parish Council recommend refusal of the application and note its strongest possible objection, due to the following reasons:-

1. The proposal includes the removal of all three previously approved amenity blocks. The Council would raise its concerns of the implications of sanitary provisions for all site users.

2. The Council was aware the site was nearly, or at, capacity for the treatment plant for foul waste at the site and the additional dwellings would exceed the treatment plant's capacity.

3. The Council was extremely concerned that this was the third time retrospective permission was being sought for the same site. The Council would request that the Planning Authority investigate the matter further to establish why retrospective applications were being allowed on the site.

4. The Council were concerned the site would expand even further without the relevant permission and as a result retrospective planning approval will be sought again, at a future date.

5. The Council would strongly urge the Planning Authority to seek alternative provisions for the traveller community, as it felt Willingham was at its capacity. If the Planning Authority were to allocate Traveller pitches at other areas of South Cambridgeshire, this would assist with increasing diversity amongst other communities in Cambridgeshire.

6. The Council would question whether any Section 106 monies would be due, owing to the number of dwellings now in situ on the site.

If the officer was minded to approve the application, the Council would request that it was considered by the Planning Committee.

1. Relevant material planning considerations raising significant planning concerns.

Planning permission has been granted for the change of use to provide 8 traveller pitches (8 static caravans and 8 touring plus utility blocks). The case officer advised that the site is outside of the development framework, but noted surrounding recent planning history. It was also noted that there is some surface water flooding risk on the site, but that this could be mitigated by way of conditions on any permission; however foul water drainage needs to be addressed given the increase in units.

Increase in the number of caravans proposed on the site raises concerns for amenity of future residents.

2. Significant implications for adopted policy.

Principle of the use has been established under the previous decisions on the site and there is an identified need for G&T pitches in the district.

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

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

4. Planning history.

Permission has already been granted for the use on site.

5. Degree of public involvement.

There have been no comments received from third parties but the parish council have objected to the application and did ask for it to be referred to planning committee for determination if officers minded to approve.

Decision

Refer to planning committee if minded to approve.

25/03798/FUL – 70 Lambs Lane Cottenham

Erection of three detached self-/custom-build dwellings with associated vehicular access, private gardens and landscaping

Cottenham Parish Council note the drainage comments submitted in relation to this application. However, we have a number of other significant concerns regarding the proposed development.

Firstly, we are concerned about the intensification of traffic onto Lambs Lane, which is already a busy and constrained road, particularly during school drop-off and pick-up times. The proposed access faces directly onto Pelham Way, which raises additional safety and visibility issues. The increase in vehicle movements associated with this proposal would exacerbate existing traffic pressures and create potential conflict with pedestrians and other road users.

Furthermore, there are concerns regarding vehicle movements within the site itself. The proposed layout does not appear to allow two vehicles to pass each other safely, which could lead to on-site congestion and potential safety risks.

In terms of design, the scale and massing of the proposal are not in keeping with the character of the surrounding area. The development would represent an overdevelopment of the site and would have an adverse impact on the established street scene.

For these reasons CPC recommends refusal.

1. Relevant material planning considerations raising significant planning concerns.

Application proposes 3 No. 1.5 storey self build dwellings, the dwellings proposed all meet the relevant space standards and outdoor amenity space. Each property has 2 parking spaces, there are no inter amenity concerns between the properties and no amenity impacts on the proposed properties from the surrounding sites.

Access – the internal access road is not sufficient sized for a refuse truck, a bin collection point is proposed, and visibility splay details are needed to overcome highways concerns.

2. Significant implications for adopted policy.

This is a sustainable location for 3 dwellings in a rural centre. The applicants named to occupy the self build dwellings are on our register and have had input into the design of the properties – meeting the definition.

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

The proposed dwellings are in keeping in terms of scale and design with the character of the immediate surrounding area.

4. Planning history.

No recent relevant planning history on the site.

5. Degree of public involvement.

There are two objections to the application and the parish council have objected to the application.

Decision

Do not refer to planning committee.

25/02509/S73 – 2 High Street Harston

S73 to vary condition 2 (approved drawings) of ref: 20/03394/FUL (Demolition of an existing public house and the development of the site to provide an E(a) convenience store at ground floor with 4no. C3 Apartments at first floor together with all associated access and parking - Resubmission of S/3708/19/) to extensions and alterations to the footprint along with re-configuration of internal layout, alterations to layout of the car park to suit the footprint changes and associated external changes to reflect amended floor plans.

Ward Member called in: This is a S73 application to make changes to the previously approved plans in 20/03394/FUL. This application proposes four 2-bedroom apartments rather than the previous four 1-bedroom apartments, which would likely increase the number of people living on the site. So, although the previous application was approved with 1 car parking space per dwelling (below the indicative 2 spaces per dwelling in the Local Plan), the proposed change from a total of four bedrooms to eight bedrooms is a significant increase in the likely need for residential car parking. If the officer recommendation is to approve, taking this proposal to planning committee would allow a public discussion to weigh the benefits of the scheme against concerns that 4 car parking spaces for four 2-bedroom flats may be inadequate in a village setting and could exacerbate existing on-road parking issues (the site is near to the primary school). The newly adopted Harston Neighbourhood Plan (11.34 and 11.35) lists “Station Road, close to the primary school”, as a road “not suitable for on-street parking” and states “It is important that any new proposals do not increase pressure for further on-street parking demand along [this route].” The approved plans in 20/03394/FUL included 4 covered cycle spaces for residents in the apartments, which aligned with the minimum requirement in the local plan of 1 cycle space per bedroom. With the proposed increase to 8 bedrooms, 4 cycle spaces is below the minimum requirement, meaning that both car parking and cycle parking provision is below local plan requirements. With the dwellings being apartments with limited outdoor amenity space, it is important that adequate cycle storage is provided from the beginning as there is unlikely to be scope to add additional cycle storage later.

In relation to my previous call-in request, I’m pleased to see that the latest drawings restore the number of public cycle stands associated with the retail use from 4 to 8 to

match the previously approved plans and to encourage cycling to the store and reduce pressure on the car parking.

Finally, I'd be grateful for the opportunity for the planning committee to consider whether the level of outdoor amenity is sufficient for increasing the number of bedrooms from four to eight. I note all apartments have a balcony that meets the size requirements in the District Design Guide, but it's unclear to me that there is a communal garden with 25 sqm allowed for each apartment. I accept that this level of space was approved for four 1-bedroom apartments, but with the proposed uplift to four 2-bedroom apartments it seems that more outdoor space may be required by future occupants

1. Relevant material planning considerations raising significant planning concerns.

Planning permission has been granted for the demolition of the public house and redevelopment to provide a convenience store and 4 apartments. This application proposes a small increase in the proposed footprint to enable the a slightly larger retail unit and the provision of 4 No. 2 bed units.

The communal garden, level of car parking and delivery bay remain the same as previously approved.

2. Significant implications for adopted policy.

The Neighbourhood plan identified the pub as a non-designated heritage asset, however the demolition has already been approved (and carried out). This is sustainable location for 4 dwellings in a group village. The Harston Neighbourhood Plan identifies the need for 1 or 2 bedroom dwellings. The proposed level of parking does not meet the parking standards set out in the local plan or neighbourhood plan for the residential units or retail unit, however the level of retail parking was approved under the previous application.

Sufficient cycle parking is proposed.

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

This is an amendment application, the proposed changes are minor in scale, the scale is being amended from 1 bed units to 2 bed units.

4. Planning history.

Principal of use has been established on site under recent approval, this is an amendment to that approval.

5. Degree of public involvement.

There are 4 objections to the application and the ward member has objected to the application.

Decision

Do not refer to planning committee.