

Delegation meeting 11 Nov 2025

Delegation Panel meeting - Minutes

- 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), Alice Young (Case Officer).

Apologies: -

Minutes approved by date: 14 Nov 2025

Development

Change of use from C4 small HMO to 8bed 8person HMO sui generis. Erection of single storey front extension, covered walkway, cycle shelter and associated works.

Reason for Inclusion

Number of objections x 7. Not resolvable via conditions

Discussion

The case officer presented the application. Outlined it is extended to side and rear, outbuilding proposed, unusual garden area configuration, constrained site with covered walkways. Proposed 5 rooms at ground floor. Communal lounge in outbuilding. Covered walkway arrangements for some bedrooms. Cycle store to the front, proposed as two-tier stacked. Side access wide enough for cycles.

Issues raised by third parties include overdevelopment, amenity, noise and disturbance, no. of occupants, amenity for future occupants, insufficient parking, tiered rack visual impact, party wall, history of unauthorised works on site and privacy.

No objections from County Highways or Env. Health.

Officer key material considerations include: Principle of large HMO, design, character, context, amenity of occupiers and neighbours, highways, flooding, bikes and bins. The officer's recommendation was to refuse.

Overall, following discussion, none of the five factors for consideration were considered to have been triggered to warrant committee's consideration of the proposal. No material considerations were considered to have arisen that would give rise to significant planning concerns warranting the committee's consideration. No

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policy implications arise from the proposal that require important matters of judgement on the implementation of adopted policy that would be of wider significance to the Development Plan. The application is neither complex nor of a scale to warrant Committee consideration. Its nature is that of a minor application with only localised impacts.

The relevant planning and appeal history is not complex, and neither would it be of wider public interest or significant consequence in the deliberation of the application, particularly given the minded to recommendation.

Consequently, in consultation with the Chair and Vice Chair of the Planning Committee, the Delivery Manager considered the proposal should not be referred to the planning committee.

Decision

Do not refer to Planning Committee