

Delegation meeting 25 Nov 2025

Delegation Panel meeting - Minutes

- Date: 25 Nov 2025
- Time: 11am to 12:30pm
- Meeting held: via Teams

Attendees: Martin Smart (Chair of Planning Committee), Katie Thornburrow (Vice-Chair of Planning Committee, Michael Sexton (Team Leader), Melissa Reynolds, Charlotte Peet, Cllr Naomi Bennett, Cllr Katie Porrer

Apologies: -

Minutes approved: 27 Nov 2025

Development

25/01321/FUL - 190 High Street Cherry Hinton

Demolition of existing dwelling and erection of a 2.5-storey 10 bedroom 10 person large HMO (SUI GENERIS) and a separate 2 bedroom dwelling (C3), and associated works.

Reason for Inclusion

Number of objections, Cllr Ashton call in

Called in by Cllr Ashton for the following reasons:

I am unable to attend the above as I am out of Cambridge, am aware Councillor McPherson as already asked for an item to come to full planning committee and endorse his request. My reasons for full committee are as follows:

All ward councillors have received substantial e mails objecting to this and not one in favour. We are losing family house. Our Local Plan says consideration should be given when large numbers of HMOs are in close proximity.

You will recall that you allowed family house 100yards away on the High St to be converted to HMO, 50yards away from that one you have allowed the old laundry to be made into HMO and across the road and less than 50 yards away another family home made into 5 bed HMO.

So, we are losing family homes to HMOs that do not build community as the residents of these homes are normally short term and Cherry Hinton is rightly proud of its Community having spent years getting the new Hub/ Cafe opened. Please can I ask that this now comes to full planning committee to allow residents to see democracy in action in the open and not behind closed doors.

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Discussion

The case officer presented the application, highlighting the nature of the intended use, the current layout of the site, and the concerns that had been raised in local representations. The case officer highlighted amendments had been received to address officer concerns including internal layout/amenity space that would reduce to a 9-bedroom HMO and require full re-consultation.

1. Relevant material planning considerations raising significant planning concerns.

There are local concerns on the provision of a further HMO within the High Street, with reference to existing HMO units in the immediate area (Local Plan Policy 48), character and visual amenity, parking and highway impact, and the impact that the development would have on the amenity of the neighbouring properties. These are material planning considerations, some of which warrant further debate.

2. Significant implications for adopted policy.

No significant implications noted.

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

There are two elements that are being undertaken as part of this proposal but are not considered to be overly complex matters, noting relevant material considerations.

The provision of a two and a half storey building was noted in design terms, with reference to the existing two storey character (with some rooms in the roof space) in the area.

4. Planning History

No relevant planning or appeal history on the site, but HMO consents/licences in the wider setting of the High Street were acknowledged.

5. Degree of public involvement

The level of local interest is acknowledged not just the number of comments but the content of what they say. There are multiple local concerns on material planning considerations (as noted above).

The pending re-consultation is noted, not expected to overcome local concerns raised and may attract further comments on similar themes given the nature of the amendment.

Overall, the application gives rise to issues of material consideration and has a significant amount of public involvement to merit Planning Committee consideration. Consequently, in consultation with the Chair and Vice Chair of the Planning Committee, the Team Leader considered the proposal should be referred to the planning committee.

Decision

Refer to Planning Committee

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Development

25/04141/S73 - 639 Newmarket Road Cambridge (McDonalds)

S73 to vary condition 6 (Hours of operation) of planning permission C/00/0222 (Demolition of existing public house and erection of new class A3 restaurant with associated drive-through facility together with alterations to existing parking area, including closure of existing access and creation of new access onto Wadloes Road) to allow the restaurant to trade from 06:00 - 23:00, seven days a week.

Reason for Inclusion

Number of objections, Cllr Bennett

Called in by Cllr Bennett for the following reasons:

I object to the application to extend the trading hours of the restaurant. The restaurant is in an established residential area and several families with young children live very close to the restaurant and are exposed to fumes, noise and antisocial behaviour. If the restaurant is open to the public from 6am to 2300, then staff will need to arrive around 5.30 am and leave around 23.30pm so residents will get less than 6 hours of peace and quiet.

The existence of the restaurant already causes significant harm and a seven day 1 hour extension will increase that harm to an intolerable level. I do not think that this change can be offset by better management because the current management are active and engaged already. However, it is unrealistic to expect an operation of this size and nature in a busy residential area to exist without significant harm to residents' amenities as well as the notorious parking stresses and congestion of the main Eastern approach road and ring-road. For this reason, I object to the application as ward councillor and wish to call the application in to committee if it is not refused by officers under delegated powers.

Discussion

The case officer presented the application with reference to the parent permission and original condition imposed for hours of operation and the concerns that had been raised in local representations.

The case officer highlighted that the application was currently subject to a further round of consultation following a revised description of development, although that did not materially alter the scheme presented. The case officer also highlighted that the application was supported by a noise assessment but comments from the Council's Environmental Health Team were currently outstanding. The case officer expressed concern, in their view, over the content of the noise assessment and the extended operating hours and that any formal objection from the Council's Environmental Health Team would reinforce that position.

1. Relevant material planning considerations raising significant planning concerns.

There are local concerns relating to the impact that the development would have on the amenity of the neighbouring properties (noise and disturbance) and traffic issues that would be generated. Comments required from the Local Highways Authority on potential traffic/highway safety issues. Potential impact on neighbouring properties from earlier hours

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of operations is a key material consideration that warrants further debate, comments from the Council's Environmental Health would be informative.

Additional local concern on a breach of condition for hours of deliveries was raised by Cllr Bennett, but this was confirmed in discussion as a separate enforcement matter.

2. Significant implications for adopted policy.

None.

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

The nature of application is not considered to be complex, being focused on a sole issue of hours of operation.

4. Planning History

Two relevant planning applications on the site were noted:

14/0507/S73 - S73 application to vary condition 6 of planning permission C/00/0222/FP to allow the restaurant to operate between hours 0600 and 2300 seven days a week – Refused (27 May 2014).

Refused on the grounds of “...unacceptable increase in noise and nuisance within the immediate vicinity of the drive-thru restaurant which would be harmful to the amenities of adjacent residential properties...”

Parent planning permission ref. C/00/0222, original wording of, and reason for, condition 6 (hours of use).

5. Degree of public involvement

There are multiple local concerns on the impact on neighbouring properties (noise and disturbance) and traffic issues that would be generated.

Notwithstanding the absence of technical comments from the Council's Environmental Health Team, overall, the application gives rise to issues of material consideration and has a significant amount of public involvement to merit Planning Committee consideration. Consequently, in consultation with the Chair and Vice Chair of the Planning Committee, the Team Leader considered the proposal should be referred to the planning committee.

Decision

Refer to Planning Committee

Development

25/02660/S73 - Units 5 and 6 Christs Lane Cambridge

S73 to vary condition 5 of ref: 19/1674/S73 to vary condition 5 to read all servicing, delivery and collections shall be undertaken between the hours of 0700 to 2300 Monday to Saturday and 10 to 2100 on Sundays, Bank and other public holidays, unless otherwise agreed in writing by the local planning authority.

Reason for Inclusion

Number of objections

Cllr Porrer speaking at the meeting as a Ward Cllr raised the following points/concerns:

- Number of vehicle movements not included in the application/noise assessment.
- There is residential amenity space above the loading/unloading area but these are not referenced in noise assessment.
- Standard conditions imposed previously to give peace to the area/protect residential amenity; concerned about noise from lorries manoeuvring/reversing on Sundays.
- 10am doesn't help Tesco for delivery of fresh milk.
- Uncomfortable with EHO assessment, it's noisy already is a concerning judgement.
- No restrictive condition on the number of deliveries.
- Not enough evidence to justify Sunday deliveries, not all receptors referenced in report.

Discussion

The case officer presented the application with reference to the parent permission and original condition imposed for hours of deliveries and the concerns that had been raised in local representations.

The case officer highlighted that the application was supported by a noise assessment and that the comments of the Council's Environmental Health Team were supportive of the proposed variation.

1. Relevant material planning considerations raising significant planning concerns.

There are local concerns relating to the impact that the development would have on the amenity of neighbouring properties (noise and disturbance) that is key to the proposal. Other material considerations raised include heritage impact, precedent and cumulative harm, lack of need, justification or public benefit, and impact on transport network.

Discussions agreed that knowing the number of deliveries on a Sunday would be helpful as part of the assessment / noise assessment of the application, alongside confirmation on the receptors that had been assessed and whether any other units benefit from Sunday (as raised in comments to the application). The context of the bus station and related noise and movements associated with that use were noted, although number of bus movements are not known. Noted that the number of deliveries would not typically be restricted by condition and that each application considered on its own merits (regarding cumulative impact / precedent).

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2. Significant implications for adopted policy.

None.

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

The nature of application is not considered to be complex, being focused on a sole issue of hours of servicing, delivery and collections (potential noise and disturbance impact).

4. Planning History

Parent planning permission ref. 19/1674/S73 - C/04/0632, original wording of, and reason for, condition 5 (hours of servicing, delivery and collections).

5. Degree of public involvement

There are multiple local concerns on the impact on neighbouring properties (noise and disturbance) and traffic issues that would be generated. Noted one representation covers several flats (although would be taken as a single representation).

Notwithstanding the position of the Council's Environmental Health Team, overall, the application gives rise to issues of material consideration and has a significant amount of public involvement to merit Planning Committee consideration. Consequently, in consultation with the Chair and Vice Chair of the Planning Committee, the Team Leader considered the proposal should be referred to the planning committee.

Decision

Refer to Planning Committee