

Delegation meeting 9 June 2026

Minutes

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

Attendees: Katie Porrer (Chair of Planning Committee), Martin Smart (Vice Chair of Planning Committee), Toby Williams (Delivery Manager), Charlotte Peet, Melissa Reynolds, Cllr Clough, Cllr Bennett.

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

26/00641/FUL – 40 Barton Rd Newnham (Charlotte Peet)

Change of use for an existing 6-bedroom house in multiple occupation (Use Class C4) into a 7 bed, 7 person large HMO (sui generis use)

Reason for Inclusion

Number of objections

Councillor Clough call in set out in correspondence.

Representation from South Newnham NF.

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 Clough. Cllr Clough also attended and presented his reasons for call-in.

Relevant material planning considerations raising significant planning concerns

The application does not raise significant impacts beyond the immediate locality and is not of a nature to warrant consideration by planning committee.

Significant implications for adopted policy

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The application gives rises to a complex consideration of policies concerning the provision of student accommodation and HMO policy, which is set against new policies in the Neighbourhood Plan. The scheme's compatibility with adopted policy is of wider interest and warrants referral.

The nature, scale and complexity of the proposed development

The proposal represents a minor form of development and is neither of a scale or complexity to warrant referral to planning committee.

Planning history

Whilst the site itself does not have a complex history, other proposed uses of properties in Barton Close for student HMO indicate committee's wider consideration of the planning history is necessary.

Degree of public involvement

Whilst not a reason in and of itself to bring to Committee, combined with other related issues and acknowledgement of Cllr and South NNF involvement, the application warrants referral.

Decision

Refer to Planning Committee

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Development

26/00318/FUL – University Sports and Athletics track Wilberforce Road Newnham
(Charlotte Peet)

Replacement of 12no. existing floodlights and columns serving the athletics track with 12no. new 18m columns with new LED luminaires, with associated works.

Reason for Inclusion

Number of objections and representations in support. Cllr Clough call-in.

Discussion

The case officer presented the application and summarised the nature of the representations made. Cllr Clough attended and presented reasons for call-in.

The proposal is subject to representations from a wider populace, both for and against the proposal. Numerous significant planning concerns had been raised, including

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matters relating to need, visual impact, amenity impact, skyline, biodiversity and ecology.

Matters of compliance with policy, particularly given the site's Green Belt status, are of wider significance given the location and prominence of the site, which in turn has a significant and complex planning history relating to lighting proposals. The scheme is also highly technical in nature and requires wider public scrutiny. All five criteria for referral to planning committee are triggered

Decision

Refer to Planning Committee

Development

26/01309/FUL 49 New Square Market (Charlotte Peet)

Single storey dwelling with basement, garden and off-street car parking on the land adjacent to No. 49 New Square

Reason for Inclusion

Number of objections – significant representations for and against.

Detailed reasons for call-in given by Cllr Martinelli.

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 Martinelli.

A previous application on the site for a different proposal had been considered by planning committee and refused planning permission. The current application was an attempt to address previous reasons for refusal. The heritage officer considered the harm to heritage was of a lesser extent than before. The degree of public involvement and planning history for the site together indicate planning committee's consideration was necessary in this case.

Decision

Refer to Planning Committee

Development

26/01310/LBC 49 New Square Market (Charlotte Peet)

Demolition of existing garden sheds partial removal of the boundary wall to Willow Walk to parking area, and to New Square to form pedestrian gate

Reason for Inclusion

As per 26/01309/FUL

Discussion

As per 26/01309/FUL. The LBC application requires concurrent consideration by Planning Committee for the same reasons as the full application.

Decision

Refer to Planning Committee

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Development

26/01257/FUL – Land adj to 49 Elfleda Road (Melissa Reynolds)

Erection of 1 No. dwelling following demolition of existing garages.

Reason for Inclusion

Number of objections

Degree of public involvement – 6 objections

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 Bennett. The current car parking and access restrictions in the road were fully explored by the participants, including match day issues associated with parking. There was no indication the proposal was for or included a Housing in Multiple Occupation element. The Panel considered the relationship of the proposal to the attached and unattached adjacent residential properties.

Relevant material planning considerations raising significant planning concerns

Whilst several representations from third parties had been received, the planning issues raised were not considered to be significant in scope or impact beyond the immediate locality and not of a nature to warrant consideration by planning committee.

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Significant implications for adopted policy

The proposal did not seek to challenge whether any of the policies in the local plan were up-to-date. The scheme did not trigger a wide array of policies or create any doubt as to which policies were engaged for decision making purposes. The planning concerns, including the scheme's compatibility with adopted policy, were not considered significant and did not warrant referral.

The nature, scale and complexity of the proposed development

The proposal represents a minor form of development and is neither of a scale or complexity to warrant referral to planning committee.

Planning history

There is no relevant planning history.

Degree of public involvement

Whilst the number of objections received triggered consideration by the Delegation Panel, the proposal itself did not appear to have resulted in representations from a significant wider populace. The degree of public involvement did not warrant referral.

Other Matters

The case officer understood the constraints of the site and parking issues currently experienced on site. To a degree these were existing issues albeit they could potentially be exacerbated by the proposal. On balance it was considered that the scheme did not warrant referral and could be appropriately dealt with under delegated powers.

Decision

Do not refer to Planning Committee.