

## Delegation meeting - Minutes

- **Date:** 1 April 2025
- **Time:** 11:00 – 12:30
- **Meeting held:** via Teams
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**Attendees:** Cllr Anna Bradnam (Chair of Planning Committee), Cllr Peter Fane (Vice Chair of Planning Committee), Toby Williams (Delivery Manager), Charlotte Spencer (Principal Planner), Phoebe Carter (Senior Planner)

**Apologies:** Rebecca Smith (Delivery Manager),

**Minutes approved by:** Cllr Anna Bradnam 01.04.2025

### 25/00566/OUT – Land to South of North End Meldreth

Outline application with all matters reserved, except for access, for the demolition of the existing turkey farm and the redevelopment for up to 38 dwellings and associated landscaping.

#### Reason for Call-in Request:

Parish requested

**Decision:** To be determined by Planning Committee

Reasons: The site is outside of the Development Framework and represents a mix of market and affordable housing tenure which does not sit squarely with development plan policy. A determination of this proposal will require a careful consideration of the planning balance given the existing and proposed uses, the need for more housing (including its affordable housing component) and other planning benefits arising. The access provisions require careful consideration, as does the internal alignment of the access road, and are such that potential constraints and proximity to existing houses requires robust analysis. The scale of development is such that its potential impact on local services and facilities needs to be fully understood and any such impacts appropriately mitigated. Together with potential sewerage capacity issues, the site represents a complex set of planning issues and policy considerations. The application has been subject to an extensive degree of public involvement. In the consideration of all of these matters and the scale of the proposal, the scheme merits consideration by the Planning Committee.

It meets the criteria for referral to the planning committee on the following grounds:

- a) Significant planning concerns
- b) Engages policy as development is proposed outside the development framework
- c) Nature, scale and complexity of the development
- e) Degree of public involvement

## 25/00445/FUL – 10 Cottenham Road Histon

Erection of a two storey dwelling and associated landscaping to the rear following demolition of existing garage.

### Reason for Call-in Request:

Cllr call in

### Decision

To be determined under Delegated Powers

**Reasons for decision:** The proposal is a single plot housing development within the Development Framework of Histon adjacent to similar, back garden plots where sub-division has taken place. Notwithstanding that the car parking provision does not align with the indicative car parking standards required by the Neighbourhood Plan, the proposal does not give rise to any significant policy or complex planning considerations. There is no issue of principle. Issues of height, siting, footprint, character and amenity can be appropriately dealt with by officers. There is no significant wider public interest arising from the consultation and the proposal is not of a scale, nature or complexity to merit Planning Committee referral.

This application does not meet any of the criteria a) – e) for referral to the planning committee.