

Delegation meeting 7 October 2025

Delegation Panel meeting - Minutes

- Date: 28th October 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), Jane Rodens (Area Team Leader), Dominic Bush (Senior Planning Officer) Beth Clark (Senior Planning Officer)

Apologies: - None

Minutes approved by date: XXX

25/03390/FUL – 44 Broad Lane Haslingfield

Demolition of existing chalet bungalow and erection of 5no. Dwellings with new access

This application has been brought to the delegation panel as there have been 5 neighbouring objections to the application.

1. Relevant material planning considerations raising significant planning concerns.

Parking spaces, there are now two parking spaces per house and the height of the dwellings has been reduced from the previous application on the site (refused)

2. Significant implications for adopted policy.

Principle has been established under the previous decisions on the site. This is a sustainable location for 5 dwellings in a Group Village.

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

The dwellings have been reduced in height from the previous applications, therefore they are more in keeping with the other properties in the area.

4. Planning history.

There are other applications on the site which have established the principle of the site and were dealt with delegated decisions. This application has been submitted to overcome the concerns and reasons for refusal on the previous application.

5. Degree of public involvement.

There are 7 objections to the application and the parish council have objected to the application but did not ask for it to be called in.

Decision

Delegated decision

25/03392/FUL – Land adjacent to 14 Dogget Lane Fulbourn

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Fulbourn Parish Council object to this application based on the overdevelopment of the site, no obvious changes to the plans since the last application, problems with parking, and access for refuse bin collection.

1. Relevant material planning considerations raising significant planning concerns.

Not applicable

2. Significant implications for adopted policy.

It is not unreasonable for these dwellings in this location, but the principle of the development has been established through the previous appeal. It is considered to meet the requirements of the Neighbourhood plan and the local plan.

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

There are objections and concerns that have been raised by consultees, however, these could be overcome with conditions and more information.

The plans have been revised during the application to reduce the potential of overlooking.

4. Planning history.

The previous application was refused, the application was later dismissed by the Planning Inspectorate, some of the reasons from the LPA were dismissed, however, waste and overlooking were upheld by the inspector and the application was dismissed on those matters.

Those objections of waste collection and overlooking, as they were the outstanding points raised by the Planning Inspectorate and have been overcome in this application.

There is a previous application on the site that has been approved in a different location on the site.

5. Degree of public involvement.

Fulbourn parish council have objected to the application and there are 2 neighbour objections to the application.

Decision

Delegated decision to Planning Officers