

Delegation meeting 22nd September 2026

Delegation Panel meeting - Minutes

- Date: 22 September 2026
- Time: 11am to 12:30pm
- Meeting held: via Teams

Attendees: Cllr Anna Bradnam (Chair of Planning Committee), Cllr James Rixon (Vice Chair of Planning Committee), Rebecca Smith (Delivery Manager), Dominic Bush (Senior Planning Officer)

Apologies: -

Minutes approved by date: Cllr Anna Bradnam (Chair of Planning Committee)
06.10.2026

26/02393/FUL – 10A Orchard Drive Smithy Fen Cottenham

Change of use from derelict ground to residential including retention of existing hardstanding, static caravan, brick built utility room , parking for two vehicles and 1 touring caravan.

Reason for Inclusion

Parish requested

For the reasons set out above, application 26/02393/FUL fails to comply with South Cambridgeshire Local Plan 2018 Policy H/22, particularly criteria (a), (b), (d) and (f), and raises substantial unresolved concerns regarding flood risk, drainage, the applicant's traveller status, planning history, enforcement, and procedural fairness.

We therefore strongly object to this application and respectfully request that planning permission be refused.

Should the Case Officer be minded to approve the application, we request that the application be referred to the Planning Committee for determination, given the significant policy issues, planning history, and impact on the settled community.

Discussion

1. Relevant material planning considerations raising significant planning concerns.

The application is a full planning application for the retention of the existing hardstanding on site, a day room, siting of one static caravan and one mobile together

with parking. The site is located outside of the development framework and in flood zone 3. The main material considerations were highlighted as the need for gypsy and traveller pitches within the district, and potential for flooding.

Two technical consultees had objected to the proposal raising concerns regarding the lack of mitigation measures for the location within the flood zone 3, and the lack of detail about a suitable method for surface water drainage. Additional information has been requested from the applicant. The site is located within Smithy Fen, and adjacent to existing traveller plots, within the emerging GCSP Local Plan policy S/AMC/GT – an optimisation policy for traveller pitches.

Given the nature of this application and the identified need, there are not considered to be any material planning considerations that raise sufficient concerns to warrant a committee determination.

2. Significant implications for adopted policy.

There were not considered to be any significant implications for policy from the proposed development.

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

The nature, scale and complexity of the proposed development is not in itself significant.

4. Planning history.

The site has previously had temporary consent for G&T pitch but it has lapsed. There is an injunction on the land but this does not prevent planning permission being applied for or even approved if considered acceptable.

5. Degree of public involvement.

The Parish Council have objected to the proposal and their objections have been noted, no third party representations have been received.

Overall, following discussion, no material considerations were considered to have arisen that would give rise to significant planning concerns warranting the committee's consideration, nor was the scale, nature and complexity of the proposed development

considered to be significant. There were no identified implications for policy; nor was it considered that there was a significant level of local concern.

Decision

Do not refer to planning committee.