

Delegation meeting - Minutes

Date: 17 June 2025

Time: 11:00 – 12:30

Meeting held: via Teams

Attendees: Cllr Anna Bradnam (Chair of Planning Committee), Rebecca Smith (Delivery Manager), Phoebe Carter (Senior Planning Officer), Charlotte Cooper (Planning Officer)

Apologies:

Minutes approved by: Cllr Anna Bradnam 19.06.2025

25/00407/FUL – Land South of Bridge Farm Earith Road Willingham

Change of use to equestrian and erection of two yards and the creation of a new access.

Reason for Call-in Request:

Parish Council Referral:

Willingham Parish Council recommend refusal based on the following reasons:-

' The entrance/exit of the site leads directly onto the B1050, and concern was raised for the safety of horses, riders, and road users.

' The Council note that traffic along the road travels at excessive speed limits and with horse boxes etc slowing down considerably to use the entrance/exit, concern was raised for the safety of road users.

' The Council noted that the applicant does not have right of way over the Bridleways.

' The Council was unaware of the need for more stables in the village.

' The Business statement was unavailable on the Portal.

Bearing in mind recent developments in the village, if the Planning Officer is minded to approve the application, the Council would request a restriction is applied to the permission that the use cannot be changed to housing or accommodation of any kind.

If the Officer is minded to approve this application, the Council would request the application to go to Committee.

Ward Member Statement

I believe that the item 25/00407/FUL – Land South of Bridge Farm Earith Road Willingham should be considered by the Planning Committee. I agree with Willingham Parish Council that the proposed entrance/exit to the new stables will create a danger to road users and, although the Highways Authority suggest a number of conditions, I do not feel they will be sufficient to mitigate the risk. The proposed site is located on a straight section of the B1050 and, from personal experience, traffic travelling in both direction are, at that point, travelling at the national speed limit (or considerably above it). Slow moving horse transport vehicles entering or exiting the site will be at high risk of collision with this fast-moving traffic.

I think that the Planning Committee should consider the application and should visit the site to assess the potential risks and see for themselves the traffic volumes and speed.

Key Considerations:

The Case Officer (PC) introduced the application outlining the details of the planning application, as well as the existing context of the site and surrounding area, together with details of the site designations and planning history. The planning application is an application for the change of use to equestrian use, including two stable blocks and yard, along with paddock areas. The site is located outside of the development framework, with a caravan park, farm and dwellings within the immediate vicinity. The application proposes a new access, opposite the existing farm access.

The Local Highways Authority have been consulted as part of the assessment of the proposal and have not raised any objections to the application, however have recommended conditions if approved.

The Parish Council have objected to the proposal on the basis of highway safety issues, and need for additional equestrian use in the area. One letter of representation relating to the proposal has been received from the public consultation, in objection. The third-party consultee raises concerns over loss of agricultural land, traffic, noise and disturbance, safety and security, environmental concerns, visual impact and conflict with planning policies.

It was noted by the case officer that there are no objections to the proposal from any of the internal and external specialists (apart from the Archaeology team) that have been consulted as part of the assessment of the proposal. The County Archaeological Officer raised an objection in relation to the lack of archaeological survey of the site, but this could be conditioned on an approval if granted.

The Parish Council's objection and concerns were noted, along with the support from the local ward member for the Parish Council's concerns about road safety. It was acknowledged that there was limited public interest in the proposal, and that the nature, scale and complexity of the proposed development is not in itself significant. It was also considered that the proposal did not raise implications for planning policy nor significant planning considerations. Consequently, in consultation with the Chair of the Planning Committee, the Delivery Manager considered, on balance, the proposal should not be referred to the planning committee.

Decision

Do not refer to Planning Committee

25/01618/FUL - Linton Village College Cambridge Road Linton

Change of Use of Wardens House from residential to office and SEN facility.
External alterations to Wardens House to include new fenestration.

Reason for Call-in Request:

Parish requested:

LPC note there are several inconsistencies from the previously approved Listed Building consent 23/00488/LBC. Due to the inconsistencies, LPC object to the application and query the following;

- The DDA access has been removed from the FUL application. LPC query why this was removed from the application as this was previously approved in 23/00488/LBC? Would the removal of the DDA from the FUL application require a variation to the application for the LBC?
- The use SEN rather than SEND in the application description.
- Has LVC contacted the Equality and Human Rights Commission for advice?

LPC have concerns that this change of use application would remove much needed housing from Linton, with the potential for the self-contained building to potentially generate income for LVC if it were converted to 2 flats possibly for staff/teachers.

Linton Parish Council Decision:

Object and do refer to the District Planning Committee

Key Considerations:

The Case Officer (CC) introduced the application outlining the details of the planning application, as well as the existing context of the site and surrounding area, together details of the site designations and surrounding planning history. The application proposes the change of use from residential use for wardens accommodation associated with the school to office and SEN facility for use by the school (Class F1).

The case officer outlined the planning history on the site, including details of the recently approved listed building consent for more extensive works than applied for under this application. The other alterations still have the benefit of listed building consent, and could be implemented at a later date, however this application for planning permission proposes a smaller scheme comprising change of use and external alterations to fenestration. One letter of representation has been relating to the proposal has been received from the public consultation, a neutral response neither objecting nor supporting the application.

There are no objections to the proposal from any of the internal and external specialists that have been consulted as part of the assessment of the proposal, however, conditions are recommended.

The Parish Council's objection and concerns were noted, and it was acknowledged that there was limited public interest in the proposal. The nature, scale and complexity of the proposed development is not in itself significant. It was also considered that the proposal did not raise implications for planning policy nor

significant planning considerations. Consequently, in consultation with the Chair of the Planning Committee, the Delivery Manager considered, on balance, the proposal should not be referred to the planning committee.

Decision

Do not refer to Planning Committee

25/01395/FUL – 268 High Street Cottenham

Subdivision of 268 High Street for the erection of a single storey dwelling and associated works including the widening of existing access.

Reason for Call-in Request:

Number of objections

7 Objections received

Key considerations

The Case Officer (PC) introduced the application outlining the details of the planning application, as well as the existing context of the site and surrounding area, together with details of the site designations and planning history. The planning application is an application for the sub division of the existing residential plot and erection of a single storey dwelling accessed from Lyles Close. The site is located within the conservation area, there is some risk of surface water flooding noted on the site but it is on land within the existing residential unit, and not within the proposed site area.

The Local Highways Authority have been consulted as part of the assessment of the proposal and have not raised any objections to the application, however have recommended conditions if approved.

It was noted by the case officer that there are objections from the drainage officer and conservation officer, but no other objections to the proposal from any of the other internal and external specialists that have been consulted as part of the assessment of the proposal. The drainage officer raises concerns regarding the lack of surface water and foul water drainage information, and the conservation officer regarding impact on character and loss of a traditional Burbage Plot. A burbage plot is usually characterised as a long, narrow, walled plot, garden or yard, behind a building, the narrow frontage of which faces the street in a town or city with medieval origins. The High Street would have originally been characterised by long plots access from the High Street, however the majority of those have now been compromised by sub division and development on the rear parts of the plots.

The third party consultees objection and concerns were noted, although it was acknowledged that the nature, scale and complexity of the proposed development is not in itself significant. It was also considered that the proposal did not raise implications for planning policy nor significant planning considerations. Consequently, in consultation with the Chair of the Planning Committee, the Delivery Manager considered, on balance, given the level of public interest the proposal should be referred to the planning committee.

Decision

Refer to Planning Committee