

Delegation meeting 14th July 2026

Delegation Panel meeting - Minutes

- Date: 14th July 2026
- Time: 11am to 12:30pm
- Meeting held: via Teams

Attendees: Cllr James Rixon (Vice Chair of Planning Committee), Rebecca Smith (Delivery Manager), Phoebe Carter (Senior Planning Officer), Karen Pell-Coggins (Senior Planning Officer).

Apologies: - Cllr Anna Bradnam (Chair of Planning Committee)

Minutes approved by date: Cllr James Rixon 20.07.2026

26/01053/FUL – Land South of Stanton Mereway, Willingham

*Demolition of existing building and the erection of a stable block, menage and car park.
Change of use from agricultural land to equestrian use.*

Reason for Inclusion

Parish requested:

Willingham Parish Council recommend refusal of the application and would re-iterate is previous comments, being:-

1. The Council noted that some of the information/replies on the email chain with the Planning Officer, submitted on the Planning Portal, were incomplete. The document which the Council referred to was titled AGENT EMAIL REGARDING PROPOSAL DETAILS.
2. The Council further noted that plans had been submitted to the Planning Portal of stables, however stables were not mentioned in the wording of the application.
3. Within Section 2 of the Preliminary Ecological Assessment and Biodiversity Net Gain Report, submitted on the Planning Portal, the Council notes items which could indicated possible contamination of the site which may require extensive works to ensure the land is safe for the use of animals.
4. The Council noted under the British Horse Society Welfare Guidelines, each individual horse should have an average pasture of 1-1.5 acres for grazing and exercise.

The Council were concerned the number of stables shown on the plan was more than needed for the size of the land (around 3.2 acres).

The Council was concerned the application appeared misleading for what the applicant appeared to be endeavouring to achieve.

The Council would further add:-

1. The Council did not believe that a square menage is a standard shape.
2. The Council noted that the latest report from the Ecology Officer stated that there was insufficient information.
3. The Parish Council had been made aware of objections of nearby residents who are active in the equine community.

Discussion

Prior to the discussion a written statement received from the local ward member Cllr James Hutchcraft was reviewed. The case officer advised that the day prior to the meeting amended plans had been received from the applicant significantly revising the proposal. As a result the Delivery Manager and Vice Chair of Planning Committee agreed the application should be reviewed at a later date once re-consultation had been carried out on the amended plans.

Decision

Bring the application back to delegation panel (if triggered to do so) after reconsultation has been carried out.

24/00192/FUL – Mines Park Chapel Road Weston Colville

Erection of a country house, two staff dwellings, barn, together with parkland, associated site works and excavation of lake and pond

Reason for Inclusion

More than 5 representations have been received

Discussion

1. Relevant material planning considerations raising significant planning concerns.

The application is a full planning application for a new country house, and 2 staff dwellings plus other development within the open countryside outside of the development framework. The site is an isolated site located outside of the development framework boundary, a significant distance from the village surrounded by open agricultural land. There is a tree belt to the west of the site, with hedging to the south and east. However there are several views across the site from public rights of way. The application represents a resubmission of a previously approved application in 2019 (and 2016, 2013, 2010 and 2008) with the house sited in the same location but this application process a different design – a contemporary barn style dwelling.

No technical consultees, other than archaeology, have objected to the proposal, subject to the imposition of some conditions / informatives. Previously the appeal inspector considered it appropriate for the concerns regarding archaeology to be dealt with by way of condition. Given the nature of this application there are not considered to be material planning considerations that raise sufficient concerns to warrant a committee determination.

2. Significant implications for adopted policy.

The Design Review panel consider the design meets the requirements of Policy 84 of the NPPF and H/15 of the local plan being outstanding, reflecting the highest standards in architecture and would enhance its immediate setting, being sensitive to the defining characteristics of the area.

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

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

4. Planning history.

The previous approved applications and appeal decision were noted.

5. Degree of public involvement.

4 objections have been received from third parties; along with an objection from the parish which were noted, along with one comment in support.

Overall, following discussion, no material considerations were considered to have arisen that would give rise to significant planning concerns warranting the committee's consideration, and the complexity of the proposed development was not considered to be significant. There were no implications for policy; and it was acknowledged that there was a low level of local concern but it was not considered sufficient to warrant committee consideration.

Decision

Do not refer to planning committee.

26/01016/OUT – Land at Pendrick Close Coton Cambridgeshire

Outline planning application with all matters reserved other than means of access, for the erection of up to 80 dwellings with associated infrastructure and open space

Reason for Inclusion

Parish requested

Outline planning application with all matters reserved other than means of access, for the erection of up to 80 dwellings with associated infrastructure and open space

Discussion

The local ward member, Cllr Redrup, submitted a written statement expressing support for the parish council call in of this application if officers were minded to recommend approval, along with Cllr Damary-Homan.

1. Relevant material planning considerations raising significant planning concerns.

The application is an outline planning application for up to 80 dwellings, including means of access details, within the green belt, outside the development framework but adjacent to an existing residential estate. The main material considerations were highlighted as whether the site could be considered a grey belt, the impact on the existing infrastructure within the village, and the proposed access arrangements.

A number of technical consultees have objected to the proposal raising concerns regarding the location of the proposal, impact on the special area of conservation within the locality of the site, the level of affordable housing proposed and elements of the design shown on the parameter plans. It was noted that the parameter plans were indicative only. Given the nature of this application there are considered to be material planning considerations that raise sufficient concerns to warrant a committee determination if the officer was considering a recommendation of approval.

2. Significant implications for adopted policy.

The site is located outside of the development framework, in the green belt, but could be considered to be grey belt.

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

The site is located outside of the development framework, in the green belt, but the site could be considered to be grey belt; as such it is not considered to be sufficiently complex to warrant a committee decision.

4. Planning history.

None relevant.

5. Degree of public involvement.

The Parish Council have objected to the proposal, supported by 2 of the ward cllrs, together with 65 letters of objection received from third parties, and 3 of support.

Overall, following discussion, no material considerations were considered to have arisen that would give rise to significant planning concerns warranting the committee's consideration, and the complexity of the proposed development was not considered to be significant. There were no implications for policy; and it was acknowledged that there was a significant level of local concern but it was not considered sufficient to warrant committee consideration at this stage.

Decision

Do not refer to planning committee, however following a further more detailed assessment by the case officer the scheme will be brought back to delegation panel IF a recommendation of approval is being considered as requested by the ward cllrs.

25/05060/OUT – Land east of Bells meadow and South of New Road Guilden Morden

Outline application for the development of up to 8 No. self/custom-build dwellings, internal road, open space, SuDS, landscaping, and associated works, with all matters reserved except for access.

Reason for Inclusion

More than 5 representations and Parish requested

Concerns about access and the number of vehicle movements, development is opposite a cemetery on narrow road which is already inadequate, the length of time to complete the development, no benefit to the village, concerns that the estimated population will be significantly higher than anticipated, development is outside development framework boundary. Building hours, on site parking and construction management scheme should be conditioned if approved.

Discussion

The local ward member, Cllr Williams, submitted a written statement expressing support for the parish council call in of this application.

1. Relevant material planning considerations raising significant planning concerns.

The application is an outline planning application for up to 8 self / custom build properties with all matters reserved except for access. The site is outside of, but close to, the development framework boundary, adjacent to some existing residential properties which are also located outside of the development framework. The site is accessed from New Road. The site is surrounded by open countryside to the south and east. No objections have been received from the Local Highways Authority in relation to the proposed access arrangements.

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

2. Significant implications for adopted policy.

Guilden Morden is a group village where local plan policy consider local infrastructure can support sites proposing up to 8 dwellings within the development framework boundary. The application is proposing 8 self / custom build properties for which we have an identified need albeit the site is located outside of the development framework boundary.

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

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

4. Planning history.

None relevant to the proposed development.

5. Degree of public involvement.

The Parish Council have objected to the proposal, supported by the ward cllr, together with 11 letters of objection received from third parties.,

Overall, following discussion, no material considerations were considered to have arisen that would give rise to significant planning concerns warranting the committee's consideration, and the complexity of the proposed development was not considered to be significant. There were no significant implications for policy; however it was acknowledged that there was a level of local concern which was considered sufficient to warrant committee consideration.

Decision

Refer to planning committee.

26/01800/REM – Honeysuckle Close Caxton

Approval of matters reserved for layout, scale, appearance and landscaping pertaining to the 9 residential plots following outline planning permission 20/04704/OUT for the erection of nine self-build/custom-build dwellings and associated garaging.

Reason for Inclusion

More than 5 representations

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Discussion

The local ward member, Cllr Sandford, attended the meeting to support the objections raised by the third parties.

1. Relevant material planning considerations raising significant planning concerns.

The application is a reserved matters planning application, following the approval (on appeal) of the outline application for 9 self / custom build properties. The access arrangements have already been approved via a previous reserved matters application. with all matters reserved except for access. The principle of 9 self / custom build dwellings has already been approved on the site, this application relates to the detailed layout, scale and appearance of the properties as well as the landscaping.

The main material considerations were highlighted as the scale of the proposal, the design of the dwellings and the landscaping, as well as any potential impacts on residential amenity of surrounding dwellings.

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

2. Significant implications for adopted policy.

The principle of development has already been approved, there were not considered to be any significant implications for policy from the proposed reserved matters.

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

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

4. Planning history.

The application was approval on appeal (following an initial refusal by GCSP and on appeal, but that initial appeal decision was challenged and reconsidered by PINs). A

non material amendment application was submitted to allow for the incorporation of custom build, and not just self build, dwellings on the site. The Self-Build and Custom Housebuilding Act 2015 does not distinguish between the two housebuilding types whilst the associated Unilateral Undertaking attached to the original planning consent 20/04704/OUT refers to both custom and self-build dwelling types. On this basis, the proposed amendment sought to add clarification to the description of development and was considered not to materially affect the development.

5. Degree of public involvement.

The Parish Council have supported the proposal, 5 letters of objection received from third parties.

Overall, following discussion, no material considerations were considered to have arisen that would give rise to significant planning concerns warranting the committee's consideration, and the complexity of the proposed development was not considered to be significant. There were no significant implications for policy; however it was acknowledged that there was a relevant and potentially complex planning history which was considered sufficient to warrant committee consideration.

Decision

Refer to planning committee.