

## Delegation meeting 31<sup>st</sup> March 2026

### Minutes

- Time: 11am to 12:30pm
- Meeting held: via Teams

**Attendees:** Martin Smart (Chair of Planning Committee), Katie Thornburrow (Vice-Chair of Planning Committee, Toby Williams (Delivery Manager), Tom Gray, Nick Yager

Main issues to consider:

- Relevant material planning considerations raising significant planning concerns
- Significant implications for adopted policy
- The nature, scale and complexity of the proposed development
- Planning history
- Degree of public involvement

### Development

#### **25/04442/S73 – Cambridge Rugby Union Club, Grantchester Road Newnham**

S73 to vary condition 4 of ref: 25/00607/FUL (Erection of an aluminium framed building as an extension to the existing rugby clubhouse to accommodate a fitness gym) to read 'The use hereby permitted shall only operate within the hours of 6am and 9pm Monday to Sunday only and not outside of these times.

### Reason for Inclusion

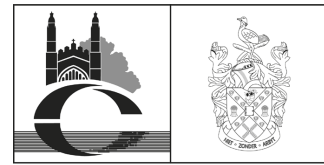
Number of objections and called-in from Cllrs Clough and Glasberg.

20 objections on noise amenity grounds from gym use and traffic generation, highway safety and lack of pedestrian/cycle access

### Discussion

The case officer presented the application and summarised the nature of the representations made, including those reasons for Committee's consideration given by Cllrs Clough and Glasberg. Condition 4 proposes the removal of the constraint for rugby club use only to general use permission. The gym is 180m from the nearest residential façade. The reasoning given for previous control related to trip generation not being significant over the existing situation. Objections on materiality of change in use, traffic, noise and disturbance and unauthorised structures. The gym would still be used by rugby players, for classes of 10-12 people. No objection from highway authority, as up to 12 cars per class. Officer position is minded-to refuse permission because noise mitigation / management provisions being insufficient.

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Cllr Clough declared that he was an impacted resident and summarised Cllr Glasberg's reasons for call-in.

### *Relevant material planning considerations raising significant planning concerns*

Many representations from third parties have been made in relation to the application, raising a wide array of planning issues on the site, including existing unauthorised structures and the premise under which the permission was originally given. The proposal has given rise significant planning concerns that warrants the consideration of planning committee, particularly as Committee may wish to take a broader view than planning officers on the material planning issues under consideration.

### *Significant implications for adopted policy*

The proposal does not seek to challenge whether any of the policies in the local plan, including neighbourhood plan, are up-to-date. The scheme does not trigger a wide array of policies or create any doubt as to which policies are engaged for decision making purposes.

### *The nature, scale and complexity of the proposed development*

The proposal does not trigger any of requirements for referral, either individually or cumulatively.

### *Planning history*

There is a complex planning history on the site, including appeal history. These indicate, in combination with material planning considerations, committee's consideration is necessary.

### *Degree of public involvement*

The number of objections received has triggered consideration by the Delegation Panel. The proposal appears to have resulted in representations from a significant wider populace. The degree of public involvement warrants referral.

### *Other Matters*

The planning committee may wish to convey the need for a masterplan for the site and a re-thinking of how the club approaches community involvement in proposals prior to application submission.

## Decision

Refer to Planning Committee

## Development

### **25/04163/FUL - Cambridge Rugby Union Club, Grantchester Road Newnham**

Erection of 4 no. Electric Vehicle (EV) car chargers on existing car park area together with DC master unit. Chargers to be connected via underground cables to main clubhouse building alongside a transformer and a photovoltaic inverter box.

## Reason for Inclusion

Number of objections and Cllr call-in. 12 objections on impact on the green belt, tree grounds and noise amenity grounds including hours of operation and traffic nuisance

## Discussion

The case officer presented the application and summarised the nature of the representations made, including those reasons for Committee's consideration given by Cllrs Clough and Glasberg. New electricity connections required. Solar PV's required on clubhouse which would be permitted development. Protected trees would be impacted. The site is partially in the Green Belt. Issues of visual clutter have been raised, trenches may cause damage to trees, no information on hours of operation, no waiting area for drivers. Officer minded-to position of refusal.

Cllr Clough outlined his and Cllr Glasberg's concerns with the proposal.

### *Relevant material planning considerations raising significant planning concerns*

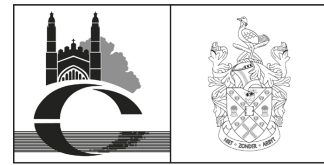
Whilst several representations from third parties have been made in relation to the application, the planning issues raised were not considered to be significant in scope or impact beyond the immediate locality and not of a nature that warrants the consideration of planning committee.

### *Significant implications for adopted policy*

The proposal does not seek to challenge whether any of the policies in the local plan are up-to-date. The scheme does not trigger a wide array of policies or create any doubt as to which policies are engaged for decision making purposes. The planning concerns, including the scheme's compatibility with adopted policy, are not considered significant and do not warrant referral

### *The nature, scale and complexity of the proposed development*

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The proposal is for a minor form of development and is neither of a scale or complexity to warrant referral to planning committee.

### *Planning history*

The wider site does have a complex history, but there is nothing directly comparable to this proposal. Committee's consideration is not necessary on this ground alone.

### *Degree of public involvement*

Whilst the number of objections received has triggered consideration by the Delegation Panel, the proposal has not resulted in objections to the extent of the previous proposal considered by the Panel. The degree of public involvement does not warrant referral.

### *Other Matters*

The Panel discussed the lack of strategic planning for the site and asked for this message to be conveyed to the applicants including a perceived criticism that proposals on the site are uncoordinated and lack a coherency one would expect. Given the minded-to officer recommendation, in considering all grounds for call-in, the Delivery Manager determined that it would not be expedient to call the application in for Committee's determination.

## **Decision**

Based on a minded-to refusal of planning permission, do not refer to Planning Committee

## **Development**

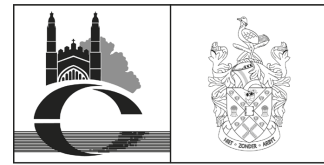
### **25/04092/FUL – Church of The Good Shepherd 58 Mansel Way Arbury**

Single storey extension between main church building and associated church hall. External insulation and render to existing church hall. Solar panels to pitched roofs of main church, flat roofs of church hall and flat roofs of proposed extension. Alterations to hard landscaping including new cycle parking and new accessible parking spaces. External enclosure for air source heat pumps. Alterations to boundary treatments. New soft landscaping.

## **Reason for Inclusion**

Number of objections and Cllr call in. Degree of public interest - 27 comments supporting. 1 comment objecting.

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## Discussion

The case officer presented the application and summarised the nature of the representations made, including those reasons for Committee's consideration given by Cllr Dr Patrick Sheil. Most representations to the application were in support of the proposal citing significant community benefits. One objection had been received on grounds of design, tree impact and car parking impacts.

### *Relevant material planning considerations raising significant planning concerns*

Planning issues raised were not considered to be so significant in scope or impact beyond the immediate locality and not of a nature that warrants the consideration of planning committee.

### *Significant implications for adopted policy*

The proposal does not seek to challenge whether any of the policies in the local plan are up-to-date. The scheme does not trigger a wide array of policies or create any doubt as to which policies are engaged for decision making purposes. The planning concerns, including the scheme's compatibility with adopted policy, are not considered significant and do not warrant referral

### *The nature, scale and complexity of the proposed development*

The proposal is neither of a scale or complexity to warrant referral to planning committee.

### *Planning history*

The proposal has addressed the single previous reason for refusal on heritage grounds. There is no complex history on this site which indicates committee's consideration is necessary.

### *Degree of public involvement*

Whilst many representations from third parties have been made in relation to the application, these were broadly in support of the proposal and align with the minded to officer position of support for the proposal. In the circumstances of this case, the degree and nature of public interest in a scheme which has clearly addressed the previous planning refusal and is now supported by officers, does not warrant referral.

## Decision

Do not refer to Planning Committee

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