

Delegation meeting 9 December 2025

Delegation Panel meeting –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), Pierre Labat (Case Officer)

Apologies: Cllr Bennett

Minutes approved by date: 15 Dec 2025

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

25/03863/FUL – Land R/O 22 Elfleda Road Cambridge

Erection of a single storey two-bedroom dwelling

Reason for Inclusion

Cllr Bennett Call-in

I am concerned about the impact of the proposed development on the access to the unadopted track, Elfleda Road and Cut Throat Lane. Although Elfleda Road looks like a quiet residential road, it is well known locally for parking stress and near misses between vehicles. The local allotments are reached through the unadopted track. This is narrow and has no pavements or passing places for pedestrians, cyclists and wheelers to avoid oncoming traffic. Delivery vans often need to reverse out because there is no turning access. Allotment vehicles can turn in the gated allotment area but this is not available to other vehicles as it is kept locked.

The Greater Cambridge Shared Planning Service is a strategic partnership between Cambridge City Council and South Cambridgeshire District Council

There is also matchday traffic and anti-social parking as the car and coach park entrance to CUFC is reached via Cut Throat Lane and Elfleda Road. The area is already hazardous and would be made more so by any increase in vehicle traffic either during the construction period or by the new occupiers of the proposed development. Any new occupiers would have to use the unadopted track for pedestrian and cycle access as well as road access. This is extremely uneven, dark and has no pavements. As the proposed dwelling is a bungalow, there is a reasonable expectation that some of the occupants will be elderly and/or infirm, in which case the pedestrian and wheeling access would be even more unsatisfactory and dangerous. I would welcome a Saturday visit from the highways Officer and Case Officer to review the hazard area in person.

If the case officer is not minded to reject the application, please take this objection as a formal call in request

Discussion

The case officer presented the application including the planning and appeal history and how in part the revised scheme had sought to overcome identified harm. The issues around safety and accessibility were highlighted as material considerations including in relation to the unadopted nature of the unlit and unmade access and its use by football fans. Remaining appeal issues concerning noise and disturbance and character (in part but from two storey to single storey) were also under consideration.

In terms of the criteria for call-in, the scheme did not appear to raise significant planning or policy concerns to warrant calling in. Neither was the scheme considered to be of a nature, scale or complexity to warrant referral. There was a degree of public involvement mainly in the form of objections, pre-dominantly from neighbouring properties most impacted but not so from a wider geographic area. The planning history was considered very carefully, including the relevance of wider appeal outcomes elsewhere on Cut-Throat Lane. However, the appeal and its outcomes were considered more than capable of being robustly considered as part of a delegated decision. The planning history, in combination with other criteria, did not indicate an overall conclusion other than to recommend a delegated decision. No minded-to recommendation was given by the Case Officer.

Decision

Do not refer to Planning Committee