

Delegation meeting - Minutes

Date: 29 July 2025

Time: 11.00 – 13:00

Meeting held: via Teams

Attendees: Cllr Anna Bradnam (Chair of Planning Committee), Cllr Peter Fane (Vice Chair of Planning Committee), Rebecca Smith (Delivery Manager), Charlotte Spencer (Principal Planning Officer), Mary Collins (Senior Planning Officer)

Apologies:

Minutes approved by: Cllr Anna Bradnam 31.07.2025

24/04140/FUL – Thriplow Farm Lodge Road Thriplow

Demolition of Thriplow Grain Store and erection of 26 homes with access from Fowlmere Road, landscaping and associated infrastructure..

Reason for Call-in Request:

Number of objections

Determination by committee supported by ward member Cllr R Williams

Key Considerations:

The Case Officer (CS) 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 a full application for the demolition of existing grain stores and the redevelopment of the site to provide 26 residential units. The site is located outside of, but adjacent to, the development framework, part of the site is located within the green belt, and the site is allocated for residential development in the Thriplow Neighbourhood Plan.

It was noted by the case officer that there have been 26 objections to the proposal from the local residents raising concerns regarding drainage, parking, highway safety, density of development, impact on character and appearance. At the time of the meeting, the Council's Urban Design and Conservation Officers had raised objections by reason of over development, however no objections have been from any other internal or external specialists that have been consulted as part of the assessment of the proposal. The Parish Council support the proposed development, subject to improvements being made to the proposed parking arrangements.

The Parish Council's support was noted, along with the significant number of objections received from the third party consultees. The nature, scale and complexity of the proposed development is not in itself significant, nor did the proposal raise significant implications for planning policy. However, it was acknowledged that there was significant public interest in the proposal which raised material planning concerns including concerns over foul water drainage and density of development. Consequently, in consultation with the Chair of the Planning Committee, the Delivery Manager considered, on balance, the proposal should be referred to the planning committee.

Decision

Refer to Planning Committee

25/02132/REM – Land north of Jubilee green Papworth Everard

Reserved matters application for appearance, landscape, layout and scale for 6no dwellings.

Reason for Call-in Request:

Parish requested – The reserved matters stage of a planning application is the opportunity for a developer to demonstrate how a proposal that has outline planning approval will fit into the site and fulfil the detailed expectations that the local planning authority has of any development that might occupy the site. In the view of Papworth Everard Parish Council, the current proposed development fails this objective in several matters of detail. For this reason, the Parish Council wishes for the proposal to be determined at a meeting of the District Council's Planning Committee

Key Considerations:

The Case Officer (MC) 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 a reserved matters application following the granting of outline permission for 6 dwellings, the reserved matters application includes details of the appearance and scale of the proposed dwellings, along with landscaping and layout of the site. The site is located within the development framework, and has recently been granted outline permission.

It was noted by the case officer that there have been no objections from third party consultees, nor from any of the internal or external technical specialists that have been consulted as part of the assessment of the proposal.

The Parish Council's concerns regarding the level of parking were noted, the case officer advised the REM proposal was in line with the agreed level of parking under the outline permission, along with the pedestrian access to and through the site. The case officer also advised that the applicant had indicated they had considered the comments from the parish and were reviewing the landscaping to take on board those concerns.

The panel considered that the nature, scale and complexity of the proposed development is not in itself considered to be significant, nor did the proposal raise significant implications for planning policy. It was also acknowledged that there was no public interest in the proposal from third parties and no objections from technical consultees. 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