

Delegation meeting 28 July 2026

Agenda

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

Attendees:

Cllr Anna Bradnam (Chair of Planning Committee), Cllr James Rixon (Vice Chair of Planning Committee), Michael Sexton (Team Leader), Laurence Moore (Senior Planner), Karen Pell-Coggins (Senior Planner), Charlotte Spencer (Principal Planner)

Minutes approved by date: Cllr Anna Bradnam (10 August 2026)

Development

26/01957/FUL – 29 Station Road Shepreth

Minor external alterations to Building EX2 including, new external insulated brick facade, increase in parapet height by 400mm, new windows and doors in reduced height openings, introduction of additional openings, new roof plant, removal of external stairs along with associated landscaping.

Reason for Inclusion

Parish requested/number of objections

Discussion

Declaration from Cllr Rixon, partner worked on historic conversion to labs. Cllr Rixon was considering delegation to planning committee (or not) with an open mind.

The Case Officer presented the case, including a detailed overview of relevant planning history on the site for prior approval for change of use of the building to 32 residential flats (ref. 26/01471/PRIOR, prior approval given) under permitted development regulations, and adjacent prior approval for 25 flats (ref. 26/01721/PRIOR, prior approval refused). The Case Officer confirmed that the current application is for continued and lawful office use; no change of use is proposed. The Case Officer noted a Traffic Road Order on Station Road, restricting on-street parking on that road.

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Parking discussion - was parking available to rear of site; Case Officer confirmed there was. There were 10 car parking spaces in the red line of this application.

Observation that 32 ASHPs were proposed on the roof (visible on elevation and floor plan), and if this was appropriate for the office use, with reference to planning history and PRIOR application.

Strong reference to planning history (prior approval residential use) and potential for future change of use to residential following implementation of the current application. The Case Officer confirmed that such a change of use would require a full application or new prior approval. However, change of use was not part of the current application, as confirmed by Case Officer.

1. Relevant material planning considerations raising significant planning concerns.

The planning history was noted and the strong local concern around the residential use of the site acknowledged; however, those concerns are not material to the development proposed under the current application, which relates largely to update to the existing elevations of the building.

There are material considerations, including design and noise, arising from the proposal. No technical consultees have objected to the proposal.

Given the proposal for changes to elevations, it was not considered that there would be material planning considerations that raise significant planning concerns to warrant a committee determination.

2. Significant implications for adopted policy.

No significant implications for adopted policy arise from the proposed development.

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 following relevant site planning history was noted:

26/01471/PRIOR – Change of Use from Commercial, Business and Service (Use Class E) to 32 No. Residential Flats (Use Class C3) – Prior Approval Given (24 June 2026)

The following relevant adjacent planning history was also noted:

26/01721/PRIOR – Demolition of the existing single detached EX1 Building (formerly Use Class B1, now Class E) on the site and the introduction of a new single building comprising a purpose-built detached block of flats containing 25 units (Use Class C3) – Prior Approval Refused (08 July 2026)

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The proposed development relates predominately to changes to the external façade of an employment (Class E) building and associated works; the planning history is noted but no change of use is proposed as part of the current application.

5. Degree of public involvement.

There is a reasonable degree of public interest, with strong references to the planning history as noted above and concerns of residential development of the site.

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. The planning history was noted in detail alongside the level of local concern that referred strongly to this history; however, given the nature of the proposed development it was not considered sufficient to warrant committee consideration.

Decision

Do not refer to Planning Committee

Development

24/04141/FUL – Rushden Close Fulbourn

Demolition and replacement of an existing commercial unit with seven new dwellings and new office premises

Reason for Inclusion

Parish request/ number of reps

Fulbourn Parish Council- The Parish Council objects to this application. The Parish Council requests that the application be referred to the District Council Planning Committee.

1. Narrowing of the access road of Rushden Close which will eradicate visitor spaces and restrict turning, refuse collection and access by emergency services on this private road. The road is used by residents but also visitors to the United Reform Church, recreation ground and Domino Preschool.

2. Overdevelopment of the site and lack of adherence to the neighbourhood plan. Although the number of units has been reduced, the development still puts too much pressure on the road and negatively impacts the existing units and provision of green spaces.

15 representations in objection.

Discussion

The Case Officer presented the case with reference to Fulbourn Parish Council objection. Officer set out consultee comments received, that 12 local objections had been received, and Fulbourn forum commented against. Officer confirmed that some of the objections raised related to matters that had since been amended during the application.

Reference to existing industrial building on site and its current appearance, assessment of private street impact necessary by officers as Local Highways Authority consider adopted highway only and associated point of access. Loss of existing visitor parking noted, potential for increased on-street parking, narrowing of street.

1. Relevant material planning considerations raising significant planning concerns.

The site is within the framework boundary of Fulbourn, partially located within the conservation area. It was noted that several of the initial objections/concerns have been addressed through amendments to the application.

Material considerations have been raised including density, visual impact, noise, and highway safety. Some further information requested by technical consultees, including waste.

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Taken in isolation, the material considerations are not considered to be those that would raise significant planning concerns to warrant a committee determination.

2. Significant implications for adopted policy.

No significant implications for adopted policy arise from the proposed development.

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.

No recent, relevant planning history

5. Degree of public involvement.

Several objections have been received, including Fulbourn Parish Council, 15 local representations, and Fulbourn Forum.

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

Development

26/01933/OUT – Land North East of Davey Field, Cambridge Road Great Shelford

Outline planning application (all matters reserved except means of access) for residential development of up to 100 houses, including affordable dwellings, together with open space, play areas, landscaping, land for ecological purposes, drainage and associated works.

Reason for Inclusion

Number of reps

90 representations in objection, 0 in support (as of 20/7)

Parish strongly objected (although has not called it in)

Discussion

The local ward member, Cllr Lunn, submitted a statement expressing concerns with the proposed development.

The Case Officer presented the case with reference to the proposed development (including 50% affordable housing) and the key planning constraints of the site, being outside the framework boundary and in the Green Belt. The Officer set out consultee comments received and an update on the number of local objections that had now been received, increasing from 90 to 103 at the time of the meeting. Several material considerations raised, including Green Belt, loss of agricultural land, archaeology, highway safety, noise, biodiversity, land supply position.

Brief discussion of highway and extent of current highway adoption.

1. Relevant material planning considerations raising significant planning concerns.

The application is a major outline application for up to 100 dwellings and associated works. The site is located outside of, but adjacent to, the development framework boundary of Great Shelford and in the Cambridge Green Belt. A range of material considerations have been raised, including loss of agricultural land, Green Belt, archaeology, highway safety, noise, and five-year housing land supply.

The proposed development would give rise to material considerations sufficient to warrant a committee determination.

2. Significant implications for adopted policy.

The proposed development, given its location outside of the framework boundary and within the Green Belt would give rise to policy implications sufficient to warrant a committee determination.

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

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As above in points 1 and 2, the nature, scale and complexity of the proposed development are sufficient to warrant a committee determination.

4. Planning history.

No recent, relevant planning history

5. Degree of public involvement.

There is significant local interest in the application, with 103 local objections received at the time of the meeting, alongside objections from the Parish Council and Local Ward Member.

Overall, following discussion, it was concluded that there were material considerations, implications for adopted policy, complexity, and significant level of public interest that would warrant committee consideration.

Decision

Refer to Planning Committee