

Delegation meeting 10th March 2026

Delegation Panel meeting - Minutes

- Date: 10th March 2026
- Time: 11am to 12:30pm
- Meeting held: via Teams

Attendees: Cllr Anna Bradnam (Chair of Planning Committee), Rebecca Smith (Delivery Manager), Phoebe Carter (Senior Planning Officer) and Charlotte Peet (Senior Planning Officer)

Apologies: - Cllr Peter Fane Vice Chair of Planning Committee)

Minutes approved by date: Cllr Anna Bradnam (Chair of Planning Committee)
13.03.2026

25/04768/OUT - Manor Farm Papworth Road Graveley

Outline application for the erection of up to 2no self-build/ custom build dwellings including vehicular access from Papworth Road

Reason for Inclusion

Over 5 third party representations

Discussion

1. Relevant material planning considerations raising significant planning concerns.

The application is an outline planning application for up to 2 self / custom build dwellings, with all matters included except for access. The site is outside of the development framework boundary. Manor Close, comprising residential properties, is located to the north of the site, with agricultural and storage buildings located to the south. Originally the application proposed 4 self / custom build dwellings, but has been amended during the application process to reduce to two dwellings. The principle of development, design, layout, impact on residential amenity and landscape character impacts are considered to be the main material planning considerations; given the nature of this outline application are not considered to raise sufficient concern to warrant a committee determination.

2. Significant implications for adopted policy.

No significant implications noted.

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

The nature, scale and complexity of the proposed development is not in itself significant, however it was noted that the proposal had been amended to reduce the number of dwellings proposed.

4. Planning history.

No relevant planning history on the site, however it was noted that the residential development to the north of the site was also outside of the development framework.

5. Degree of public involvement.

4 objections have been received from third parties following the amendments to the proposal, reiterating the original 5 objections from third parties locally raising concerns regarding the impact on amenity of neighbouring properties, construction noise, parking pressure and access to services, along with support for the proposal from the parish council.

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 nor any relevant planning history; and although it was acknowledged that there was a level of local concern it was not considered sufficient to warrant committee consideration.

Decision

Do not refer to planning committee.

25/05031/OUT - Stanton Farm Station Road Longstanton

Outline application for up to 9 self-build dwellings and ancillary works, with all matters reserved except access

Reason for Inclusion

Parish requested:

Willingham Parish Council recommend refusal of the application for the following reasons:-

- The Parish Council feel this would be a loss of habitat to nature
- The application is encroaching on open space
- The Parish Council are aware of several self-build applications already approved in Willingham and cannot see the need for more.
- It was noted that some of the site falls within a flood risk area.
- The application is not for agricultural buildings
- The Parish Council do not commend infilling the gap between Willingham and Northstowe and believe the boundaries should be retained.

Should the officer be minded to approve the application, the Parish Council would request the application be considered by the Planning Committee.

Discussion

1. Relevant material planning considerations raising significant planning concerns.

The application is an outline planning application for up to 9 self build dwellings, with all matters included except for access. The site is outside of the development framework boundary. 4 self build properties were recently approved opposite the site, also accessed off Station Road. There is a dwelling located at the front of the site, which is to be retained, and various agricultural buildings within the site which are proposed to be demolished. The existing access off Station Road is proposed to be utilised, and a pedestrian crossing proposed to link to the cycleway and footpath on the other side of Station Road. Indicative plot passports and landscaping have been submitted but do not form part of the application. The Local Highways Authority has objected to the proposal raising concerns regarding the proposed access and highway safety.

The principle of development, design, layout, highway safety and landscape character impacts are considered to be the main material planning considerations and given the nature of this outline application with access proposed highway safety is considered to raise sufficient concern to warrant a committee determination.

2. Significant implications for adopted policy.

The site is located outside of the development framework, and up to 9 residential units are proposed. The development frameworks define where policies for the built-up areas of settlements give way to policies for the countryside. This is necessary to ensure that the countryside is protected from gradual encroachment on the edges of villages and to help guard against incremental growth in unsustainable locations. As such Policy S/7 of the Local Plan is considered significant in determining this proposal.

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

The nature and complexity of the proposed development is not in itself significant, however the scale of the development proposed outside of the development framework was considered significant.

4. Planning history.

No relevant planning history on the site, however it was noted that 4 self build dwellings had been approved opposite the site, also outside of the development framework.

5. Degree of public involvement.

There have been 14 comments from third party consultees, 4 in objection, raising concerns regarding highway safety, lack of parking / visitor parking, drainage, biodiversity, impacts on neighbour amenity, construction noise and loss of agricultural land. 10 comments of support have been received.

Of the technical consultees, internal and external, that have been consulted Anglian Water, Highways and the Parish Council have objected to the proposal. The parish council have also requested for the application to be referred to planning committee for determination.

Overall, it was noted that in itself the nature and complexity of the proposed development was not considered to be significant, nor were there considered to be any relevant planning history nor a significant degree of public involvement.

However following discussion, it was considered that there are material considerations that have arisen that would give rise to significant planning concerns warranting the committee's consideration along with the implications for policy and the scale of the proposal outside of the development framework.

Decision

Refer to planning committee.