

Delegation meeting 28th April 2026

Minutes

- Time: 11am to 12:30pm
- Meeting held: via Teams 22

Attendees: Martin Smart (Chair of Planning Committee), Katie Thornburrow (Vice-Chair of Planning Committee, Toby Williams (Delivery Manager), Tom Chenery, John McAteer

Apologies: -

Minutes approved by date: 1 May

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

26/01037/FUL – Romsey Labour Club

Part demolition of the existing Romsey Labour Club with retention of the BLI historic frontage and erection of 60no. student studio units (sui generis use class) with a communal lounge and associated infrastructure and landscaping.

Reason for Inclusion

Ward member requested Cllr Baigent and Cllr Gardiner-Smith: This is a notable building in Romsey and previous permissions have the benefit of going to committee. It should be referred.

Ward member Pounds: I have several concerns about this development but I acknowledge that the property has been in a very poor state for many years. It is an eyesore and a source of nuisance to local residents who would welcome appropriate development of the site.

My concerns are:

- 60 flats is large increase on the original application and seems excessive for the size of the site. The plans are not sympathetic or in keeping with the location which is part of the Romsey conservation area.
- Is there a need for more student flats in the area or will they become cramped, private rented accommodation without parking spaces or any green space making them very poor quality homes and potentially detrimental to local residents? There is already a huge concern amongst local residents that the increasing number properties being transformed into short term HMO and Air BNB lets is destroying the character and community nature of this area.
- I understand Homerton College are involved. Have they given a firm commitment for use for their students?
- Will the preservation of the façade of this historic building be mandatory?

I would like this application to be brought to the Planning Committee as the building is of significance to the area and for these points to be considered by the Committee.

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.

Relevant material planning considerations raising significant planning concerns

Several representations from third parties have been made in relation to the application. Whilst these are not significant in number, the concerns raised are broad ranging and relate to the change in nature of occupation and associated impacts a more intensive student use would bring. This criterion is triggered.

Significant implications for adopted policy

The proposal may test the need to protect community space under adopted policy 73 as this aspect of the approved scheme has been lost. This criterion is triggered.

The nature, scale and complexity of the proposed development

The nature of the proposal is substantially different to a hotel use and would give rise to a series of complex considerations in terms of layout planning. This criterion is triggered.

Planning history

Previous applications have been to planning committee before and there is a recent planning appeal. This indicates committee's consideration is necessary. This criterion is triggered.

Degree of public involvement

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

Whilst the number of objections received has triggered consideration by the Delegation Panel, the proposal itself does not appear to have resulted in representations from a significant wider populace. The degree of public involvement does not warrant referral.

Decision

Refer to Planning Committee

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Development

26/00797/FUL 1 Barton Close Newnham

Change of use for existing 6-bedroom house in multiple occupation (Use Class C4) into a 8 bed, 8 person large HMO (sui generis use) and minor external amendments - part retrospective.

Reason for Inclusion

Number of objections

Cllr Call-in Cllr Rees & Cllr Glasberg

Cllr Clough has made the following representation:

Residents are concerned that the college is attempting to **circumvent the intention of existing planning policy** following:

a. a refusal of permission (40 Barton Road) in August 25 to allow conversion from residential housing to student accommodation and

b. withdrawal of a similar planning application to allow conversion from residential to student accommodation in September 25.

- by first converting the houses into small HMOs to achieve a Use Class C4 before application for Large HMO sui generis status.

1. Material Planning Policy concerns

Both applications seem to raise a number of concerns under the following policies:

- Local Plan Policy 3: Spatial strategy for the location of residential development
- Local Plan Policy 46: Development of Student Housing
- Local Plan Policy 48: Houses in multiple accommodation
- South Newnham Neighbourhood Plan Policy SNNP13: Conversion of Existing Houses into More than One Separate Housing Unit (point 4).

There is also the suggestion (orally to me by a resident) that the college may have proceeded to convert these houses **after** the refusal of planning permission (40 Barton Road) and the withdrawal of the application (1 Barton Close). This may be contrary to SNNP13 which might conceivably warrant a referral to the planning compliance team.

2. So overall I believe that there are **significant implications for adopted policy** with these two applications which need careful consideration.

3. Degree of public involvement

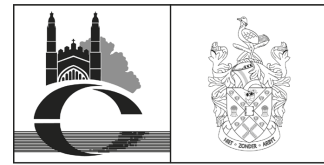
Having reviewed comments on the online section on the portal of each application, uploaded comments in the documents section and copies of objection emails that have been forwarded to me, it appears that there about **ten** objections to each application. Many of the objections are quite detailed and I believe it represents a significant level of public involvement and concern.

Given that these (points 1 to 3 above) constitute **three** of the identified criteria for call-in, I would like to request that both these applications are called-into the planning committee if you are **minded** to approve.

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. Cllr Clough addressed the Delegation Panel.

Relevant material planning considerations raising significant planning concerns



GREATER CAMBRIDGE
SHARED PLANNING

Representations point to a wider strategic issue in terms of HMO conversions resulting in the loss of family housing stock that warrants the consideration of planning committee.

Significant implications for adopted policy

The proposal challenges the engagement of policy 46 and Neighbourhood Plan policies given that the accommodation, whilst not new, would be for Wolfson College (adjacent). Additionally, in terms of policy 48, the intimate nature of Barton Close and the number of pre-existing small-scale HMO's in the Close, issues of over-concentration will need very careful consideration. The criterion triggers the need for Committee referral.

The nature, scale and complexity of the proposed development

It represents a minor form of development and is neither of a scale or complexity to warrant referral to planning committee.

Planning history

There is no relevant planning history.

Degree of public involvement

There have been approximately 5+ third party representations to the application, from the immediate locality and from the N. Forum who represent a wider area of South Newnham. These are all in objection to the proposal. Given the context of the application, the degree of public involvement warrants referral.

Other Matters

The College's strategy to purchase property for student accommodation is not a material planning consideration and beyond the control of the Council.

Decision

Refer to Planning Committee