

Delegation meeting 13th January 2026

Delegation Panel meeting - Minutes

- Date: 13th January 2026
- Time: 11am to 12:30pm
- Meeting held: via Teams

Attendees: Cllr Anna Bradnam (Chair of Planning Committee), Rebecca Smith (Delivery Manager), Karen Pell-Coggins (Senior Planning Officer), Sumaya Nakamya (Senior Planning Officer) and Melissa Reynolds (Senior Planning Officer)

Apologies: -

Minutes approved by date: Cllr Anna Bradnam (Chair of Planning Committee)
19.01.2026

25/00434/FUL - Chaston House 1 Mill Court Great Shelford

Retrospective installation of an Exhaust Ventilation system.

Reason for Inclusion

Parish requested - *Great Shelford Parish Council Planning Committee cannot make a recommendation regarding this application as there is not enough information and requests that the Planning Authority takes into account the noise report from 2020 and requests an air quality assessment, a copy of which is to be sent to the Parish Council.*
Great Shelford Parish Council Planning Committee request that the date for decision is extended to allow time for this assessment and request that this application is decided at Planning Committee

Over 5 third party representations – noise, visual impact

Discussion

Ward member representation – this is a retrospective application, located at the rear of building but facing residential units on Hinton way. Concerns that the unit would be impactful in terms of noise despite comprehensive calculations and can report personal experience is an impactful noise (a low engine noise). There have been

mistakes in applications initially being submitted which has led to resident concerns, it would be beneficial for committee to hear residents' views.

1. Relevant material planning considerations raising significant planning concerns.

The site comprises a manufacturing use, the proposed ventilation unit has already been installed to deal with the dust and fumes from the manufacturing process, along with any air quality concerns. The ventilation unit is located on the rear of the building facing onto Hinton Way, close to the busy road, with residential properties located on the other site of Hinton Way. As part of the application process the Council's Environmental Health team have been consulted and have raised no objections following the submission of an amended noise assessment. The noise assessment concludes that the plant is operating at or below the background noise levels.

Impact on residential amenity and noise concerns are material considerations in the determination of this application, however the technical knowledge of the relevant expert, the EH Officer in this instance, has to be taken on board and as such is not considered to be a significant planning concern.

2. Significant implications for adopted policy.

No significant implications noted.

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

The retention of the exhaust ventilation system was not considered to be an overly complex development, noting relevant material considerations. The applicant has confirmed they only propose to operate the unit 8am – 4.30pm Monday to Friday, which can be conditioned.

4. Planning history.

No relevant planning history on the site. It was noted however that the AC units that are also on site are not part of this application, also need consent.

5. Degree of public involvement.

There are 5 objections from third parties locally on the impact on neighbouring properties (noise and disturbance) and an objection 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, given amended operational hours which can be conditioned. 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.

25/02632/OUT – Church Close Great Wilbraham

Erection of 4no two storey 2bed dwellings with associated car and cycle parking and bin storage.

Reason for Inclusion

Number of objections received and Parish Council request.

Discussion

Ward member comment: the parish council had wanted this to come to committee due to concerns that residents had around access and parking.

1. Relevant material planning considerations raising significant planning concerns.

The planning application is an outline planning application for 4 dwellings, with all matters included except for access. The site is within the development framework boundary. The Housing Team have objected to the proposal as it will result in the loss of parking for residents on Church Close and the allotments. Design, layout and loss of parking are considered to be the main material planning considerations and are 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 amended proposed development is not in itself significant, however it was noted that the site itself is constrained.

4. Planning history.

No relevant planning history on the site.

5. Degree of public involvement.

There have been 17 comments from third party consultees, all in objection, raising concerns regarding parking, access, increase in traffic, highway safety, construction impacts, amenity concerns, design and scale, impact on the conservation area and nearby listed buildings. None of the technical consultees, internal and external, have

objected to the proposal. The parish council have objected to the application and did ask for it to be referred to planning committee for determination.

Overall, 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 level of local concern expressed. However, in itself the complexity of the proposed development was not considered to be significant, nor were there considered to be any implications for policy nor any relevant planning history.

Decision

Refer to planning committee.

25/03723/OUT - Land To The West Of Primary School Hurdleditch Road Orwell

Outline application for residential development of land for up to 3 No. dwellings (all matters reserved except access)

Reason for Inclusion

Number of objections received.

Discussion

1. Relevant material planning considerations raising significant planning concerns.

The planning application is an outline planning application for up to 3 dwellings, with all matters reserved except for access. The site is outside of the development framework boundary but forms part of a previously approved site. The site of the proposed development was secured under a previously determined reserved matters application for the wider site as community parking / car parking for the adjacent school. The applicant has not submitted any information justifying the loss of the community car parking, nor any details regarding proposal for relocating the parking. The wider site has approval for residential development and therefore any concerns regarding the sustainability of the location have already been addressed. However, the principle of the change of use from community / school car parking and the loss of car parking are considered at this outline stage to be the main material planning considerations and are 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 the complex planning history of the site was noted.

4. Planning history.

Outline planning permission was granted on the wider site at appeal for residential development, with this part of the site demarcated at reserved matters stage for community car parking.

5. Degree of public involvement.

There have been 15 comments from third party consultees, all in objection, raising concerns regarding the loss of the community car parking area, subsequently raising concerns relating to highway safety and drop off / pick up parking for the adjacent school. None of the technical consultees, internal and external, have objected to the proposal. The parish council have objected to the application, but did not call the application in to planning committee.

Overall, 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 level of local concern expressed. However, in itself the complexity of the proposed development was not considered to be significant, nor were there considered to be any implications for policy nor any relevant planning history.

Decision

Refer to planning committee.

25/04366/S73 - Land adj 17 Leetes Lane little Eversden

73 to vary condition 2 (Approved plans) of planning permission 23/02643/FUL (Erection of two detached single storey dwellings along with new accesses from the Highway and associated works) Plot 1 - Extension of chimney from 1050mm above roof to 2000mm and minor reposition and Introduction of shallow angled Solar Photovoltaic Array to roof. Plot 2 - Extension of chimney from 1050mm above roof to 2000mm and minor reposition and Introduction of shallow angled Solar Photovoltaic Array to roof.

Reason for Inclusion

Number of objections received.

Discussion

1. Relevant material planning considerations raising significant planning concerns.

The planning application is a variation of condition application (s73) to vary the approved plans on the two dwellings granted permission under application ref 23/02643/FUL to increase the height of the approved chimneys and to add solar panels to the roofs. The case officer advised that the solar panels are likely to be permitted development, however additional information has been requested from the applicant to confirm this. Design and visual impact are considered to be the main material considerations however they 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.

4. Planning history.

The principal of the two dwellings has been established through the granting of the previous permission, this application represents an amendment to that permission, increasing the height of the previously approved chimneys along with the addition of solar panels.

5. Degree of public involvement.

There are 5 objections from third parties locally concerning the visual impact of the proposals and an objection from the parish council, however they parish did not call the application in to committee for determination.

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.

25/02685/OUT - Land between 18 and 40 Newton Road little Shelford

Outline application with some matters reserved except for access for a residential development of up to 6 No dwellings, formation of access, landscape planting and ancillary development.

Reason for Inclusion

Number of objections received.

Discussion

1. Relevant material planning considerations raising significant planning concerns.

The planning application is an outline planning application for up to 6 dwellings, with some matters reserved except for access and landscaping. The site is outside of the development framework boundary in the green belt and countryside, close to the conservation area boundary and within flood zone 1. Access is proposed from Newton Road. The applicant has not submitted any information regarding very special circumstances for development within the green belt. The site also located within the east west rail safeguarding area. EW Rail have been consulted but as yet have not responded.

However, the principle of the residential development, impact on the rural character / landscape character of the area and loss of agricultural land are considered at this outline stage to be the main material planning considerations and are considered to raise sufficient concern to warrant a committee determination.

2. Significant implications for adopted policy.

The proposal potential raises implications for SCDC green belt policies and also considerations against Green Belt and Grey Belt policies within the NPPF.

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 the potential implications for policy were noted.

4. Planning history

No relevant planning history on the site.

5. Degree of public involvement.

There have been 6 comments from third party consultees, 5 in objection and one in support, raising concerns regarding the character of the area, highway safety, noise concerns, loss of wildlife habitats, impact on sewerage, green belt location and lack of VSC, and concerns regarding EW rail. None of the technical consultees, internal and external, have objected to the proposal. The parish council have objected to the application, raising concerns regarding the green belt, traffic, waste water system, flooding and character, but did not call the application in to planning committee.

Overall, 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 implications for policy. However, in itself the complexity of the proposed development was not considered to be significant, nor was there any relevant planning history, or a level of local concern that was considered sufficient to warrant committee consideration.

Decision

Refer to planning committee.