

Delegation meeting 2nd December 2025

Delegation Panel meeting - Minutes

- Date: 2Nd December 2025
- Time: 11am to 12:30pm
- Meeting held: via Teams

Attendees: Cllr Anna Bradnam (Chair of Planning Committee), Rebecca Smith (Delivery Manager), Nick Yager (Principal Planning Officer), Beth Clark (Senior Planning Officer)

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

Minutes approved by date: Cllr Anna Bradnam 05.12.2025

25/03315/OUT – Land West of Moorefield Close off Pampisford Road Great Abington

Outline Planning Application for residential development of up to 40 dwellings and associated infrastructure with all matters reserved except for access.

Reason for Inclusion

Number of objections

Over 5 third party representations.

The Parish Council recommends that this application be REFUSED for the following reasons:

The land west of Moorfield Close off Pampisford Road is located outside the village of Great Abington's Development Framework and therefore does not accord with the Local Plan(Policy S/7).

The land provides an important Countryside Frontage (Policy NH/13) separating the village from Granta Park Science Park and ARCC.

Pampisford Road is much used as a 'rat run' between the A1307 and the M11/A11/A505. The present volume and speed of traffic along Pampisford Road make it dangerous to use, particularly as it lacks a footway for much of its length. Another development accessing onto this narrow road is likely to make it even more hazardous.

The proposed sewage works will provide a noise and odour nuisance (Policy SC/10 & SC/14;

At its meeting held on 15 September, the Parish Council was informed that the new town Grange Farm, Little Abington would be included in the forthcoming Greater Cambridge Local Plan draft document. If the development of Grange Farm goes ahead there will be plenty of new

housing locally, therefore there would be no need for further new housing in Great Abington.

In the last 10-15 years the village has had three new housing developments which were supported by local residents and the Parish Council as well as Lodge Close and Maple Rise. This is enough housing development for a small village with limited local facilities.

Some of the information in the application about the village facilities is incorrect. One such example, the statement about children playing in Abington Wood. Abington Wood is privately owned, and residents do not have access to this area.

Discussion

1. Relevant material planning considerations raising significant planning concerns.

The site is located outside of the development framework, and therefore an unsustainable location, within the countryside and provides a green buffer between the village and the science park. The site currently comprises agricultural land, with a group TPO on part of the site, within the setting of listed buildings. The application proposes 40 units, outside of the development framework boundary. Great Abington is a group village with no secondary school nor GP/ health centre and a lack of employment opportunities, therefore considered to be an unsustainable location as will necessitate travel by car.

2. Significant implications for adopted policy.

The site lies outside of the Abington land settlement association area. Given the proposal for 40 residential units located outside the development framework boundary the proposal would have implications for policies S2, S7, NH3 and S10 of the local plan.

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

The application proposes 40 residential units outside the development framework boundary of a group village. If recommended for approval this would be significant scale in this countryside location.

4. Planning history.

No relevant planning history on the site. The site adjacent, which is also outside the development framework boundary, was granted approval for residential development however this was at a time when SCDC could not demonstrate a 5 year housing land supply.

5. Degree of public involvement.

There have been 16 comments received from third party consultees, 15 in objection, the Parish Council have objected and the local ward members called-in the application to committee IF recommended for approval.

Decision

Do not refer to planning committee unless officer recommendation it for approval.

25/04002/FUL – 239 Hinton Way, Great Shelford

Demolition of existing dwelling and erection of 1 no self-build/custom build dwelling and associated works.

Reason for Inclusion

Parish requested for the following reasons:

It was RESOLVED that Great Shelford Parish Council Planning Committee was unable to make a recommendation due to an apparent legal convention indicating that no building or extension is permitted to the north of the existing property, with development only allowed to the south.

As the Committee does not have access to this document, it requests that the application be called in and considered by the South Cambridgeshire District Council (SCDC) Planning Committee.

The Committee also wishes to record its view that the proposal represents an over-intensification of the site.

Discussion

1. Relevant material planning considerations raising significant planning concerns.

The planning application is a full planning application for the demolition of the existing buildings on site and erection of a self-build dwelling following a previous refusal on site. The site is outside of the development framework boundary in the green belt, but within a ribbon of residential development. The application was previously refused on grounds of scale and amenity and this proposal seeks to overcome the previous reasons for refusal. As such scale and amenity are considered to be the main material planning considerations.

2. Significant implications for adopted policy.

The proposed dwelling will benefit from a contemporary design. The new dwelling will have two prominent forward-facing gables, which will be partly glazed and cladded. The proposed replacement dwelling will see an increase in scale and massing on site from what is existing. The 1.5 storey dwelling will be replaced with a 2 storey dwelling. The proposal does not raise implications for local planning policy and the contemporary design is in line with the neighbourhood plan policy.

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.

4. Planning history.

Permission has already previously been refused on site for demolition of the existing dwelling and erection of a self-build dwelling, the reasons for refusal have informed the amended design of the proposed scheme.

5. Degree of public involvement.

There have been 3 comments from third party consultees – one in support, one neutral and one in objection. The parish council have objected to the application and did ask for it to be referred to planning committee for determination, if officers minded to approve.

Decision

Do not refer to planning committee.