

## Delegation meeting 17<sup>th</sup> March 2026

### Agenda

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

**Attendees:** Martin Smart (Chair of Planning Committee), Katie Thornburrow (Vice-Chair of Planning Committee, Toby Williams (Delivery Manager), Mary Collins, Melissa Reynolds, Pierre Labat, Michael Sexton (Team Leader).

**NOTE:** Toby Williams absented himself from the discussion concerning 87-93 Oxford Road and Fitzwilliam College Sportsground due to a conflict of interest with Michael Sexton taking his place for this item only.

**POST MEETING NOTE:** 1 Kings Meadow was incorrectly reported to the City Delegation Panel. The site falls within the JDMC area and needs to be reported to the JDMC Delegation Panel for consideration

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

#### **25/04484/FUL - 87-93 Oxford Road and Fitzwilliam College Sportsground (Mary Collins)**

Demolition of 87-89 Oxford Road and two stores and construction of replacement student accommodation, part change of use and part refurbishment of Red Cottage student accommodation, refurbishment and extension of the pavilion, erection of a new squash court and groundskeepers store, and improvement of the access.

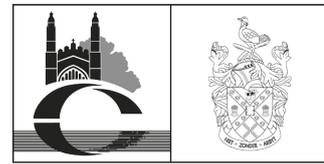
### Reason for Inclusion

Cllr Simon Smith Call-in and over 5 objections, including a detailed representation from Peter and Lindsay Lapham, 107 Oxford Rd.

Cllr Smith

The proposals receive some support in principle, particularly around investment and refurbishment of the site, but the call-in highlights serious concerns. Residents object

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to increased intensity of use, design quality, impacts on the conservation area, harm to residential amenity, increased noise and traffic, construction disruption, and biodiversity loss. The application is being called in so that these issues—especially those relating to design, layout, and environmental and amenity impacts—can be properly reviewed.

A major concern is the location and scale of the proposed changing rooms and plant room. Their position would compromise rugby player safety by placing a solid wall within 8.5 metres of the goal line, closer than recommended safety margins. Shifting the pitch to compensate would require removing biodiverse habitat, including undergrowth and mature hedging that supports nesting birds and provides amenity for nearby residents. Positioning the building only 0.7m from the boundary would also remove this hedge and create impractical, constrained conditions.

Overall, the proposal fails to safeguard player safety, environmental value, and residents' amenity, especially given that locating the changing rooms elsewhere—such as behind the planned housing redevelopment—could resolve these issues.

Further issues centre on community use, traffic, noise, and the scale of student accommodation. While the applicant rejects formal community access to avoid traffic and noise, the proposal still intensifies residential use from 12 to 30 students, requiring tighter conditions to protect amenity and prevent car use. The applicant has not shown any need for year-round occupancy given existing on-site student rooms. Concerns are also raised about the justification for a new squash court, especially given available courts elsewhere and an inadequate noise assessment. Finally, due to the residential nature of Oxford Road, strong construction and traffic management conditions are considered essential.

## **Discussion**

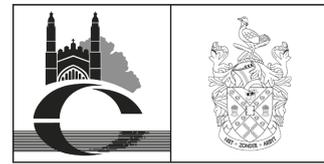
The case officer presented the application and summarised the nature of the representations made, including those reasons for Committee's consideration given by Cllr Smith.

### *Relevant material planning considerations raising significant planning concerns*

Several material planning considerations were raised, including:

- Principle of development, increase from 12 to 30 residents / student rooms creating an intensification of the use
- Design, scale and conservation area impact (noting no technical objections received)
- Residential amenity impact through use of squash court and intensification of use of the site
- Traffic, parking and highway safety impacts arising from the proposal
- Biodiversity impact (loss of hedgerow)

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Taken collectively, alongside the various elements contained within the proposed development, there are material planning considerations that warrant referral.

#### *Significant implications for adopted policy*

No significant implications identified.

#### *The nature, scale and complexity of the proposed development*

The proposal contains several elements, including:

- replacement (and intensification) of student accommodation
- refurbishment and extension of an existing pavilion
- erection of a new squash court and groundskeeper's store
- access improvements

The application itself represents a minor form of development but given the range of development proposed provides a reasonable degree of scale and complexity that warrants referral.

#### *Planning history*

No relevant planning history.

There is no complex history on this site which indicates committee's consideration is necessary

#### *Degree of public involvement*

There have been approximately 19 neighbours making representations to the application, largely from the immediate locality and in objection to the proposal. Given the context of the application, the degree of public involvement warrants referral.

## **Decision**

Refer to Planning Committee

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## **Development**

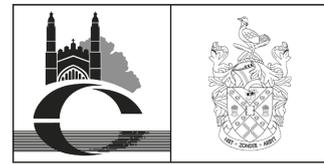
~~25/04604/FUL – 1 Kings Meadow (Melissa Reynolds)~~ **See Note to Minute**

~~Single storey front extension, single storey side and rear extension and first floor side extension to create change of use from residential (Use Class C3) to a large 7bed HMO (sui generis) and associated works.~~

## **Reason for Inclusion**

~~Number of objections~~

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~~Over 5 objections relating to over-intensification of use, harm to residential character and amenity, parking and highway safety risks, inadequate waste servicing arrangements, and the property's conflict with an existing restrictive covenant.~~

## **Discussion**

~~The case officer presented the application and summarised the nature of the representations made. Parking and safety, intensification, noise and disturbance, residential character and community, waste and servicing are all raised as material considerations. The scheme is off a private road, and therefore no objection has been raised by the Local Highways Authority. Lots of non-material objections raised concerning an existing covenant restricting HMO use. Officers minded to support the application, subject to conditions. Neighbouring property has extended in a similar fashion. Use is a key issue. Original permission restricts permitted development rights. The scheme meets internal space standards.~~

### *Relevant material planning considerations raising significant planning concerns*

~~None are brought about through the proposal.~~

### *Significant implications for adopted policy*

~~Whilst there is concern regarding the loss of a family house, permitted development rights do not restrict a change of use to HMO C4 use. No significant issues of policy arise. The scheme's compatibility with adopted policy were not considered significant and do not warrant referral.~~

### *The nature, scale and complexity of the proposed development*

~~The proposal is for relatively minor works to an existing house. It is neither complex, of such a scale or nature to warrant referral.~~

### *Planning history*

~~There is no complex history on this site which indicates committee's consideration is necessary~~

### *Degree of public involvement*

~~The number of objections received has triggered consideration by the Delegation Panel. 15 objections have been received, which indicates concern has been raised from a more than local segment of the population in this part of Kings Hedges. This is the first house within the recently constructed scheme to be subject to a change of use application for HMO use. Given the context of the application, the degree of public involvement warrants referral.~~

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## **Decision**

Refer to Planning Committee

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## **Development**

### **25/04864/FUL 86 Catherine Street CB1 3AR (Pierre Labat)**

Change of use, single storey rear extension and ancillary outbuilding to create 6bed, 6 person HMO.

## **Reason for Inclusion**

Number of objections

25+ objections have been received on various grounds (residential amenity, housing mix, highway safety, conservation impact)

Cllr Pounds has called-in the application for reasons mainly concerned with use, intensification and amenity.

## **Discussion**

The case officer presented the application and summarised the nature of the representations made, including those reasons for Committee's consideration given by Cllr Pounds.

### *Relevant material planning considerations raising significant planning concerns*

The site is tightly confined, with little amenity space provided because of the proposal and the outbuilding. The nature of the HMO use and its associated impacts on future and adjacent residents gives rise to significant planning concerns.

### *Significant implications for adopted policy*

Catherine Street is subject to a significant number of properties in HMO use. Significant issues of policy arise regarding the compatibility of the proposal with policy 48.

### *The nature, scale and complexity of the proposed development*

The proposal represents a minor form of development and does not warrant deferral.

### *Planning history*

There is no complex history on this site which indicates committee's consideration is necessary

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### *Degree of public involvement*

The number of objections received has resulted in representations from a significant wider populace. The degree of public involvement warrants referral.

## **Decision**

Refer to Planning Committee

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## **Development**

### **25/04836/FUL 26 Suez Road Cb1 3QB (Pierre Labat)**

Change of use from dwelling to 6bed, 6 person HMO and single storey side and rear extension.

## **Reason for Inclusion**

Number of objections

5+ objections on various grounds (residential amenity, housing mix, highway safety, conservation impact).

Called-in by Cllr Dinah Pounds and Cllr Dave Baigent.

## **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 Pounds and Baigent.

### *Relevant material planning considerations raising significant planning concerns*

The site is tightly confined, with little amenity space provided. The nature of the HMO use and its associated impacts on future and adjacent residents gives rise to significant planning concerns. Referral is recommended for this reason.

### *Significant implications for adopted policy*

The proposal is already situated within a street that has a high proportion of HMO properties. The proposal requires committee consideration against policy 48 criteria regarding matters of intensification.

### *The nature, scale and complexity of the proposed development*

The proposal does not trigger any of these issues to warrant deferral.

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*Planning history*

There is no complex history on this site which indicates Committee's consideration is necessary

*Degree of public involvement*

The number of objections received is from a significant wider populace. The degree of public involvement warrants referral.

**Decision**

Refer to Planning Committee