

City Delegation Minutes 1 September 2026

Agenda

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

Attendees: Katie Porrer (Chair of Planning Committee), Martin Smart (Vice-Chair of Planning Committee, Toby Williams (Delivery Manager), Pierre Labat

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

26/02454/FUL – 6 Romsey Road Romsey

Change of use from a 6 bedroom 6 person House in Multiple Occupation to a 7 bedroom 7 person house in Multiple Occupation (Sui generis)

Reason for Inclusion

Degree of public interest - 10 comments (in objection)

Discussion

11 objections raising issues including of nuisance, fire safety, amenity, parking stress, bins, heritage loss of family sized dwellings, drainage and water. Neutral comment from Cllr Baigent received. No objection had been received from Env. Health. No heritage objection from the Conservation Officer

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

Relevant material planning considerations raising significant planning concerns

Whilst several representations from third parties have been received, the planning issues raised were not considered to be significant, particularly in light of the permitted development position of a small-scale HMO already being in operation – there is no loss of family housing.

Significant implications for adopted policy

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

The scheme does not trigger a wide array of policies or create any doubt as to which policies are engaged for decision making purposes. There are no significant implications for adopted policy. Wider Council propositions to introduce an Article 4 to remove permitted development rights for the creation of HMO's were noted, but was not a determinative factor currently in play or relevant to this particular application.

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

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

Do not refer to Planning Committee

Development

26/02524/FUL – 208 Queen Ediths Way

Outline application for the erection 1no. dwelling with all matters reserved

Reason for Inclusion

Degree of public interest - 10 comments (in objection)

Discussion

The case officer presented the application and summarised the nature of the representations made. The relationship with application 26/02525/FUL at 210 Queen Ediths Way was set out. Several issues with the registration of the application were originally unclear and were clarified to the panel, including the nature of the proposal being in outline form and the extent of the red line.

Relevant material planning considerations raising significant planning concerns

Whilst several representations from third parties have been received, the planning issues raised were not considered to be significant in scope or impact beyond the The Greater Cambridge Shared Planning Service is a strategic partnership between Cambridge City Council and South Cambridgeshire District Council

immediate locality and not of a nature to warrant consideration by planning committee. As the scheme is in outline form, matters of detail would be reserved for later approval and officers, could if they were minded, seek to impose limits on the development of the site through any grant of outline permission, for example limiting height.

Significant implications for adopted policy

Policy 52 of the Cambridge Local Plan is rendered inconsistent with the new NPPF. This notwithstanding, the policy position insofar as the policies which are engaged for determining the proposal, is neither complex nor significant.

The nature, scale and complexity of the proposed development

The application 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. The adjacent site history to the rear, a CIP site, was noted.

Degree of public involvement

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. Officers can address third party concerns in their determination of the proposal, particularly those concerns that relate to access, character and amenity.

Other

Neither jointly nor severally with the adjacent live application are there significant reasons to report this application to planning committee,

Decision

Do not refer to Planning Committee

Development

26/02525/FUL – 210 Queen Ediths Way

Outline application for the erection of 1no 3bed dwelling.

Reason for Inclusion

Degree of public interest - 10 comments (in objection)

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Decision

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