

Delegation meeting - Minutes

Date: 1 July 2025

Time: 11:00 – 12:30

Meeting held: via Teams

Attendees: Cllr Anna Bradnam (Chair of Planning Committee), Rebecca Smith (Delivery Manager), Phoebe Carter (Senior Planning Officer), Tom Chenery (Senior Planning Officer), Guy Wilson (Principal Planning Officer)

Apologies:

Minutes approved by: Cllr Anna Bradnam 08.07.2025

24/03466/FUL – 156 Histon Road Cottenham

Demolition of existing stables, storage building and shed. Renovations to existing dwelling to create access to rear. Construction of 1 No. self-build dwelling together with solar panels, air source heat pump, roof lights, and separate car port.

Reason for Call-in Request:

Cottenham Parish Council strongly objects to the above planning application for the following reasons:

Green Belt and Village Framework

The proposed development lies within the designated Green Belt and outside the defined village framework. As such, it is contrary to national planning policy, specifically paragraph 153 of the National Planning Policy Framework (NPPF), which seeks to preserve the openness and character of the Green Belt. The dwelling represents a significant increase in bulk and scale compared to the existing barns and is not located on the same footprint, making it materially larger and more intrusive in the landscape.

Unsustainable Location

The proposed site is not sustainably located, being at a considerable distance from the core services and facilities within Cottenham village. This is likely to result in increased reliance on private vehicles, contrary to the principles of sustainable development.

Impact on Residential Amenity

The introduction of a gravel driveway serving the new dwelling raises concerns about increased noise and disturbance, which would detract from the residential amenity of the existing property. The constant movement of vehicles along this driveway, particularly over a gravel surface, is likely to generate a persistent noise issue.

Incompatibility with Cottenham's Character

The design and layout of the development do not reflect the established linear pattern of development in Cottenham, as outlined in the Cottenham Village Design Guide. The proposal therefore fails to preserve or enhance the local character and distinctiveness of the village.

Drainage and Flood Risk

There are serious concerns about drainage and flood risk, particularly given the recent flooding incidents along Histon Road. The application relies on soakaways, but given the site's conditions and flood history, we are not convinced that these will function effectively. This poses a risk to both the new and existing developments.

Conflict with Neighbourhood Plan Policies

The application is contrary to several policies within the Cottenham Neighbourhood Plan, including:

COH/1-5a, c & j ' which relate to protecting the Green Belt, safeguarding residential amenity, and ensuring development is appropriate in scale and form.

COH/2-1 ' which emphasises the importance of sustainable location and good connectivity to village services and infrastructure.

In summary, this application represents an inappropriate and unsustainable form of development in the Green Belt, outside the village framework, and fails to respect the character, infrastructure, and environmental constraints of the local area.

Cottenham Parish Council strongly recommends refusal of this application and would like it to go to Committee should the officer be minded to approve.

Ward Member Statement

I fully support Cottenham Parish Council's request for this application to be put before the Planning Committee should the Planning Officer be minded to recommend approval.

I refer, in particular, to the fact that this site is within the green belt without any special circumstances that would support building in the green belt, it is outside the village framework. The application is also incompatible with Cottenham's Neighbourhood Plan and general character of a linear village.

I have been approached by residents of Dunstal Field and Histon Road whose homes are adjacent to this site and who have concerns about development on the green belt and the impact on wildlife inhabiting this site.

Key Considerations:

The Case Officer (PC) introduced the application outlining the details of the planning application, as well as the existing context of the site and surrounding area, together with details of the site designations and planning history. The planning application is a full application for the demolition of some existing buildings on site, erection of a self build dwelling, and some alterations to the existing dwelling. The site is located outside of the development framework, within the green belt, outside of any surface water flooding or flood risk areas. The site is located within a ribbon of development along Histon Road. There are a number of residential properties either side of the site, along with some residential conversions of stables / buildings within the vicinity of the site.

It was noted by the case officer that there had been no objections to the proposal from any of the internal and external specialists that have been consulted as part of the assessment of the proposal. The Local Highways Authority have recommended conditions if approved, along with the Ecology, Environmental Health and Sustainability specialists.

The Parish Council have objected to the proposal on the basis of the location within the green belt and outside village framework concerns, unsustainable location, amenity impact, out of character with village and conflict with Neighbourhood Plan policies. There have been no third-party comments on the proposal.

The Parish Council's objection and concerns were noted, along with the support from the local ward member for the Parish Council's concerns about the green belt location. It was acknowledged that there was no public interest in the proposal, and that the nature, scale and complexity of the proposed development is not in itself significant. It was also considered that the proposal did raise considerations for planning policy and planning considerations regarding the location – green belt or grey belt. Consequently, in consultation with the Chair and Vice Chair of the Planning Committee, the Delivery Manager considered, on balance, the proposal should be referred to the planning committee.

Decision

Refer to Planning Committee

25/01606/FUL – 55 Narrow Lane Histon

Construction of 1no detached single storey dwelling in the rear garden of 55 Narrow lane with access from Muncey Walk.

Reason for Call-in Request:

Parish Council requested - All in favour to make a recommendation of refusal. The reason for this recommendation is that the construction of an addition dwelling to this site is clear overdevelopment with inadequate access, with particular reference to refuse vehicles, emergency service vehicles, delivery vehicles and service vehicles. Should SCDC be minded to approve we request the following: - Traffic and delivery plan be produced prior to approval being granted - Deliveries only to be made between 10am and 2pm due to Narrow Lane being a key travel route to the nearby primary school - Muncey Walk is an unadopted road and therefore applicant should be liable to cover cost of any damages made to the road during construction We request that this application goes to SCDC planning committee

Key Considerations:

The Case Officer (TC) introduced the application outlining the details of the planning application, as well as the existing context of the site and surrounding area, together details of the site designations and planning history of the site including the recent application that was determined at appeal earlier this year, and adjacent sites. The planning application is a full planning application and relates to the construction of a single storey dwelling. The case officer advised that the site is inside of the development framework boundary, forms part of the rear garden on 55 Narrow Lane, but would be accessed via Muncey Walk. Two dwellings have recently been approved adjacent to the site, also on former garden land of 55 Narrow Lane.

The Local Highways Authority and Council's internal specialists have been consulted as part of the assessment of the proposal and have not raised any objections to the application.

The Parish Council have objected to the proposed development raising concerns regarding over development of the site. 10 letters of representation relating to the proposal have been received from the public consultation, 7 in objection, 1 comment and 2 in support. Those in objection raising concerns regarding the intensification of residential use, impact on character, amenity, BNG, loss of trees and the access from Muncey Walk.

The Parish Council's objections were noted. It was acknowledged that the nature, scale and complexity of the proposed development is not in itself significant but there is public interest in the scheme. It was also considered that the proposal did raise implications for planning policy as well as significant planning concerns, in particular in relation to the character and appearance of the area, and residential amenity. Consequently, in consultation with the Chair and Vice Chair of the Planning Committee, the Delivery Manager considered, on balance, the proposal should be referred to the planning committee.

Decision

Refer to Planning Committee

24/04021/REM – Parcel 3 2B Cambourne West

Reserved matters and partial discharge of conditions 5, 8, 15, 16, 17, 20, 21, 22, 23, 25, 27, 28, 29, 30, 31, and 32 application for approval of appearance, landscaping, layout and scale for a Residential development of 122 No. dwellings at Parcel 3.2B, together with associated infrastructure and landscaping following Outline planning permission S/2903/14/OL. Outline planning application was EIA development

Reason for Call-in Request:

Officer referral

Key considerations

The Case Officer (GW) introduced the application noting that it was for reserved matters at West Cambourne where outline planning permission has been granted for 2350 dwellings.

The officer explained the context of the site in relation to West Cambourne and the context of the wider development site. Plans of the proposed development were provided including the site layout and elevations of the dwellings. It was noted that the proposal included:

- Traditional design with general compliance with the approved design code
- Compliant with parameter plans approved at outline
- 30% affordable housing
- 2 Local areas of play
- Street trees along the main access routes and throughout the site
- Dwellings meet or exceed space standards and provision of amenity space

The case officer advised that there had been no third party comments, nor comments from the Town Council. An objection had been received from CamCycle regarding the proposal cycle stands, which had subsequently been amended which overcome those concerns.

It was acknowledged that the scale of the development is not significant in the context of the overall outline planning permission. There is also limited public interest in the scheme. It is not considered the proposal gives rise to significant policy nor are there any significant planning concerns. The Local Highways Authority and lead local flood authority comments on the amended scheme are outstanding. However, in consultation with the Chair and Vice Chair of the Planning Committee, the Delivery Manager considered the proposal should be not referred to the planning committee at this stage pending technical consultee responses.

Decision

Do not refer to Planning Committee