

Delegation meeting 23 September 2025

Delegation Panel meeting - Minutes

- Date: 25th September 2025
- Time: 11am to 12:30pm
- Meeting held: via Teams

Attendees: Cllr Anna Bradnam (Chair of Planning Committee), Cllr Peter Fane (Vice Chair of Planning Committee), Jane Rodens (Area Team Leader), Amy Stocks (Principal Planning Officer), Alice Young (Principal Planning Officer)

Apologies: -

Minutes approved by date: Cllr Bradnam (1/10/25)

25/02632/OUT – Street Record Church Close Great Wilbraham

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

Withdrawn from the meeting

25/02285/FUL – Land off Back Lane Cambourne

Erection of 58 No. Retirement Living apartments with associated access, car parking, landscaping, ancillary facilities, and associated works.

Cllr Drew's email of the 17/9/25 was read out to the meeting, then the officer went through the application, a summary of the objections and presented the Cllr objections and the email that referred to the call in of the application.

1. Relevant material planning considerations raising significant planning concerns.

There are material planning issues with the site which are technical issues that have been raised by objectors, consultees and the case officer.

2. Significant implications for adopted policy.

There are no significant issues for the use of the site and the relevant policies, however there are other policies that would not support this application and technical matters.

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

It is considered to be a highly visible site with a large scale development. These concerns were raised by Members and objectors to the application. There are concerns that have been raised by the Case officer.

4. Planning history.

There is an extant permission for a restaurant on the site, this is not an allocated site, but it does have permission for a different use than that being proposed on the site.

5. Degree of public involvement.

There are a large number of objections to the application, alongside the Town Council and Ward Members. There are wide-ranging concerns that have been raised that cannot be resolved and there are technical objections to the application as well.

Decision

Refer to Planning Committee

25/02002/S73 – Land to the rear of 1B Over Road Willingham

S73 to vary condition 1 (approved drawings) of ref: 21/00915/REM (Reserved matters application for the approval of details of appearance, landscaping, layout and scale following outline planning permission S/2921/15/OL (Erection of 26 Dwellings & Ancillary Access Arrangements (All matters reserved apart from access)). The outline planning application did not seek permission for EIA Development) to alter the open space, hard and soft landscaping and associated works, alongside delivering all 26 dwellings as affordable housing.

Cllr Lentell's email of the 18/9/2025 was read out to the meeting, then the officer went through the application, a summary of the objections and presented the Cllr objections and the email that referred to the call in of the application.

1. Relevant material planning considerations raising significant planning concerns.

None

2. Significant implications for adopted policy.

There is no policy implication for this application as this is a change to the Reserved Matters application. There is no objection to the application from the Housing Team.

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

The nature and scale of the development has already been considered under the Outline and the REM application. There is not considered to be an implication on this matter from this application.

4. Planning history.

The original application was for the development of market houses and the *21/00915/REM* was approved at planning committee.

5. Degree of public involvement.

There are comments and objections on the application, there are non-material matters that are raised. The comments that have been raised are covered by the previous applications. The matter of how the houses will be allocated to those in need would be covered with the S106a application.

Decision

Delegated Decision