

Minutes: City Delegation meeting 15 September 2026

- 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), Karen Pell-Coggins

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

26/02200/FUL – 52 Alpha Road West Chesterton

Erection of 1no 3bed self-build/custom build detached dwelling on land adjacent to 52 Alpha Road. Demolition of existing double garage. Off-street car parking for the existing dwelling no.52 Alpha Road. Extension of existing dropped kerb for vehicular access and associated hard and soft landscaping

Reason for Inclusion

More than 5 representations. Objections - character of area (scale, mass, loss of openness), neighbour amenity (mass, light, privacy, noise, disruption), trees, wildlife, parking. In Support- sustainable location, efficient use of land.

Discussion

The case officer presented the application and summarised the nature of the representations made from third parties. The officer outlined that the scheme had been revised following the objections and the design altered to a more traditional two bay frontage design. The Delegation Panel were shown photographs of the street and adjacent buildings. There were no objections from consultees. The officer outlined that most of the objections still appeared relevant and were not directly addressed by the revisions.

Relevant material planning considerations raising significant planning concerns

Whilst several representations from third parties had been received, the planning issues raised were not considered to be significant in scope or impact beyond the immediate locality and not of a nature to warrant consideration by planning committee.

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 proposal does not seek to challenge whether any of the policies in the local plan are up-to-date. The NPPF has in any event rendered policy 52 inconsistent with the Framework allowing for a more permissive policy environment for building on land such as this. The scheme does not trigger a wide array of policies or create any doubt as to which policies are engaged for decision making purposes. The planning concerns, including the scheme's compatibility with adopted policy, are not considered significant and do not warrant referral.

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 relevant planning history, but the previous permission is not extant. The proposal before the Council is wider in frontage than the allowed scheme. The planning history is not determinative. There is no complex history on this site which indicates committee's consideration is necessary.

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 revisions appear to have improved the frontage design. The degree of public involvement does not warrant referral.

Decision

Do not refer to Planning Committee