

Delegation meeting - Minutes

- **Date:** 8 October 2024
- **Time:** 11:00 – 12:30
- **Meeting held:** via Teams

Attendees: Cllr Anna Bradnam (Chair of Planning Committee), Cllr Peter Fane (Vice Chair of Planning Committee), Rebecca Smith (Delivery Manager), Tom Gray (Principal Planning Officer), Dominic Bush (Senior Planning Officer), Tom Chenery (Senior Planning Officer)

Apologies:

Minutes approved by: Cllr Anna Bradnam 11.10.2024

24/03072/OUT – Land Adjacent to 50 Middleton Way Fen Drayton

Outline application with all matters reserved for the erection of 2 No. self-build dwellings.

Reason for Call-in Request:

Officer requested - Proposal is for self build properties in LSA Estate

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 surrounding planning history. The planning application is an outline application with all matters reserved (appearance, means of access, landscaping, layout and scale) and relates to erection of 2 self build dwellings.

The case officer advised that the application falls within the Land Settlement Association Estate but does fall to be assessed against this policy and it does not propose the redevelopment of existing buildings, but rather falls to be assessed against local plan policies relating to self build applications outside of the development framework.

It was noted that the Parish Council haven't commented on the proposal but that there have been 7 representations from the public consultation – 2 objections, 4 in support and 1 neutral comment. It was also noted that there are 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 planning application history of developments in the vicinity of the site was noted, it was acknowledged that the nature, scale and complexity of the proposed development is not in itself significant, there is limited public interest in the scheme, however it was considered that the proposal did raise implications for planning policy, in particular policy S/7 development frameworks and policy H/5 of the LSA Estate SPD. 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

24/03285/OUT- Land South West Of Lanacre 86 Chrishall Road Fowlmere Cambridgeshire SG8 7RY

Outline application for the erection of 5 No. self-build/custom build dwellings with some matters reserved except for access from Chrishall Road and layout.

Reason for Call-in Request:

Officer requested – self build outside the development framework

Key Considerations:

The Case Officer (TG) introduced the application noting that the application site was located outside of the development framework and opposite the green belt. Tom outlined the existing context of the site and surrounding area, outlined the proposal and planning history. It was noted that the parish council commented in a neutral position and there have been no representations from the public consultation. The application proposes 5 self build dwellings outside of the development framework, this represents a revised scheme from a previously refused scheme for 22 self build dwellings, and another for 26 affordable dwellings.

Discussion was had over the requirements of policy s/7 and the previous appeal decision on site regarding the location of the site balanced against the need for self build plots.

It was acknowledged that the nature, scale and complexity of the proposed development may not be considered significant and there is no public interest in the scheme. It was however considered the proposal gives rise to policy implications, in particular policy s/7 development frameworks.

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

24/01080/OUT- Land at Green End/ Heath Road Gamlingay

Outline planning application with all matters reserved (except for access, layout of roads and plots) for nine self/custom build residential dwellings (replacement of planning permission S/3170/17/OL)

Reason for Call-in Request:

Officer requested – self build outside the development framework

Key Considerations:

The Case Officer (DB) 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 on the site. The planning application is an outline application with some matters reserved and relates to 9 self or custom build

dwellings. The case officer advised that the site is outside, but immediately adjacent to the development framework. In terms of the planning history on the site, outline permission was allowed at appeal for 9 dwellings in 2019, and a variation to this permission was also granted in 2019. A Reserved matters application was approved in 2022, and the road have been delivered on site, therefore the permission is considered to have been commenced.

The individual reserved matters applications have been submitted, prior to the expiry of the outline permission (in September 2024), however this application has also been submitted essentially to renew the original outline permission to safeguard the site for those individual self build reserved matters applications.

It was noted that the Gamlingay Neighbourhood Plan has been adopted since the original outlined permission was granted. The case officer advised that the Parish Council has made no recommendation but requested S106 contributions under policy GAM 8 of the neighbourhood plan. It was noted that there have been 2 objections relating to the proposal from the public consultation, but no objections have been received from any of the specialists consulted.

The planning application history of the site was noted, it was acknowledged that the nature, scale and complexity of the proposed development is not in itself significant, there is no public interest in the scheme, and it was not considered there were any policy implications. Consequently, in consultation with the Chair and Vice Chair of the Planning Committee, the Delivery Manager considered, on balance, the proposal should not be referred to the planning committee.

Decision

Do not refer to Planning Committee