

Delegation meeting - Minutes

- **Date:** 5th December 2023
- **Time:** 11:00 – 12:30
- **Meeting held:** via Teams

Attendees: Cllr Martin Cahn (Chair of Planning Committee), Rebecca Smith (Delivery Manager (DM West & Compliance)) and Beth Clark (Senior Planning Officer)

Apologies: Cllr Peter Fane (Vice Chair of Planning Committee),

Minutes approved by: Cllr Martin Cahn (Chair of Planning Committee) 09.12.2023

23/03019/HFUL – The Beeches 21 Green Lane Linton

Single-storey rear extension to the existing detached house.

Reason for Call-in Request:

Parish requested - Application does not include alterations to the exterior of the property, which is within the conservation area. No information about inclusion of a swimming pool or external paving. No calculations for surface water drainage, not clear current vaulted systems will cope with additional volume of water during extreme events. No FRA, only homebuyers report which does not concur with EA flood maps for river flooding and surface water, nor the lived experience in the village. Object and do refer this to the District Council Full Planning Committee

Key considerations

The Case Officer (BC) introduced the application outlining the existing context of the site and surrounding area, outlined the proposal together details of the site designations. The case officer advised that the site lies within the conservation area and is also considered to be a non-designated heritage asset. A large part of the site is located within flood zone 2 and 3, but not the area of the site where the proposed extension is to be located. A flood risk assessment has been submitted during the life of the application assessment.

The case officer advised that it is considered the alterations exterior to the property do not require planning permission and were not included as part of this planning application, nor did this application include a proposed swimming pool.

The Councils drainage officer has been consulted as part of the assessment of the application and they have raised no objections. The flood risk assessment sets out the measures which are expected however they have suggested a condition relating to surface water drainage. The Council's Tree Officer has also been consulted and not raised any objections.

The concerns raised by the Parish Council objecting to the proposal were noted. However, it was acknowledged that the nature, scale and complexity of the proposed development is not significant in context. There is limited public interest in the scheme, only one neutral comment has been received, and it was not considered there were any policy implications. Consequently, in consultation with the 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