

Delegation meeting - Minutes

- **Date:** 21 May 2024
- **Time:** 11:00 – 12:30
- **Meeting held:** via Teams

Attendees: Cllr Martin Cahn (Chair of Planning Committee), Cllr Peter Fane (Vice Chair of Planning Committee), Rebecca Smith (Delivery Manager (DM West & Compliance)), Amy Stocks (Planning Officer)

Apologies:

Minutes approved by:

23/01793/FUL – 35 High Street Cottenham

Erection of a 2 bedroom dwelling to the rear (Re-submission of 21/01313/FUL)

Reason for Call-in Request:

Parish objection - Building is linear with other outbuildings but not an outbuilding, overdevelopment, not in keeping with the conservation area, contrary to policies COH/1-2 and COH/1-5 of the Cottenham Neighbourhood Plan. CPC recommend refusal

Key Considerations:

The Case Officer (AS) 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. The planning application relates to the subdivision of the site and erection of a 2 bedroom dwelling to the rear.

The case officer advised that the site is a backland site, within the curtilage of a listed building at 35 High Street, within the conservation area. The Council's Conservation Officer has been consulted as part of the assessment of the application and that they have not raised any objections to the proposal however have advised that the development would result in harm to the setting of the listed building by separating its garden and developing it. They have also advised that there would be harm to the significance of the conservation area through the backland development. However that this harm is at the lower end of less than substantial harm, and that this harm would need to be balanced against any benefits arising from the proposal.

One representation has been received supporting the proposal. The concerns raised by the Parish Council relating to the proposal and its assessment against the neighbourhood plan policies were noted.

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, however it was considered there were policy implications for the Cottenham Neighbourhood Plan given the concerns raised by the Parish Council. Consequently, in consultation with the 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