

## Delegation meeting - Minutes

- **Date:** 8 December 2020
- **Time:** 11am to 12:30pm
- **Meeting held:** via Teams
- **Attendees:** Chris Carter (CC), Cllr John Batchelor (JB), Julie Ayre (JA), Tom Gray (TG)
- **Notes and actions:** Jemma Smith

**Minutes approved by:** Cllr John Batchelor (Chair of Planning Committee – Consultee) on 11 December 2020, Chris Carter (Delivery Manager – Strategic Sites) on 11 December 2020

### 20/04104/FUL Land Adj. 19 South Road Great Abington CB21 6AU - Erection of 1No. 2 storey dwellinghouse. Resubmission of 20/03362/FUL

#### Reason for call-in request

The Parish Council recommends refusal of this application because the amended plans do not clarify what the height of the building is, therefore, it may not be subservient to the main building as required by the Neighbourhood Plan. It is also unclear what changes have been made to reduce the floor area, so the Council is concerned that it may still exceed the maximum 175 metres squared required to comply with the Neighbourhood Plan. Not enough information was given in the plan for the Parish Council to be satisfied that these two changes had been made. One of the main concerns about the neighbouring property being overlooked by two-bedroom windows has not been addressed by this amendment. The new dwelling would be closer to the neighbouring house (no. 18) than the original house, which means these neighbours would be overlooked. If the application is approved, the Parish Council requests that the approval conditions include a requirement that off-road parking be provided on the site from the start of the construction, for all delivery and any vehicles associated with the construction of the dwelling. The main access road is a single-track road that is easily blocked. The Parish Council does request that the application be referred to the District Council Planning Committee. The Chairman or Vice Chairman will attend the meeting to represent the Parish Council. If the Planning Officer is minded to refuse the application, the Council does not wish the application to be considered by the Planning Committee.

#### Key considerations

The comments of the Parish Council were considered carefully. The case officer gave a brief explanation of the scheme.

It was considered that the requirements of the Great Abington Neighbourhood Plan are now well understood and embedded. As such, whilst the comments of the Parish Council do raise material planning considerations, these were not considered to be of such significance in this case that would warrant a referral to planning committee.



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The proposal was not considered to raise significant issues for adopted policy, nor to be of a nature, scale or complexity that would warrant a committee referral. Finally, the planning history was not determinative in this case.

## **Decision**

Delegated decision. See above.