

Delegation meeting - Minutes

- **Date:** 26 October 2021
- **Time:** 11am to 12:30pm
- **Meeting held:** via Teams
- **Attendees:** Cllr Henry Batchelor, Cllr Heylings, Chris Carter, Jane Rodens, Mike Huntington, Michael Sexton

Minutes approved by: Cllr Henry Batchelor (Vice Chair of Planning Committee – Consultee) on 4 November 2021, Chris Carter (Delivery Manager – Strategic Sites) on 4 November.

21/03628/FUL 36 Apthorpe Street, Fulbourn, CB21 5EY

Reason for call-in request

By Cllr Cone. As the local member for Fulbourn I support this application as have the Parish Council. I know there has been some concern about historic boundaries and if this proves to be an issue I believe the application should go to committee. The proposed access is already being used by other dwellings. I do not believe the proposed development constitutes over-development of the plot and the design I believe is in character with the village.

Key considerations

The case officer introduced the application to the group, and the comments of the local councillor were considered. The group agreed that the local councillor had raised relevant material planning considerations in the form of the site location outside the framework boundary, impacts on the conservation area and listed building as well as the green belt beyond the site. Taken together, these were found to raise significant planning concerns which would justify the application being presented to the planning committee.

Decision

Refer to planning committee

21/01881/REM Land North And East Of Rampthill Farm Rampton Road Cottenham

Approval of matters reserved in respect of appearance, landscaping layout and scale following outline planning permission S/2876/16/OL for a residential development of 140 dwellings.

Reason for call-in request

CPC welcomes the changes made in response to the comments we made in May, particularly with regard to drainage management and informal links to the school land village. These changes will definitely improve the development from the point of view of Cottenham residents an in line with our Neighbourhood Plan. At the same time we still feel that improvements could be made in the following areas: - The installation of new gas mains to serve central heating systems on such a large development is at odds with local and national targets to combat climate change by reducing carbon emissions, and should not be pursued. Furthermore we are concerned about the long term potential traffic disruption to existing residents whilst any gas mains are laid. - House design still does not in general take into account the traditional style of the village in terms of roof pitch and fenestration - contrary to Neighbourhood Plan policy COH/1-5c and the Village Design Guide. - The large number of unadopted roads which will be managed "in perpetuity" by the management company raise some concerns about the practicality of such an arrangement in the very long term. - Similarly we are concerned about the lack of pavements in favour of integrated pavements/roads, contrary to Neighbourhood Plan policy COH/2-2a (providing safe off-road pedestrian access).

- As per Neighbourhood Plan policy COH/2-2h there should be provisions to reduce dependence on cars through segregated cycle-ways and footpaths and accessibility improvements. Without some form of link through to the Recreation Ground there would be heavy reliance on people driving to the Primary School; Lambs Lane is already heavily congested during school runs and there is no parking provision at the school. We appreciate that solutions were being explored with County however connectivity still remains a concern. CPC recommends refusal, unless the outlined issues are resolved

Key considerations

The case officer presented the application and updated the group on what had happened since the previous application was refused. The comments of the Parish Council were considered, and found to raise material planning considerations. Further, having regard to the site history, previous refusal of permission by planning committee and the local circumstances, it was considered that the application was of a nature, scale and complexity which justified referral to the planning committee.

Decision

Refer to planning committee. See above

21/ S/0559/17/cond29 – Waterbeach new town east - cycleway / footway

Reason for call-in request

Waterbeach Parish Council objects to this planning application as they feel the proposed information submitted is inadequate. No safe cycle/pedestrian path has been proposed due to narrowing in parts which makes it unsuitable for dual use. Concerns were raised on the position of the crossing in relation to a main junction. It was felt that a path that sits right on the roadside kerb is not suitable for the heavy dual use of cyclists and pedestrians travelling in both directions alongside the busy A10. The Council would like to be aware if there are any "land rights" issues putting constraints on the positioning of the path. The Council supports the report from the Cams Cycle group and wants the safest route for all users and village residents. The Council recommends that this application goes to the Planning Committee.

Key considerations

The case officer explained what the discharge of condition application was for and the comments of the Parish Council and local ward member were considered.

The comments of the Parish Council were noted, and found to support comments which had been raised by the local cycle group and ward councillor. The case officer explained

that an amended scheme had now been brought forward, seeking to address the concerns which had been raised.

It was therefore agreed that comments should be obtained on the amended scheme. If it was found that the ward councillor and cycle groups supported the amended scheme, then it was agreed that this should be a delegated decision due to the technical nature of a discharge of condition application. Were it the case that concerns remained, then the matter would be brought back to a future delegation meeting.

Decision

See further comment and return to delegation meeting if concerns remain

21/03866/rem – Waterbeach new town east – parcel 2.1 – 111 dwellings

Reason for call-in request

See Appendix A

Key considerations

The comments of the Parish Council were noted and the case officer explained what the application was for. It was considered that many of the issues being raised by the Parish Council were not related to this reserved matters planning application but, in fact, were related to the outline planning permission and the S106 agreement.

Of the issues raised by the Parish Council, it was considered that the concerns about layout, and affordable housing positioning in particular, were a material planning consideration. However, it was noted that this scheme was just one amongst many which will form the first phase of the new town and so was not being considered in isolation but as part of a wider masterplan. As such, it was considered that this issue did not raise significant planning concerns which would justify referral to the planning committee.

It was agreed that the case officer be asked to respond to the other issues raised by the Parish Council directly to help aid understanding of the related parts of the outline planning permission and S106 agreement.

The Greater Cambridge Shared Planning Service is a strategic partnership between Cambridge City Council and South Cambridgeshire District Council

Finally, it was noted that the first reserved matters application for housing on this site was referred to the planning committee for decision. However, it was acknowledged that this was so as to establish the quality and detail of the types of scheme that the Council wishes to see come forward on this site, rather than an expectation that every reserved matters application would require to be referred to the planning committee for decision.

Decision

A Delegated Decision