

## Delegation meeting - Minutes

- **Date:** 30 November 2021
- **Time:** 11:00 – 12:30
- **Meeting held:** via Teams
- **Attendees:** Cllr Henry Batchelor (HB), Cllr Pippa Heylings (PH), Nigel Blazeby (NB), Julie Ayre (JA), Alice Young (AY), Michael Sexton (MS)

**Minutes approved by:** Cllr Pippa Heylings (Chair of Planning Committee – Consultee), Cllr Henry Batchelor (Vice Chair of Planning Committee – Consultee) on 12 December 2021, Nigel Blazeby (Delivery Manager Development Management) on 12 December 2021

### **21/03302/OUT - Outline planning for the change of use to residential and for the erection of 1 No. dwelling house with some matters reserved except for access. Land at the back of 8 The Green Rampton Cambridge Cambridgeshire**

#### **Reason for call-in request**

Council comments:

Rampton Parish Council at its meeting on September 14th vote unanimously to suggest that SCDC Planners reject planning application 21/03302/OUT for the erection of one dwelling house at the back of 8 The Green. Should the planning officer involved be moved to approve the application, we request that the decision is transferred for consideration by the full planning committee.

There are many reasons for rejection many of which have been presented previously for the two house application and these remain unchanged. The reasons include

- Inadequate driveway access over a 40-50m run. At only 3m wide (the permitted access usage) two cars are unable to pass. Relatively tight turning at the house end mean shunting may be required by both properties when simultaneous access is required, particularly if visitors are involved. The use of undemarcated areas that are excluded from the access rights claimed by No 8 the Green should not be considered in estimates of ease of access.
- The drive runs past the relatively open window vistas of 14 Cow Lane introducing a significant loss of privacy.
- The claim that the development is in-fill is not strictly correct as it is back land development. Such close building immediately next to conservation area properties is inappropriate; it restricts views, takes light from adjacent properties

particularly during winter and develops a crowded appearance in the centre of the village.

- Access during construction will cause difficulty and possible damage during construction, whilst the recent heavy rains provided a reminder that surface water removal in this part of the village remain a problem, with water entering the curtilages of both 8 and 9 The Green. The site as a whole is unsuitable for residential development.

## Key considerations

The case officer introduced the application to the group and explained the comments which had been received from the Parish Council. It was noted that the Parish Council had raised material planning considerations as follows:

- Inadequacy of access – only 3m wide so two cars cannot pass
- Disturbance to neighbours through manoeuvring at end of access
- Amenity of occupiers of 14 Cow Lane through loss of privacy through use of access
- Backland not infill
- Impact on Conservation Area including restricting views
- Impact on amenity of occupiers of neighbouring properties through loss of light
- Cramped appearance of proposed dwelling
- Problems during construction
- Surface water drainage issues

It was noted that a previous appeal decision had been dismissed on the site in Nov 2019. This was against the non-determination of an 'outline' application for the erection of 2 dwellings.

The Inspector dismissed the appeal for the following reasons:

- Insufficient information regarding noise from adjacent commercial premises
- The proposal would harm biodiversity, namely Great Crested Newts, in the absence of an ecological survey to indicate otherwise.

The Inspector accepted the following aspects of the proposal

- The access was considered acceptable to serve 2 dwellings without causing harm to highway safety
- The proposed development would not significantly harm the economic viability of the adjacent garage

At the meeting, the case officer explained that noise and ecology information has now been submitted and is acceptable.

The application is made in 'outline' such that the details of the proposal, other than access, would have to be considered through the submission of a future 'reserved matters' application.

With regard therefore to the Inspectors conclusions, and the fact that the details of the scheme are yet to be considered in a future application, it was considered that the concerns raised by the Parish Council have either been accepted by the Inspector (for example the principle of residential development and the access to it) or are yet to be considered (for example the design of the dwelling, impact on neighbours, impact on conservation area etc) in a future application. In addition, it was felt that issues of drainage and construction disturbance could be addressed through appropriate planning conditions. For these reasons the concerns were not considered to be of such significance as to warrant referral of the application to the planning committee.

The proposal was not found to have significant implications for adopted policy, nor to be of a nature, scale or complexity to warrant referral to the committee. Finally, the history of the site was not determinative in this case.

## **Decision**

Delegated decision – see above.

## **S/2501/19/COND4 - Land To The North And South Of Bartlow Road Linton CB21 4LY**

### **Reason for call-in request**

Please see Appendix A, B & C

### **Key considerations**

Council comments:

The case officer introduced the application to the group and explained the comments which had been received from the Parish Council. It was noted that the Parish Council had raised material planning considerations, notably that the data and calculations used in the application were inaccurate, incomplete and misleading and this included noise, flood risk, surface water drainage and foul water drainage and that the details of the proposed future management and maintenance of the proposed streets were inadequate for a number of reasons.

The case officer explained that the Parish Council had highlighted a number of inconsistencies including incompatibility of the drainage details. He noted that many of the comments in this regard were in relation to drainage and that the drainage details have now been agreed following the allowed appeal decision in relation to drainage (application ref. S/1963/15/COND10). He acknowledged the Parish Council's concern that the drainage details would have to be compatible with the highways details and that these would need to be established before the condition could be discharged. He considered this to be a technical matter that could be resolved by officers.



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The case officer also explained that other than compatibility with the approved drainage scheme the remainder of the issues that must be considered relate to the future management and maintenance of the proposed streets only as this is the specific subject of the condition. As such some of the comments of the Parish Council, though relevant in the broader sense, go beyond the matters that can be considered in relation specifically to the application. He also explained that the Local Highways Authority had previously objected but following the receipt of further information it later advised that the information was sufficient and the condition could be discharged.

Having regard to the technical nature of the condition, the limits on the matters that can be considered, and the advice of the Local Highways Authority as technical consultee the Parish Council's concerns were not considered to be of such significance as to warrant referral of the application to the planning committee.

The proposal was not found to have significant implications for adopted policy, nor to be of a nature, scale or complexity to warrant referral to the committee. Finally, the history of the site was not determinative in this case.

## Decision

Delegated decision – see above.