

Delegation meeting - Minutes

- **Date:** 5th July 2022
- **Time:** 11:00 – 12:30
- **Meeting held:** via Teams
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Attendees: Cllr Henry Batchelor (HB), Cllr Peter Fane (PF), Phil McIntosh (PM), Nick Westlake (NW), Michael Sexton (MS), Michael Allen (MA), Dean Scrivener (DS)

Minutes approved by: Phil McIntosh (Interim Delivery Manager and S106), Cllr Batchelor (Chair of Planning Committee - Consultee) on 7 July 2022

Item added to the Agenda (20/04589/CLUED) at the start of the meeting in consultation with Chair.

22/01290/S73 Rampton Car Breakers, Cuckoo Lane, Rampton, Cambridgeshire, CB24 8QH.

S73 for removal of Condition 1 attached to planning application referenced S/1369/94/F

Reason for call-in request

The Parish Council have raised an objection to the removal of Condition 1 on the grounds it will have the potential to result in the construction of inappropriate development upon the application site.

Key considerations

The case officer introduced the application explaining the site, local context and wording of the condition from the original planning permission. Officer provided aerial photos and other images of the site. The officer explained that the permission is personal to the current operators who wish to now sell the business. There is no proposed change of use of the land, it is merely seeking to remove the condition to allow other person/s to run the existing business on the site.

No significant planning concerns were raised in relation to the removal of the condition particularly as there is no proposed change of use. Furthermore, this is not a complex application with significant policy implications. On this basis the Interim Delivery Manager did not consider the proposal warranted referral to the planning committee.

Decision

Do not refer to Planning Committee

21/03438/FUL Land At 147 St Neots Road, Hardwick, Cambridgeshire

Erection of nine self-contained residential flats and associated infrastructure and works

Reason for Call-in Request:

The 3 story with flat roof design is out of keeping with the nearby buildings in a focal point of the village. It should be a maximum of 2 stories with an apex roof.

The access onto Cambridge road is too close to the busy St Neots Road/Cambridge Road Junction. The proposed building is too close to Cambridge Road.

Key considerations

The case officer explained the context of the site and that it is in a prominent location at the junction of St Neots Road and Cambridge Road. Officer explained relationship with adjacent properties, referencing siting and scale, including planning permission for a development that is not yet built. Officer pointed out the siting of the bin store and associated vehicle access point, particularly due to proximity of the junction (potential obstruction during refuse collection). It was noted that Highways have not raised an objection. The contemporary design approach was also noted in the context of the surrounding properties. It was noted that on site parking provision was below the minimum standards, although this had also been accepted on the adjacent site (yet to be built).

The concerns of the Parish were duly acknowledged. Given the location of the site, its setting, scale of development and relevant material planning considerations raising significant planning concerns, it was considered by the Interim Delivery Manager that the application should be referred to the planning committee.

Decision

Refer to Planning Committee

20/04589/CLUED Land At Longstanton Road – Over, Cambridgeshire, CB24 5WE

Certificate of lawfulness under section 191 to establish planning permission S/2045/89/D for land for riding, livery stables, temporary stables and flat was lawfully commenced and is extant

Reason for Call-in Request:

PC objects on the following grounds: Lack of information providing evidence that works have commenced; the proposal is not in accordance with a Deed of Agreement dated 1988; there is an outstanding pre commencement condition on the original permission which has not been discharged; no evidence of the development being pursued has been provided; the development is not commercially viable and this has been proven due to the lack of development being pursued on site

Key considerations

The case officer introduced the application which explained that the application was seeking a certificate of lawfulness in relation to commencement of planning permission S/2045/89/D. It was explained that the applicant had provided evidence to demonstrate that the development had commenced lawfully through a material operation as referenced under s56 of the Town and Country Planning Act 1990 (as amended). The approved plans were provided and were shown in the context of development that had been undertaken on site. It was explained that building control had also been consulted on the works undertaken.

The Interim Delivery Manager explained that the application was not being considered against planning policy set out within the development plan but the evidence submitted by the applicant to demonstrate whether or not a lawful commencement of the development had taken place. There was no planning judgement to be made with regard to material planning considerations in the context of development plan policies.

Based on the nature of the application which does not have significant policy implications or raise significant material planning concerns the Interim Delivery Manager did not consider the proposal warranted referral to the planning committee.

Decision

Do not refer to Planning Committee