

Delegation meeting - Minutes

- **Date:** 22nd November 2022
- **Time:** 11:00 – 12:30
- **Meeting held:** via Teams
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Attendees: Cllr Henry Batchelor (Chair of Planning Committee), Cllr Peter Fane (Vice Chair of Planning Committee), Tom Gray (TG), Phil McIntosh (PM) Interim Delivery Manager (West) and S106.

Apologies:

Minutes approved by: Phil McIntosh (Interim Delivery Manage - West) in consultation with Cllr Batchelor (Chair of Planning Committee) and Cllr Fane (Vice Chair of Planning Committee), on 29 November 2022

22/02230/FUL

Land To The South East Of 88, Moorfield Rd, Whittlesford

Erection of 6 No. dwellinghouses along with access, car parking and associated infrastructure works

Reason for Call-in Request:

Highway safety issues and traffic movements; proximity to A505; loss of green space and biodiversity; out of character

Key considerations

The case officer introduced the proposal noting the site is within the village framework and is a piece of undeveloped land in an existing residential housing estate. The land is not designated, nor is it previously developed land. Officer showed site the proposed plans, aerial photos to explain the local context, including proximity to A505. The officer advised County Council Highways have not objected. Concerns have been raised by the Council's Environmental Health officer (EHO) regarding noise impacts. Noted the Parish recommends refusal for 4 reasons and the officer is also minded to refuse permission, albeit not necessarily for all reasons set out by the Parish. Third party reps have also been received which object to the application. There has been one application which was previously refused under delegated powers.

The concerns of the Parish were noted. The application is not of significant scale or complexity being a scheme of 6 dwellings (reduced from 8 under the previous proposal). There are no significant material planning considerations or policy implications for the proposal. There is a modest level of public interest and taking all these factors into consideration in consultation with the Chair and Vice Chair, the Interim Delivery Manager considered, the proposal should not be referred to the planning committee.

Decision

Do not refer to Planning Committee