

Delegation meeting - Minutes

- **Date:** 26th September 2023
- **Time:** 11:00 – 12:30
- **Meeting held:** via Teams

Attendees: Cllr Martin Cahn (Chair of Planning Committee), Cllr Peter Fane (Vice Chair of Planning Committee), Rebecca Smith (RS) Delivery Manager (DM West & Compliance), Michael Hammond (Area Team Leader), Tom Chenery (Senior Planning Officer)

Apologies:

Minutes approved by: Cllr Martin Cahn 29.09.2023

23/03177/S73 Former Barrington Cement Works, Haslingfield Road, Barrington
S73 to vary condition 2 (approved drawings) of ref: 22/04540/S73 to include the details of the proposed footpath/cycleway between Foxton station and the former Barrington cement works

Reason for Call-in Request:

- Officer referral

Key considerations

The Case Officer (MH) introduced the application outlining the existing context of the site and surrounding area, outlined the proposal and planning history. It was noted that the proposed cycleway is a significant element of infrastructure associated with the residential permission and involves extensive vegetation/ tree clearance. No consultee objections or significant third party objections have been received.

Discussion was had over external lighting and safety concerns, as well as implications for wildlife. The Council's Ecology Officer has requested additional information about the proposed crossing lighting.

It was acknowledged that the nature, scale and complexity of the proposed development is not significant in the context of the overall site. There is also only limited public interest in the scheme. It is not considered the proposal gives rise to significant policy implications nor any significant planning concerns. Consequently, in consultation with the Chair and Vice Chair of the Planning Committee, the Delivery Manager considered the proposal should not be referred to the planning committee.

Decision

Do not refer to Planning Committee

23/03175/LBC & 23/03174/HFUL – 86 High Street Great Abington

Enlargement of previously permitted photovoltaic array on barn roof.

Reason for Call-in Request:

- Cllr Batchelor requested – the sustainability benefit outweighs the perceived conservation harm

Key considerations

The Case Officer (TC) introduced the application noting that the application proposal for solar panels has not been amended since the previously refused scheme. The application proposes increasing the number of solar panels on the roof of a curtilage listed building, bringing the proposed solar panel array closer to the listed building and covering the majority of the 'cow shed' roof. It was noted that the increase in number of solar panels would increase the available solar power to the house, although from the information submitted would still not be sufficient to power the whole building.

The Council's Conservation Officer maintains their objection due to the materials, scale, location, proportions, and relative character the panels would dominating the roof and detracting from the historic rural character and appreciation of the building and particularly the adjacent farm house. They consider that no justification has been given sufficient to outweigh the less-than significant harm generated by the panels' domination of the prominent barn extension and the works would detract from rather than preserving or enhancing the listed building.

It was noted that there is a separate matter of the 'green to our core' principles of the council, outside of the adopted local planning policy, that should be considered when weighing the matter of harm to the listed building and sustainability. On that basis it was considered that the proposal gives rises to implications for policy and raises planning concerns. Consequently, in consultation with the Chair and Vice Chair of the Planning Committee, the Delivery Manager considered the proposal should be referred to the planning committee.

Decision

Refer to Planning Committee