

Delegation meeting - Minutes

- **Date:** 10th October 2023
- **Time:** 11:00 – 12:30
- **Meeting held:** via Teams

Attendees: Cllr Martin Cahn (Chair of Planning Committee), Rebecca Smith (RS) Delivery Manager (DM West & Compliance), Michael Sexton (Area Team Leader)

Apologies:

Minutes approved by:

23/02752/OUT - Land North Of Davids Lodge Old North Road Bourn

Outline application for the erection of up to 5 No. self-build dwellings with some matters reserved except for access off Fox Road

Reason for Call-in Request:

- Officer request
- Parish Council request - outside framework, highway safety, conservation, ecology, archaeology. Other concerns - pre-app discussions between officers and agent strongly questioned "we must insist that the determination of this planning application goes to the Planning Committee, at the very least to safeguard the integrity of the planning process in South Cambridgeshire"

Key considerations

The Case Officer (MS) introduced the application outlining the existing context of the site and surrounding area, outlined the proposal and planning history. Plans of the proposal were provided including indicative site layout and context of the site in relation to the development framework boundary. The case officer explained that the site was outside of the development framework, that the relevant local plan policies were S/7 and S/11. Also noted was the nature of the proposal being self build dwellings.

The Parish Council's objections and concerns were noted, as was the request to call in to Planning Committee. The Conservation Officer had also raised objections to the proposal and the harm to setting of the listed buildings due to the urbanisation of their setting to the immediate south. about the access to the site.

It is acknowledged the scale of development is not significant, however, given the provision of up to 5 self build units, outside of the development framework, in an infill village this raises considerations regarding the principle of development in the context of policy implications and material planning considerations. On this basis in consultation with the Chair of the Planning Committee, the Delivery Manager considered, on balance, the proposal should be referred to the planning committee.

Decision

Refer to Planning Committee

23/02823/FUL - Barn 4, Magog Court, Great Shelford

Change of use of Barn 4 to drive thru phlebotomy (blood) testing unit, remodelled access, vehicle circulation space, parking, footpath link, dropped kerbs, landscaping and associated infrastructure at Magog Court

Reason for Call-in Request:

- Cllr Fane requested – should be determined as if it were a new build and not a change of use

Key considerations

The Case Officer (MS) introduced the application outlining the existing context of the site and surrounding area, outlining the proposal and the planning history. It was noted that the site is located within the green belt, adjacent to existing commercial development to the north and that no changes are proposed to the current access arrangements.

Discussion was had over the existing building, and its permission via a previous prior notification. The building retains its design as an agricultural building with the addition of some fenestration within the elevations. The building has been constructed – the frame and roof has been in place since July 2022.

The Local Highways Authority has not raised any objections, however significant number of third party objections have been received raising issues relating to the green belt location, highways safety, use of the building, design and visual impact.

It was acknowledged that the nature, scale and complexity of the proposed development is not significant in the context of the site. However, given the level of public interest, the planning history of the site and the potential implications for planning policy, in consultation with the Chair of the Planning Committee, the Delivery Manager considered the proposal, on balance, should be referred to the planning committee.

Decision

Refer to Planning Committee