

Delegation meeting - Minutes

- **Date:** 31st 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), Nick Yager (Principal Planning Officer)

Apologies: Cllr Peter Fane (Vice Chair of Planning Committee)

Minutes approved by: Cllr Martin Cahn 03.11.2023

23/00488/LBC – Linton Village College Cambridge Road Linton

Refurbishment to the existing Wardens House for SEN and office use to include constructing DDA access into property, internal alterations and refurbishment to Ground Floor space for SEN, light refurbishment to First Floor accommodation for office use, repair and replacement of external Rain WGs and Roof felt, replacement of windows for new Crittall windows, replacement of oil tank to Air Source Heat Pump and general upgrade of mechanical and electrical devices for new.

Reason for Call-in Request:

Parish Council request –

- The Heritage Statement by the College is not comprehensive enough. (point 2 on previous comments)
- The Access Officer has pointed out they are referring to an out-of-date legislation. (point 3 on previous comments) The accessible toilet has insufficient space to manoeuvre a wheelchair nor for someone to go in to assist and the door construction is incorrect for this type of use as presented. (point 4 on previous comments) Insufficient information in the documents provided to make an informed decision (point 6 on previous comments)
- The only changes since the previous consultation are the addition of an ecology assessment and provision for bats.
- The Heritage statement correctly recognises the purpose of the Village College as a facility to be open to the community outside of School teaching hours. It is unclear how this aim will be fulfilled. (point 10 on previous comments)
- There is statement that they are going to replace the oil-fired central heating with an air-source heat pump. There is no information on the replacement plumbing and radiators that will be required.
- We also query the noise generated by the heat pump. (point 11 on previous comments).

Key considerations

The Case Officer (NY) introduced the application outlining the existing context of the site and surrounding area and outlined the proposal. This application is a listed building consent application to carry out work to the Grade 2 listed building, originally built as the warden/ headmasters house and part of the wider college complex. The building is architecturally separate from the wider college buildings as it was built as a residence. The house has been used as storage for the college for some time, as use as an ancillary college residence was

no longer required. This application seems LBC for refurbishment to enable the building to be used as space for SEN at ground floor level as well as some office space at first floor.

The concerns raised by the Parish Council were noted; the Conservation Officer has commented as part of the application process and has no objection to the proposed refurbishment. They are satisfied that the Heritage Statement provides a very good appraisal of the building. The Ecology Officer has reviewed the ecology assessment and has raised no objections but recommended conditions. A number of the issues raised by the Parish Council refer to element which fall outside of the remit of this listed building consent application and would relate to planning permission which would be required.

No comments have been received from third parties.

It was acknowledged that the nature, scale and complexity of the proposed development is not significant in context. There is also no 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 of the Planning Committee, the Delivery Manager considered, on balance, the proposal should not be referred to the planning committee.

Decision

Do not refer to Planning Committee