

Delegation meeting - Minutes

- **Date:** 15 October 2024
- **Time:** 11:00 – 12:30
- **Meeting held:** via Teams

Attendees: Cllr Anna Bradnam (Chair of Planning Committee), Cllr Peter Fane (Vice Chair of Planning Committee), Rebecca Smith (Delivery Manager), Melissa Reynolds (Senior Planning Officer)

Apologies:

Minutes approved by: Cllr Anna Bradnam (Chair of Planning Committee) 29.10.2024

24/02823/FULFUL – Land South of Willingham Green Road Carlton

Demolition of existing buildings and development of place of worship, with car parking and associated landscaping

Reason for Call-in Request:

Parish requested - The Parish Council further requests that the application be referred to the District Council Planning Committee for a detailed review, given the planning history of the site and the strong concerns within the parish.

Key Considerations:

The Case Officer (MR) introduced the application outlining the details of the planning application, as well as the existing context of the site and surrounding area, together details of the site designations and surrounding planning history. The planning application is a full application and relates to the demolition of the existing buildings on site and erection of a single storey building for use as a place of worship (Use Class F1) along with associated car parking and landscaping.

It was noted the site is part of a larger site which has an extant outline planning permission for 4 residential plots; the loss of the previous use as an employment use has already recently been considered and accepted in principle. The case officer outlined the design, appearance and materiality proposed, which are akin to development in the vicinity of the site.

The case officer outlined the objections received, the representations in support of the proposal, and those concerns raised by the Parish Council relating to the lack of wider public benefit. The concerns raised over the impact of the proposed development were noted – increase in traffic, noise, light pollution, parking, design, materials and appearance. It was also noted that there are no objections to the proposal from any of the internal and external specialists that have been consulted as part of the assessment of the proposal.

The application history of development on the site was noted, it was acknowledged that the nature, scale and complexity of the proposed development is not in itself significant, nor the level public interest in the scheme. Given the extant permission there were considered to be no planning policy implications and no significant planning concerns raised. Consequently, in consultation with the Chair and Vice 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