

Delegation meeting - Minutes

- **Date:** 14th November 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), Amy Stocks (Planning Officer), Beth Clark (Planning Officer), Tom Chenery (Senior Planning Officer) and Charlotte Spencer (Principal Planning Officer)

Apologies:

Minutes approved by: Cllr Martin Cahn 17/11/2023

23/01581/FUL & 23/01582/LBC – Manor Farm Clayhithe Road Horningsea

Conversion of existing vacant farm buildings into seven dwellings with access, parking, landscaping and associated infrastructure

Reason for Call-in Request:

Ward Member request – There is wide local support for this application from residents and Parish Councillors and as would request determination at Planning Committee

Parish Council Comments:

- Overlooking and loss of privacy
- Loss of light and overshadowing
- Noise
- Highways concerns during construction
- Concerns over possible future extension
- A lot of bats and barn owls inhabit the area and need protecting
- Work should adhere to policies on listed buildings and conservation areas

Key considerations

The Case Officer (AS) introduced the two associated applications outlining the existing context of the site and surrounding area and outlined the proposal. This application is planning and a listed building consent application to carry out work to convert the curtilage listed barns associated with the Grade 2 listed Manor House.

The applicant has advised that the existing buildings are not fit for purchase for agricultural use, following the conclusion of the previous tenancy in 2021.

The complex of barns is located on agricultural land within the village boundary, and therefore the proposal falls to be assessed against Policy S/11, which allows for up to 2 dwellings within the village boundary together with policies relating to impacts on listed buildings, heritage assets and general design / character policies. As the barns are curtilage listed the case officer confirmed there is not permitted development rights for conversion of the agricultural buildings.

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 development subject to the imposition of conditions. The Ecology Officer has reviewed the ecology assessment and has raised no objections but recommended conditions. A number

of local residents have commented in objection to the proposal but subsequently withdrawn their objections and commented in support.

It was acknowledged that the nature, scale and complexity of the proposed development is not significant in context. However, there is public interest in the scheme and could give rise to policy implications. Consequently, in consultation with the Chair and Vice 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

23/03676/FUL _ 40 Hinton Way Great Shelford

Demolition of an existing detached bungalow and the erection of 2no. dwellings and alteration to access

Reason for Call-in Request:

Parish Council request - object to this development as they feel it is overdevelopment of the site

Key considerations

The Case Officer (BC) introduced the application outlining the existing context of the site and surrounding area, and outlined the proposal. Plans of the proposal were provided including site layout, plans and elevations of the proposed dwellings and context of the site in relation to the development framework boundary. The case officer explained that the site was within the development framework, that the relevant local plan policies were S/7 and S/8.

The Parish Council's objections and concerns were noted, as was the request to call in to Planning Committee. The Local Highways Authority have been consulted as part of the application process and raises no objections. Two neighbouring residents have commented raising objections to the proposal.

It was acknowledged that the nature, scale and complexity of the proposed development is not significant in context of the rural centre of Great Shelford. 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 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

23/03500/FUL and 23/03501/LBC – 61 High Street Linton

Change of use from Class E (a) to Class C3 Residential for short term holiday accommodation

Reason for Call-in Request:

Parish Council request:

- Marketing Information Flawed.
- Harm to Conservation Area.
- Parking Issues.
- Flood Issues

Key considerations

The Case Officer (TC) introduced the application outlining the existing context of the site and surrounding area, and outlined the proposal. Plans of the proposal were provided including site layout, floor plans and context of the site in relation to the development framework boundary and the remainder of the terrace that the property forms a part of. The case officer explained that the site was within of the development framework, the conservation area and also within flood zone 3; that the relevant local plan policy for the proposed change of use was E/20.

The Parish Council's objections and concerns were noted, as was the request to call in to Planning Committee. It was also noted that Listed Building Consent has previously been granted for internal works to the property, and a similar proposal had previously been refused planning permission for insufficient information relating to the loss of employment use. No comments have been received from third party neighbouring residents.

It was acknowledged that the nature, scale and complexity of the proposed development is not significant, and that there is 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 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

23/02966/OUT – Land off Leaden Hill Orwell

Outline application for the construction of 9 No. self build plots with access and associated infrastructure with some matters reserved except for access.

Reason for Call-in Request:

Parish Council request –

- Outside the development framework and Orwell is a group village.
- Not a sustainable village due to water supply and poor public transport links.
- Encroachment onto the countryside and it would be visible from other parts of the village.
- Issues with foul water drainage.
- No surface water main in Orwell and no details of surface water disposal.
- Traffic problems at the junction with Leaden Hill during school drop off/ pick up times.
- Leaden Hill is a privately owned unmade road unsuitable for further development.
- Several owners of the houses own parts of the road but have not been contacted.
- Misleading statements in the application.
- Self build plots could cause construction disturbance for several years.
- No affordable housing but it appears development would exceed 1000sqm.
- The road should not be included in the application as understand its not owned by the applicant and none of the owners have received statutory notice.

Key considerations

The Case Officer (CS) 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/10. 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 Local Highways Authority has been consulted on the application as part of the assessment process and it was noted they raised no objections to the proposal.

It is acknowledged the scale of development is not significant, however, given the provision of 9 self build units, outside of the development framework, in group 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 and Vice 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