

Delegation meeting - Minutes

- **Date:** 16th January 2024
- **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 (Delivery Manager (DM West & Compliance)), Rachel Brightwell (Planning Officer)

Apologies: Cllr Martin Cahn (Chair of Planning Committee 19.01.2024)

Minutes approved by:

23/04478/HFUL – 22 Burrough Field Impington

First floor extension with front dormer and single storey side extension.

Reason for Call-in Request:

Parish objection received - Parish called in due to conflict with neighbourhood plan policy relating to parking provision in neighbourhood plan

Key Considerations:

The Case Officer (RB) 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. The householder planning application relates to the erection of a first floor extension and single storey side extension.

The case officer advised that the main objection from the Parish Council related Parking policy HIM05 within the Histon and Impington Neighbourhood Plan which sets out that a 4 bed house requires 3 parking spaces and a 5 bedroom house requires 4 parking spaces. The property benefits from an existing garage, which does not meet the minimum size standards as set out in the local plan, which would be converted as part of this proposal together with one off road parking space.

The case officer noted that there are other properties within the street which benefit from a similar extension, and that there are instances of properties with parking provisions which do not meet the required standard as set out in the neighbourhood plan.

Noting the conflict between the neighbourhood plan policy and the adopted local plan policy relating to car parking and the concerns raised by the Parish Council objecting to the proposal were noted. It was acknowledged by the panel that the nature, scale and complexity of the proposed submission of details application is not significant in context; and each application is assessed on its own merits so there were not any concerns regarding the setting of a precedent and as such having significant policy implications. Consequently, in consultation with the Chair and Vice 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