

Delegation meeting - Minutes

- **Date:** 22 October 2024
- **Time:** 11:00 – 12:30
- **Meeting held:** via Teams

Attendees: Cllr Peter Fane (Vice Chair of Planning Committee), Michael Hammond (Area Team Leader), James Truett (Senior Planning Officer), Phoebe Carter (Senior Planning Officer)

Apologies: Cllr Anna Bradnam (Chair of Planning Committee), Rebecca Smith (Delivery Manager)

Minutes approved by:

24/02652/REM – Parcel 2.2b(South) Phase 1, Land to the West of Cambourne

Approval of reserved matters and partial discharge of conditions 5, 8, 15, 17, 16, 20, 21, 22, 23, 25, 27, 28, 29, and 32, for appearance, landscaping, layout and scale following outline planning permission S/2903/14/OL, for 121 dwellings, including affordable housing, associated hard and soft landscaping and all ancillary works.

Reason for Call-in Request:

Officer Requested - Following the previous Parcel 2.1 on Cambourne West being determined at planning committee it was requested that future residential parcels be seen at the delegation meeting to determine if the application should attend planning committee.

Key Considerations:

The Case Officer (JT) 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 reserved matters and partial discharge of multiple conditions following outline planning permission S/2903/14/OL, for 121 dwellings.

The case officer advised that the application falls within the wider Cambourne strategic allocation and specifically forms Parcel 2.2b. The case officer explained that there were technical matters regarding certain conditions that required amendments/ additional information. These relate to the Lead Local Flood Authority, Transport Assessment Team, Sustainability and the Affordable Housing Team.

It was noted that the Town Council haven't commented on the proposal and that there have been no representations from the public consultation. Of the four consultee objections raised above, it was clarified by the case officer that the affordable housing team and transport assessment team comments have been overcome. The Lead Local Flood Authority and Sustainability matters remain outstanding.

Notwithstanding the complex planning application history of developments on and around the site, it was acknowledged that the nature, scale and complexity of the proposed development is not in itself significant. In addition, there is limited public interest in the scheme, subject to the last two remaining technical consultee matters being overcome. Consequently, in consultation with the Vice Chair of the Planning Committee, the Area Team Leader acting on behalf of the Delivery Manager considered the proposal should not be referred to the planning committee.

Decision

Do not refer to Planning Committee

24/03341/FUL – 49 Newington, Willingham CB24 5JE

Single storey 1 bedroom self build dwelling to the rear garden

Reason for Call-in Request:

Parish Requested - Willingham Parish Council object to the application for the following reasons: Although the development is smaller than previously applied for the Council would reiterate that: - They object to any new development in the village until such time as the ongoing issues with surface water flooding in the village is addressed. - This is background development which the Council has always objected to and would set a precedent for further development in the location. - The application is over development of the site with over 30% of the site being taken up by the build. - The application would result in the removal of several large trees. - The application would result in the removal of outside storage space. - The hard surfaces and building areas occupy nearly 90% of the site. - The soak-away is close the boundary impacting on adjacent properties. - The proposed two parking spaces do not have adequate turning space. - The visibility splays documented are not within the site boundary. The Council would request that if the officer is minded to approve the application that it is passed to committee for consideration.

Key Considerations:

The Case Officer (PC) introduced the application outlining the details of the planning application, including the extensive site history. The planning application is for a self build dwelling.

The case officer advised that this is the fourth planning application on this site. Previously refused iterations had included a two-storey dwelling and a two-bedroom single-storey dwelling. This current application is for a one-bedroom, single-storey dwelling. The case officer described how the height of the dwelling had been minimised considerably compared to former iterations.

It was noted that in addition to the Parish Council objection, there were two representations objecting, citing overdevelopment, character impact, materials, amenity impacts, risk of flooding and parking impact.

The case officer set out that the site does not lie within an area of surface water flood risk and the parking standards would be complied with. In terms of amenity impacts it was considered that the level of development was not so significant as to introduce any harmful overbearing, loss of light or loss of privacy impacts. With respect to character impacts, the surrounding context was considered to be one of more recent development and there was not a uniform prevailing pattern of development that would be harmed as a result of the development.

Taking the above into consideration, it was not apparent that there were special policy considerations, complexity or significance regarding this application. Consequently, in consultation with the Vice Chair of the Planning Committee, the Area Team Leader acting on behalf of the Delivery Manager considered the proposal should not be referred to the planning committee.

Decision

Do not refer to Planning Committee