

Delegation Meeting – Minutes

- **Date:** 02 April 2024
- **Time:** 11:00 – 11:20
- **Meeting Held:** via Teams

Attendees: Cllr Martin Cahn (Chair of Planning Committee), Cllr Peter Fane (Vice Chair of Planning Committee), Michael Sexton (Area Team Leader) and Tom Gray (Principal Planner)

Apologies: None

Minutes approved by: Cllr Martin Cahn (Chair of Planning Committee) 09 April 2024

23/02150/FUL – Spinney Hill Farm, Newton Road, Whittlesford

Change of use from a dwelling house and former agricultural land to a nature reserve and burial ground, the demolition of existing buildings, the erection of a remembrance hall and associated car parking and landscaping

Reason for Call-in Request

Parish Council Objection

- Inappropriate and detriment Green Belt development
- There is a significant commercial development which is not appropriate for Green Belt
- No need for burial space
- Whittlesford has sufficient already and additional facilities exist in nearby Great Chesterford
- Not sustainable and can only be reached by private car
- Inadequate facilities for the development
- Limited parking
- And so visitor parking at risk of overflowing onto the surrounding local roads
- Limited merit in the enhancement of wildlife
- The gain of the nature reserve and linking of footpaths do not mitigate the environmental impact
- Highway safety
- The site could bring significant additional vehicles to the village – with the proposed number of services and estimated visitors to the graves, there could be an additional 1,500 vehicle movements per week
- Newton Road and the other village roads would not support such traffic. There would be a danger to all traffic if that number of vehicles were making a sharp turn on to and off Newton Road at a point which is on a bend and subject to a 60-mph limit

Key Considerations

The concerns raised by the Parish Council objecting to the proposal were noted.

The application site previously benefited from planning permission for the same development, allowed at appeal on 04 June 2020:

S/1458/19/FL – Change of use from a dwelling house and former agricultural land to a nature reserve and burial ground the demolition of existing buildings the erection of a remembrance Hall and associated car parking and landscaping – Appeal Allowed

There has been no significant change in planning policy since the previous approval, with matters such as Biodiversity Net Gain adequately addressed as part of the application. There are no technical objections from consultees, including the Local Highways Authority.

Given the relevant planning history, it was not considered there were any significant policy implications arising from the development that would warrant debate by the Planning Committee.

Consequently, in consultation with the Chair and Vice Chair of the Planning Committee, the Area Development Manager considered the proposal should not be referred to the Planning Committee

Decision

Do not refer to Planning Committee