

Delegation meeting - Minutes

- **Date:** 19th December 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 (Delivery Manager (DM West & Compliance)) and Dominic Bush (Senior Planning Officer)

Apologies: None

Minutes approved by: Cllr Martin Cahn (Chair of Planning Committee) 26.12.2023

23/03517/FUL – Shepreth Mill Dunsbridge Turnpike, Shepreth

Demolition and replacement of toilet and shower blocks within existing camping and caravan site.

Reason for Call-in Request:

Parish requested – Complex planning application.

Key considerations

The Case Officer (DB) introduced the application outlining the existing context of the site and surrounding area, outlined the proposal together details of the site designations. The case officer advised that the application had been amended since submission, previously the application proposed the change of use of land to add an additional 10 caravan pitches. However this element of the proposal has been removed and this application now relates solely to the demolition of the existing toilet and shower block, and erection of replacement blocks.

3 objections have been received from neighbouring residents, prior to the amendments being made to the proposal. The objections related to drainage, noise and light impacts along with impacts on biodiversity and the highway. The Councils Ecology officer has been consulted as part of the assessment of the application and they have raised no objections. The Local Highways Authority has also been consulted and not raised any objections.

The concerns raised by the Parish Council objecting to the proposal were noted, however since these comments were made the proposal has been amended. It was acknowledged by the panel that the nature, scale and complexity of the proposed development is not significant in context. There is limited public interest in the scheme, and it was not considered there were any policy implications. 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