

Delegation Meeting – Minutes

- **Date:** 02 January 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 Nick Yager (Principal Planner)

Apologies: None

Minutes approved by: Cllr Martin Cahn (Chair of Planning Committee) 07 January 2024

23/02932/OUT – Land South Of Willingham Green Road, Carlton

Outline planning permission for the change of Use from Former Gowings Yard to residential use comprising of demolition of existing outbuildings and construction of 4No. New Dwellings with some matters reserved except for access

Reason for Call-in Request

Parish Council Objection

We have held an extraordinary meeting of the parish council with residents on Thursday 19th October 2023, to hear residents' concerns about this planning application, which we were alerted to in the week ending 13th of October.

Since we reviewed the 4-house outline planning application (23/02932/OUT) in August, there has been an appeal application for a 1-house scheme (22/03497/OUT) which sits within the plot boundary (plot 2) of the first one, albeit it seems under different ownership. This second application is for a proposal very similar to the second house within the 4-house scheme but is not identical, particularly with regards to its boundary.

This has cast considerable confusion over both applications and has raised concerns amongst residents over what is actually being proposed, how many houses, and what could follow, with a perceived risk that over development of the site may occur.

Regarding the 4-house scheme (23/02932/OUT):

Willingham Green residents appear to be broadly 50-50 split on whether they support or oppose the development of the scrapyard site. Reasons cited in support were that the site has sat derelict and untidy for many years and is not benefitting the village in its current state. Reasons against concern the density of the proposed development affecting the existing character of the area and increased loading on the existing infrastructure; plus the risk of setting a precedent for further development within, adjacent to, and near to the site (with associated loss of amenity land).

The Parish Council has been supportive of planning applications in the past ranging from 1 to 4 houses and has not supported applications for greater numbers of houses due to concerns about the sustainability of additional housing in what is a small rural hamlet, including the lack of mains drainage. The parish council has expressed desire for the site to be developed in such a manner that would negate the concerns of residents regarding the pollution of the site and to an extent that would not compromise the sustainability of the hamlet.

Conclusion

The consensus from our extraordinary meeting was that the parish council needs greater clarity on what seem to be simultaneous applications (23/02932/OUT) and (22/03497/OUT) in order to comment on this application. Until then we are unable to recommend it.

Given the planning history of this site and the controversial nature of these two planning applications, we would request that this application is considered in detail by the planning committee to ensure that any successful application would result in a density, mass and style of house appropriate to the rural setting and in keeping with the rest of the hamlet. Should the application be successful we would be pleased as a parish council to work with the applicant to develop plans in more detail.

Local Ward Member (Cllr Harvey)

No further planning reasons given, follow-on from Parish Council comments.

Key Considerations

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

A significant portion of the comments relate to confusion between the current outline proposal (23/02932/OUT) and the refused scheme for a single dwelling on part of the application site (22/03497/OUT), cited as simultaneous schemes. The applications are separate and, as the red line boundary for the 2023 outline scheme encompasses the refused scheme for a single dwelling, it would not be possible to develop both schemes on site (should both benefit from planning consent).

It was acknowledged by the panel that the nature, scale, and complexity of the proposed development is not significant in context given the brownfield nature of the site and its lawful use, with several matters of detail reserved for a later stage. No significant issues of principle were identified, noting the relevant planning history on the site and no significant departure from adopted planning policy. There is limited public objection to the scheme, and it was not considered there were any significant policy implications arising from the development, again noting a previous planning permission on a brownfield site.

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

Decision

Do not refer to Planning Committee