

Delegation meeting - Minutes

- **Date: 26 November 2024**
- **Time: 11:00 – 12:30**
- **Meeting held: via Teams**

Attendees: Cllr Anna Bradnam (Chair of Planning Committee), Cllr Peter Fane (Vice Chair of Planning Committee), Rebecca Smith (Delivery Manager), John McAteer (Planning Officer), Beth Clark (Senior Planning Officer)

Apologies:

Minutes approved by: Cllr Anna Bradnam (Chair of Planning Committee)
29.11.2024

24/03344/PIP – Land West of 39 Pound Green Guilden Morden

Erection of 1 N. Self build dwelling.

Reason for Call-in Request:

Officer requested

Key Considerations:

The Case Officer (JM) 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 planning history of the site, and adjoining parcels of land.

The planning application is a permission in principle application and relates to erection of 5 custom build dwellings. The case officer explained that permission in principle applications only consider the location, land use and amount of development at this first stage, with all other matters being dealt with at the technical details stage.

The case officer advised that the site is outside of the development framework, but within the conservation area. There are two barns within the wider site that have been granted permission for residential conversion, which are extant or currently undergoing works. It was noted that there have been 10 objections relating to the proposal from the public consultation.

The planning application history of the site was noted, it was acknowledged that whilst the nature, scale and complexity of the proposed development is not in itself significant, there is public interest in the scheme; however it was considered that the proposal did raise implications for planning policy, in particular policy S/7 development frameworks. Consequently, in consultation with the Chair and Vice Chair of the Planning Committee, the Delivery Manager considered, on balance, the proposal should be referred to the planning committee.

Decision

Refer to Planning Committee

24/03085/FUL – Graveley garage rear of 68 High Street Graveley

Erection of a detached self/custom build dwelling with parking area.

Reason for Call-in Request:

Officer requested

Key Considerations:

The Case Officer (BC) 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 planning history of the site.

The planning application is for full planning permission for a single dwelling. The case officer advised that the site is outside of the development framework, but is for self / custom build. The site is surrounded by a mix of residential and some commercial development. There has been a previous refusal on the site for a three bedroom two storey dwelling on the basis of unsustainable location, harmful impact on the character of the area and failure to meet housing space standards.

No third party representations have been received as part of the statutory consultation, however concerns have been raised by the Environmental Health Officer about the location of the proposed dwelling adjacent to commercial premises, and the impact upon residential amenity. The case officer advised that the space standards reason for refusal on the previous application had been overcome as part of this submission.

The planning application history of the site was noted, it was acknowledged that the nature, scale and complexity of the proposed development is not in itself significant, and there is no public interest in the scheme. It was not considered that the proposal raised any additional implications for planning policy, other than those identified in the planning history. Consequently, in consultation with the Chair and Vice Chair of the Planning Committee, the Delivery Manager considered, on balance, the proposal should be referred to the planning committee.

Decision

Do no refer to Planning Committee