

Delegation meeting - Minutes

- **Date:** 25 June 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 (DM West & Compliance)), Sumaya Nakamya (Senior Planning Officer)

Apologies:

Minutes approved by: Cllr Anna Bradnam (Chair of Planning Committee) 30.06.2024

24/00900/FUL – Mill House, 49 Broadway, Bourn

Erection of 1 No. dwelling on part of the rear garden of the existing dwelling, reinstatement of a previous access onto the Broadway, demolition of existing curtilage structures and the introduction of new areas of hard and soft landscaping.

Reason for Call-in Request:

Parish objection - self-build development outside the village framework, visual harm to open character to countryside

Key Considerations:

The Case Officer (SN) 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. The planning application relates to the subdivision of an existing residential garden and erection of 1 self build dwelling.

The case officer advised that the site is outside of the development boundary and outlined the reasons for refusal on the most recent application determined in 2019. The Local Highways Authority, Council's Ecology Officer, Tree Officer and Environmental Health Team have been consulted as part of the assessment of the proposal and have not raised any objections to the current application.

No letters of representation have been received objecting to the proposal, two letters of support have been received. The concerns raised by the Parish Council relating to the proposal, and its assessment against the adopted local planning policies were noted. It was noted that the proposal is for a self build property, the need for which needs to be balanced against assessment against the other planning policies.

It was acknowledged 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 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