

Delegation meeting - Minutes

- **Date:** 9th January 2024
- **Time:** 11:00 – 12:30
- **Meeting held:** via Teams

Attendees: Cllr Martin Cahn (Chair of Planning Committee), Rebecca Smith (Delivery Manager (DM West & Compliance)), Tom Chenery (Senior Planning Officer) and Dominic Bush (Senior Planning Officer)

Apologies: Cllr Peter Fane (Vice Chair of Planning Committee),

Minutes approved by: Cllr Martin Cahn (Chair of Planning Committee) 16.01.2024

23/01118/CONDB – 63 Middlewatch Swavesey

Submission of details required by condition 4 (Surface Water), 5 (Surface Water Management) and 6 (Foul Drainage) of planning permission 23/01118/FUL

Reason for Call-in Request:

Parish objection received

Key Considerations:

The Case Officer (TC) introduced the application outlining the planning history and details of the full planning permission, as well as the existing context of the site and surrounding area, together details of the site designations. The full application relates to the demolition of the dwelling and redevelopment of the site to create 6 flats. This submission of details application relates to surface water drainage, foul water drainage and surface water management.

The case officer advised that the main objection from the Parish Council related to the surface water and request that it should not be directed into the foul sewer system and the Parish Council does not understand why Anglian Water (AW) are permitting this, they advise that there are a number of issues in Swavesey regarding foul sewers overflowing, which AW have previously retracted their initial no objection to such drainage arrangements on previous schemes.

AW have been consulted and have raised no objections to foul water but have objected to the surface water drainage proposals. The Council's Drainage Officer has been consulted as part of the assessment of the application and they have raised no objections.

The concerns raised by the Parish Council objecting to the proposal were noted, together with the objection from AW. It was acknowledged by the panel that the nature, scale and complexity of the proposed submission of details application is not significant in context; 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

23/04762/HFUL – 80A High Street Meldreth

First floor extension, single storey rear extension and Air Source Heat Pump to side of existing property.

Reason for Call-in Request:

Parish objection received

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 existing buildings is a single storey detached dwellinghouse, with an ancillary annex also located within the site. The site is not located within the Conservation area nor is it within the setting of any listed buildings. The case officer advised that the site has recently gained prior approval for similar extensions under Schedule 2, Part 1, Class AA for a first floor extension to the existing dwelling.

The case officer advised that the main objection from the Parish Council focus' on highway safety impacts as a result of construction, and overlooking to neighbouring properties. This is an existing highway access which would not be intensified as a result of the development, however any concerns arising during the construction phase could, as advised by the case officer, be overcome by way of a Construction Management Plan condition should the proposal be recommended for approval.

4 objections have been received from neighbouring residents, relating to access and highway safety, and light pollution from the glazing to the rear. The Council's Ecology Officer has been consulted as part of the assessment of the proposal to consider any impacts arising from the proposal on surrounding wildlife, but as yet have not responded.

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