

Delegation meeting - Minutes

- **Date:** 21 January 2025
- **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), Karen Pell-Coggins (Senior Planning Officer)

Apologies:

Minutes approved by:

24/04193/FUL – land rear of 10A-12 High Street Pampisford

Erection of 1 No. dwelling together with associated car and cycle parking, infrastructure and landscaping

Reason for Call-in Request:

Local Member requested - This application is for a single storey home in Pampisford, where there is a local need for this type of housing. New homes are not being delivered in Pampisford and no new houses have been approved within the central area of Pampisford in the last five years. There are also no allocations in the Local Plan, and there are limited development opportunities within the development framework to allow windfall sites to come forward. Pampisford is also largely surrounded by the Green Belt. This application site is outside the Green Belt. The proposals would provide an opportunity to help meet the local need for housing, providing smaller single storey accommodation to allow existing residents to downsize. The application includes a mechanism to ensure the dwelling is marketed to those with a local need / connection to Pampisford in the first instance. The application is supported locally, with the Parish Council commenting that it is “in line with goals of the Pampisford Neighbourhood Plan (under preparation) and therefore will assist in the delivery of 2 bedroomed homes within the village”.

It is therefore in line with the aims and aspirations of the Neighbourhood Plan. It is also opposite another single storey dwelling that was warmly received. I consider it to be part of the built-up area of Pampisford.

Given that the indicated Officer recommendation is contrary to the views locally of both the Parish Council and myself, I do feel the application should be given the opportunity to be heard by the Planning Committee, so that the local need and local support can be given due regard.

Key Considerations:

The Case Officer (KPC) 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 the erection of a single storey 2 bedroom dwelling. The case officer advised that the site lies outside of the development framework, in the countryside, in the conservation area and within the vicinity of a number of listed buildings.

It was noted that there is a neighbourhood plan within Pampisford but as yet it has not been made / adopted.

A very similar application was refused on the site, under delegated authority, in 2023 – the height has been amended since this proposal in order to address one of the reasons for refusal. There is a relatively recently constructed dwelling, adjacent to the site, also outside of the development framework, however it was noted that this permission was granted when the Council did not have a 5 year housing land supply.

No third party representations have been received as part of the statutory consultation; the Parish Council are supportive of the application; and of the technical consultees only one objection has been received, from the conservation team.

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. 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