

DELEGATION MEETING MINUTES
30th July 2024

11:00 – 12:30
Teams Meeting

Attendees: Cllr Bradnam, Cllr Fane, Rebecca Smith, Toby Williams, Amy Stocks, Sumaya Nakamya

1	22/04940/FUL – Everetts Field Meadow Road Willingham Cambs CB24 5JL Change of use of land to use as residential caravan site with a total of 5 No. caravans, including no more than 2 No. static caravans, together with laying of hard standing, erection of dayroom and access improvements Reason for Call-in Request: Parish requested Key Considerations: Willingham Parish Council recommend refusal for the following reasons: •The applicant lives on an existing site and has done for years, demonstrating security of tenure. •The site is outside the village envelope. •Willingham has a large number of traveller pitches including the recent additions of Alwyn Caravan Park and Haden Way. •The site is within an open rural landscape, to allow development in this location would breach policy NH/2 of the South Cambridgeshire Local Plan (2018). •The Cambridge, Kings Lynn, Peterborough and West Suffolk Gypsy and Traveller Accommodation assessment (2016). identified that between period 2016-2036, 20 pitches were needed for Gypsies and Travellers that meet the new definition under the Planning Policy Traveller sites (DCLG 2015) within the District. The assessment identified that this need could be met within existing sites or on pitches that had yet to be built. The assessment concluded that no new sites were required in the district for Gypsy and Travellers for the plan period. •The Parish Council request if the officer is minded to approve the application be passed to committee for consideration. Decision: Requirement to be reported to Planning Committee	AS
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	Reasons for decision: The application raises wider issues concerning the context of applications for Gypsy and Traveller (G&T) sites within Willingham, and particularly the history of G&T applications / enforcement of sites along Meadow Lane. Within this wider context, notwithstanding the absence of any statutory objection or high landscape value, the application requires broader consideration, including a robust assessment of the on-going relevance of the 2016 G&T Accommodation Assessment in light of various recent appeals for G&T proposals within the District. The personal circumstances of the applicants and their children also needs very careful consideration with reference to relevant legislative requirements. Such circumstances are often complex and will need to be weighed in the planning balance against any landscape harm arising from the proposal given the site is relatively open and is outside the Development Framework.	
	24/02556/FUL – 9 The Green Thriplow Cambridgeshire SG8 7QX Erection of a single storey self-build dwelling together with use of retained access points and host dwelling and associated works Reason for Call-in Request: Officer requested Key Considerations: Self Build in the conservation area and to consider location (backland development) Decision: Delegated Reasons for decision: The application does not raise any broader issues of principle, significance or interpretation of policy that require Committee's consideration. The application is neither complex nor accompanied by any substantial relevant planning history. Whilst the proposal is for self-build and would help meet the need for such, the provision of one unit in the context of this overall need would be minimal. The main considerations relating to issues of character and context, protection of the Conservation Area, residential amenity and protection of trees are more appropriately dealt with by officers under delegated powers.	SN