

Delegation meeting - Minutes

- **Date:** 27th February 2024
- **Time:** 11:00 – 12:30
- **Meeting held:** via Teams

Attendees: Cllr Martin Cahn (Chair of Planning Committee), Cllr Peter Fane (Vice Chair of Planning Committee), Rebecca Smith (Delivery Manager (DM West & Compliance)), Pierre Labat (Trainee Planner), Luke Mills (Principal Planning Officer)

Apologies:

Minutes approved by: Cllr Martin Cahn (Chair of Planning Committee), **5th March 2024**

23/04270/FUL – North of Station Road Oakington

Construction of a primary electricity substation and associated development.

Reason for Call-in Request:

Parish requested

1. The sub-station will be overbearing, particularly negatively impacting on No. 15 Station Road, Oakington. (Can it be sited further away from Oakington properties?)
2. Concerned about the potential impact on nearby properties of an electromagnetic field being created.
3. Concerned about the potential noise generated by the substation negatively impacting on Station Road residents.
4. Concerned about the adverse impact of the lighting on nearby properties. The Parish Council does not understand why the lights need to be on all the time, particularly as the substation will not be manned 24/7.
5. The plan to route construction traffic through Oakington and then via the narrow site entrance track off Station Road will be very disruptive to residents, particularly No. 15 which is located just a few metres from the track. The Parish Council does not think this is a suitable route for large construction vehicles.

Key Considerations:

The Case Officer (PL) 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. The planning application relates to part of the Northstowe Strategic Site Phase 3, and proposed the erection of a primary electricity sub station. The location of the proposed substation was annotated on the design and access statement submitted with the phase 3 Northstowe application but it was not included on the approved plans. The proposed substation is located 75M from the closest dwelling with a green partition sited between.

The proposed substation is unmanned, lighting will be available if needed for maintenance together with access to the substation, however once the construction phase has been completed the access and lighting proposed will only be utilised if maintenance is required.

The Council's Environmental Health Officer has been consulted and raised no objections to noise or the electromagnetic field (which does not extend beyond compound)

5 objections have been received from neighbouring residents, raising similar concerns to those raised by the Parish Council.

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