

Delegation meeting - Minutes

- **Date:** 20th 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)), Nick Yager (Principal Planning Officer)

Apologies:

Minutes approved by: Cllr Martin Cahn (Chair of Planning Committee) 25.02.2024

23/03932/FUL – Land Lying to the North East of All Saints Church Horseheath

Relocation of 3 allotments, erection of 2 No.3 bed dwellinghouses on previous allotment land reusing the existing vehicular access to allotments to serve 2 new houses, boundary treatments and landscaping to 2 housing plots with bin and bike spaces. Creation of a woodland and grassland areas with car parking for allotments. Transfer of PVAA status from present allotments to new woodland/grassland area.

Reason for Call-in Request:

Parish requested

Horseheath Parish Council discussed this application on Monday night at our Parish Meeting. Because there are significant public benefits as a consequence of this proposal, we have undertaken a comprehensive consultation of parishioners. The Parish Council strongly supports this application as we believe it will produce benefits for the Parish in the long term, despite the proposal being on an area previously designated as a Protected Village Amenity Area. We wish to record our support and to outline our perception of the public benefits. Please find attached the results of the consultation and a paper setting out the public benefit. We would be grateful if these could be added to the portal documents. Our District Councillor, Geoff Harvey, and County Councillor, Henry Batchelor, are aware of these documents and have previously voiced their support.

Key Considerations:

The Case Officer (NY) 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 the erection of 2 dwellinghouses on existing allotment land, within a protected village amenity area, adjacent to a grade I listed building, with grade 2 listed buildings within the vicinity of the site. The allotments are proposed to be relocated within the redline area of the proposal together with the creation of a new woodland area.

The case officer advised that the Parish Council are in support of the proposal, citing the public benefits to be delivered including the new woodland and proposed circular village walk outweigh the harm to the adjacent heritage assets and the loss of protected village amenity area.

Historic England have been consulted as part of the application and do not wish to offer comments however have suggested we seek the views of own conservation specialists. The

Council's Conservation Officer has objected to the proposal on the basis of the harm to the grade I listed building and the domestication of the land.

5 objections have been received from neighbouring residents, relating to harm to the listed buildings, water displacement and drainage, access and harm to character and visual amenity. The Council's Ecology and Landscape officers have been consulted as part of the assessment of the proposal to consider any impacts arising from the proposal on surrounding wildlife and landscape character, together with the Local Highways Authority, they have all raised concerns and objections.

It was acknowledged that the nature, scale and complexity of the proposed development is not significant in context. However, there is public interest in the scheme and the issues raised by the Parish Council and other consultees could give rise to policy implications. 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