

Delegation meeting - Minutes

- **Date:** 18 February 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), Sumaya Nakamya (Senior Planning Officer), John McAteer (Planning Officer)

Apologies:

Minutes approved by: Cllr Anna Bradnam 25.02.2025

24/04096/OUT – Land between Acorns and Fox Cottage Fox Road Bourn

Outline application for the erection of 1 No. self build detached dwelling and new vehicular access with some matters reserved except for access.

Reason for Call-in Request:

Officer Referral

Key Considerations:

The Case Officer (JM) introduced the application outlining the details of the planning application, as well as the existing context of the site and surrounding area, together with details of the site designations and planning history. The planning application is an outline application with all matters reserved except for access, and relates to erection of a self-build dwelling. The case officer advised that the site is outside of the development boundary in the countryside.

The Local Highways Authority and Council's internal specialists (Environmental Health and Ecology) have been consulted as part of the assessment of the proposal and have not raised any objections to the application.

The Parish Council have objected to the proposed development on the basis of the planning history (an application was refused on the site in 2017) and concerns over overdevelopment. 1 letter of representation relating to the proposal has been received from the public consultation, in objection. The third-party consultees raise concerns over setting a precedent but ask for boundaries to be retained if permission is granted along with conditions relating to siting of the property and windows.

In 2017 planning permission was refused, prior to the adoption of the current local plan, on the grounds of the location of the plot being unsustainable and encroachment into the countryside. However, planning permission was granted within close proximity of the site in 2024, at planning committee, where it was considered the location to be sustainable.

The Parish Council's objection and concerns were noted. It was acknowledged that the nature, scale and complexity of the proposed development is not in itself significant, it was also considered that the proposal did not raise implications for planning policy. Consequently, in consultation with the Chair and Vice 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

25/00010/PIP – Land East of 7 Mill Lane Barrington

Erection of 1 No. Self-Build Dwelling..

Reason for Call-in Request:

Officer referral

Key Considerations:

The Case Officer (SN) 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, and adjoining parcels of land.

The planning application is a permission in principle application and relates to erection of 1 self build dwelling. The case officer explained that permission in principle applications only consider the location, land use and amount of development at this first stage, with all other matters being dealt with at the technical details stage.

The case officer advised that the site is outside of the development framework, but on the edge of the framework and within the conservation area, with listed buildings within the vicinity of the site.

The Local Highways Authority, County Council Rights of Way Officer and Council's internal specialists (Environmental Health, Drainage, Conservation and Ecology) have been consulted as part of the assessment of the proposal and have not raised any objections to the application.

The Parish Council have objected to the proposed development raising concerns regarding the location of the site outside of the development framework, along with impacts on the conservation area and listed buildings. 1 letter of representation relating to the proposal has been received from the public consultation, raising objections regarding the proposed connection to the wastewater treatment plant and potential lack of capacity. Anglian Water have been consulted and not raised any objections.

The Parish Council's concerns and objection were noted. It was acknowledged that the nature, scale and complexity of the proposed development is not in itself significant, nor was it considered that the proposal raised implications for planning policy. Consequently, in consultation with the Chair and Vice 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