

Delegation meeting - Minutes

- **Date:** 17 September 2024
- **Time:** 11:00 – 12:30
- **Meeting held:** via Teams

Attendees: Cllr Anna Bradnam (Chair of Planning Committee), Rebecca Smith (Delivery Manager), Charlotte Spencer (Principal Planning Officer)

Apologies: None

Minutes approved by:

24/02509/FUL – Station Yard High Street Meldreth SG8 6JR

Demolition of existing factory building and office and construction of 22 No. dwellings with associated landscaping

Reason for Call-in Request:

Parish Requested - The latest design, following the withdrawal of the previous submission 23/02578/FUL, has only minor changes and does not address the fundamental concerns of Meldreth Parish Council. A summary of the Council's reasons for recommending REFUSAL is set out below.

As far as the Parish Council Planning Committee are aware all previous attempts to develop this site have been refused. The earlier proposals highlighted the problems with traffic and despite repeated attempts this has never been addressed successfully.

The Parish Council Planning Committee would also like this application to go to Full SCDC Planning Committee.

1. A development of 22 houses on this site is unable to provide adequate open space and community facilities. The Village Recreation ground is poorly located for access to and from this site, especially for children. It was also noted that the Planning Committee are aware that previous attempt to develop this site has been refused. The earlier proposals highlighted the problems with traffic and despite reported attempt this has never been addressed successfully.

2. Meldreth is a "Group Village". Under S10 of the Local Development Plan development is usually limited to 8 dwellings, exceptionally 15. A development of the 22 units proposed is not sustainable on this site.

3. Access to the site is by a narrow service road from the nearby public highway, which is one of the busiest roads in the village and immediately adjoins the three-way junction of Station Road, High Street and Whitecroft Road. This junction referred to above has been the scene of collisions between vehicles

- the service road is used by all Railway Station traffic (vehicles, cyclists and pedestrians) and the Station car park, nearby bungalow properties and the recently developed block of flats on the station site, Victoria Place.

- this restricted access route is already unsafe and cannot sustain the proposed addition of a further 22 properties.

- the safety issues will also apply to the construction traffic that will need to be employed on the proposed project.

- local traffic increasingly includes cyclists and pedestrians, especially children travelling to and from local schools and colleges in both Meldreth and Melbourn.

4. The footway arrangements over the railway bridge on Station Road and the incomplete footway connections on either side of the bridge do not provide safe pedestrian access to the nearest groceries, farm and butchers shops.

5. One affordable house out of the proposed total of 22 does not reflect a serious attempt to take fair and proper account of the need for lower cost housing in our community. The need for more affordable houses was recently demonstrated in an independent survey conducted by Cambridgeshire ACRE. There should be significantly fewer houses on this site and a greater proportion of them should be affordable for local people

Key Considerations:

The Case Officer (CS) 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, including appeal history, on the site. The planning application is a full planning application and relates to erection of 22 residential units. The case officer advised that the site is inside the development boundary, and also outlined in detail the planning history, and appeal history, on the site. Planning permission was granted, on appeal, for 22 residential units in 2022, this planning permission is extant. It was noted that there has not been any changes to relevant local planning policy since the decision in 2022, and no significant national planning policy changes.

The Parish Councils comments and objection were noted, internal and external specialists, including the Local Highways Authority, have been consulted as part of the assessment of the proposal and have not raised any objections to the current application.

One letter of representation relating to the proposal has been received from the public consultation, this raises objections to the proposal on highways safety grounds.

The planning application and appeal history of the site were noted, it was acknowledged that the nature, scale and complexity of the proposed development is not in itself significant, there is little 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