

## Delegation meeting - Minutes

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

**Attendees:** Cllr Anna Bradnam (Chair of Planning Committee), Toby Williams (Delivery Manager), Phoebe Carter (Senior Planning Officer)

**Apologies:** None

**Minutes approved by:** Cllr Anna Bradnam 17.09.2024

### 24/02619/OUT – Avon Fields Haden Way Willingham CB24 5HB

Outline planning application (with all matters reserved except access) for the erection of up to 4no. custom build dwellings

#### Reason for Call-in Request:

Parish Requested - The development is outside the village envelope; the development is south of Over Road and would set a precedent for others to build on the open space between the village envelope and Northstowe which the Council have always insisted should remain free of development encroachment; and the development is in an area that suffers from surface water flooding risk and the PC will not support new developments until the issue with Surface Water Flooding in the village is resolved. In addition to the Council's previous comments this morning. The Council would ask that is the Officer is minded to approve this application that it be passed to committee for consideration

#### Key Considerations:

The Case Officer (PC) 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 and on adjacent sites. The planning application is an outline application and relates to erection of up to 4 custom build dwellings. The case officer advised that the site is outside of the development boundary, and also outlined the context in terms of the neighbouring parcels of land and any extant planning permissions.

The Local Highways Authority, Local Lead Flood Authority, and Councils internal specialists (Arboricultural, Contaminated Land, Environmental Health and Ecology) have been consulted as part of the assessment of the proposal and have not raised any objections to the current application.

No letters of representation relating to the proposal have been received from the public consultation.

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 significant in context. There is no 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