

Delegation meeting - Minutes

- **Date:** 24 September 2024
- **Time:** 11:00 – 12:30
- **Meeting held:** via Teams

Attendees: Cllr Peter Fane (Vice Chair of Planning Committee), Rebecca Smith (Delivery Manager), Laise Facada (Planning Officer), Phoebe Carter (Senior Planning Officer)

Apologies: Cllr Anna Bradnam

Minutes approved by: Cllr Peter Fane 27.09.2024

240/02807/HFUL – 18 North End, Meldreth

Single storey rear extension, existing roofing replaced with artificial riven slate, new wall finishes, solar PV panels to side elevation of the main roof. Ramp to the front of the property, new external cladding and render to dwellinghouse and garage. Extension to existing dropped kerb and Modified site entrance.

Reason for Call-in Request:

Parish requested -

The Parish Council requested for it to be determined by the planning committee

Key Considerations:

The Case Officer (LF) 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 on the site. The planning application is a householder planning application and relates to erection of an extension, together with changing the materials on the existing elevations of the property, the roof materials and the driveway materials. The case officer advised that a similar application had previously been refused on the basis of the materials proposed, and the impact on the character of the property and wider conservation area. It was noted that there has not been any changes to relevant local planning policy since the previous decision, and no significant national planning policy changes.

The Parish Council's comments and objection were noted, internal and external specialists, including the Conservation Team, have been consulted as part of the assessment of the proposal, the conservation officer has objected on the basis of no change in circumstances since the previous application and so their concerns remain.

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

The planning application history of the site was noted, it was acknowledged that the nature, scale and complexity of the proposed development is not in itself significant, there is no public interest in the scheme, and it was not considered there were any policy implications. Consequently, in consultation with the 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

24/02824/FUL– Haelan Field Farm, Twentypence Road, Cottenham, CB24 8PP
Creation of an access for agricultural (horticultural) vehicles..

Reason for Call-in Request:

Parish requested -

- Upon reviewing the documents and data submitted, we have noted that the previous significant issue regarding the transport note included in the application has not been addressed. As background, it came to our attention that the traffic data was collected during a period when the road in question was closed. As a result, the vehicle movement readings are considerably lower than what is typically observed on this usually busy B road. The transport note states that the B1049 is 'lightly trafficked' and this is demonstrated from data taken during the period 10th-16th January 2024. During that period the road between Cottenham and Wilburton, a main thoroughfare between the villages to the A10, was closed (for around 6 weeks); therefore only traffic accessing properties on the Cottenham side of the Twentypence Road was using it at that time. The information presented therefore does not give an accurate baseline of conditions on this road. It is a requirement that transport data should be included that reflects the typical (neutral) flow conditions on the network (for example, non-school holiday periods, typical weather conditions etc). Given that the data provided does not meet this requirement the application should be invalidated until such time as accurate traffic figures can be provided. The integrity of the traffic assessment is paramount to understanding the true impact and safety of the proposed development.

- The Crashmapdata used also does not give an accurate representation of accidents in the vicinity of this development. Local knowledge shows that there have been several accidents opposite and close to the site; in one instance a vehicle crashed into the front of a house. The site is located on a straight piece of road where speeding is an issue. In addition the Transport Note makes referenceto a footpath behind the site, running parallel to the Twentypence Road. This is an unmade public footpath along an embankment and not considered an accessible route to the site; there is also no lighting. Additionallywhilst cycling to Waterbeach Station, this would be along main 60mph roads with no cycle path available. Being outside of the development framework and in the open countryside the site is not considered sustainable. CPC is extremely concerned about the wording of the application, which states it is for "an agricultural (horticultural) use vehicle access to the existing outbuilding/greenhouse at Haelan Field Farm." Currently, all the land that would be accessed by this proposal is being actively marketed for potential development rather than agricultural or horticultural use. This raises significant concerns that the access is actually intendedfor purposes other than agricultural activities. Please see details on Rightmove:

https://www.rightmove.co.uk/properties/152015780#/?channel=RES_BUY We also note that still no information has been provided as to how the access would be built over the County Council owned verge and across a ditch. Blocking the ditch in any way could impact on neighbouring properties and cause flood issues. The ditch on

the opposite side of the road has already come close to overtopping during recent flood events.

- CPC strongly recommend refusal of this application and request that it is invalidated due to inaccurate transport data and lack of details regarding the building over the ditch. Should officer be minded to approve then we would like the application to go to Committee

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 on the site. The adjacent site (within the blue line of the application) were barns on the agricultural holding however they have been converted to residential accommodation under a previous application. The residential accommodation uses the access which previously served to agricultural unit and therefore a new access is needed. The application proposals the removal of 7m of hedgerow to facilitate the creation of a new agricultural access.

A previous application for similar development was refused on ecology grounds, the applicant had sought to address with by the submission of a preliminary ecological assessment with the current application. It was noted that there has not been any changes to relevant local planning policy since the previous decision, and no significant national planning policy changes.

The Parish Councils comments and objection were noted, internal and external specialists, including the Local Highways Authority, Drainage Board and Council's Ecology Team have been consulted as part of the assessment of the proposal and have not raised any objections. The County Highways officer was sighted on parish councils concerns, however they're satisfied the survey demonstrates intervehicle visibility splays are acceptable, and did not a concern over volume of traffic.

The concern over the potential change of use was noted but it does not form part of this application, the vehicles access is for business and as such is of a standard for that use, rather than of the standard required for a residential use. The suggested future intentions raised by the Parish Council are not part of this application.

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

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