

Delegation meeting - Minutes

- **Date:** 4 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), Tom Chenery (Senior Planning Officer), Amy Stocks (Senior Planning Officer)

Apologies:

Minutes approved by: Cllr Anna Bradnam 18.02.2025

24/04191/OUT – Land at Hall Lane Great & Little Chishill

Outline application (with all matters reserved apart from access) for eight self-build/custom build homes with access from Hall Lane.

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 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 8 self / custom build dwellings. The case officer advised that the site is outside of the development boundary in the countryside, outside of the conservation area but within an area at risk of surface water flooding; there is also a public footpath along the site boundary.

The Local Highways Authority, County Archaeology Team and Council's internal specialists (Environmental Health, Contaminated Land, Sustainability, Waste and Conservation) 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 location outside of the development framework and concerns over harm to ecology, drainage concerns and harm to character. 18 letters of representation relating to the proposal have been received from the public consultation, 16 in objection and 2 neutral comments. The third party consultees raise objections over the site's location outside framework, the flood risk, the fact there is limited parking, no affordable housing provision, and concerns over impact on biodiversity.

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 but there is significant public interest in the scheme. It was also considered that the proposal did 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 be referred to the planning committee.

Decision

Refer to Planning Committee

24/04459/FUL – 55 Narrow Lane Histon

Construction of 2 No. Semi-detached single storey dwellings on land in the rear garden of 55 Narrow lane with access from Muncey Walk.

Reason for Call-in Request:

Parish Council requested - Overdevelopment of the site

Key Considerations:

The Case Officer (TC) 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 adjacent sites. The planning application is a full planning application and relates to the construction of a pair of semi-detached single storey dwellings. The case officer advised that the site is inside of the development framework boundary, forms part of the rear garden on 55 Narrow Lane, but would be accessed via Muncey Walk. Two dwellings have recently been approved adjacent to the site, also on former garden land of 55 Narrow Lane.

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 raising concerns regarding over development of the site. Five letters of representation relating to the proposal have been received from the public consultation, raising objections regarding the intensification of residential use and the access from Muncey Walk.

The Parish Council's objections were noted. It was acknowledged that the nature, scale and complexity of the proposed development is not in itself significant but there is public interest in the scheme. It was also considered that the proposal did raise implications for planning policy as well as significant planning concerns, in particular in relation to the character and appearance of the area, and residential amenity. 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

24/04622/FUL – 239 Hinton Way Great Shelford

Demolition of existing dwelling and outbuildings and the erection of 1 No. self build dwelling and associated works.

Reason for Call-in Request:

Parish Council requested - application site is in the Green Belt and the Parish council would like the input of Officers and would refer the application to committee.

Key Considerations:

The Case Officer (AS) 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 is a full planning application for the demolition of the existing buildings on site and erection of a self-build dwelling. The case officer advised that the site is outside of the development framework boundary in the green belt, but within a ribbon of residential development.

The Local Highways Authority and Council's internal specialists (Environmental Health, Sustainability 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 location outside of the development framework and within the green belt. Two letters of objection relating to the proposal have been received from the public consultation. The third party consultees raise objections over the site's location outside framework, impacts on the green belt, concerns over noise from the proposed air source heat pump, design and impact on amenity.

The Parish Council's objections were noted. It was acknowledged that the nature, scale and complexity of the proposed development is not in itself significant but there is some public interest in the scheme. It was also considered that the proposal did raise implications for planning policy, as well as planning concerns over the impact on the amenity of neighbouring properties. 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