Delegation meeting - Minutes

- **Date: 23 July 2024**
- **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 (DM West & Compliance)), Tom Chenery (Senior Planning Officer)
Apologies: None
Minutes approved by:

24/02230/PIP – Land West of Telephone Exchange Bourn Road Caxton CB23 3PP

Erection of 1 No. Self-Build Dwelling.

Reason for Call-in Request:

Officer requested - Self build development outside the development framework, to consider Location, Land Use and Amount of Development only with PIP application

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, including appeal history. The planning application is a permission in principle application and relate 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 boundary, adjacent to the conservation area. The Local Highways Authority, Ramblers Association and County Footpaths Officer have been consulted as part of the assessment of the proposal and have not raised any objections to the current application.

In addition, Caxton Parish council have been consulted and have not raised any objections; the Council's Conservation Officer and Environmental Health Team have also been consulted as part of the assessment of the proposal and have not raised any objections to the current application.

One letter of representation has been received from a local resident raising concerns over the consultation process, which the case officer has explained to them; no further representations relating to the proposal have been received from the public consultation.

The planning application and appeal history of the site were noted, particularly the most recent appeal decision for an outline application which was refused and dismissed at appeal on the grounds of the location being unsustainable, outside of the development framework.

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