

Delegation meeting - Minutes

- **Date:** 1 October 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), Mary Collins (Senior Planning Officer), Rachel Brightwell (Planning Officer), Tom Chenery (Senior Planning Officer)

Apologies:

Minutes approved by: Cllr Anna Bradnam 02.10.2024

24/03144/PIP – Land at 10 North End Meldreth

Residential development of 5 No. custom build dwellings and an orchard.

Reason for Call-in Request:

Parish requested -

The Parish Council Planning Committee does request that the application be referred to the District Council Planning Committee for the following planning reasons: The proposed scheme is located in a Conservation Area, is close to several listed buildings and this raises important heritage issues.

Key Considerations:

The Case Officer (MC) 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 relates to erection of 5 custom build dwellings. 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 a previous application on the site for residential development had been refused, however this was prior to the adoption of the current local plan and also there have been changes in national planning policy since that decision was made. The case officer advised that the site is outside of the development framework. But within the conservation area and in the vicinity of several listed buildings.

It was noted that the Parish Council support the proposal but have requested application be referred to planning committee for decision. It was noted that there have been 5 objections relating to the proposal from the public consultation.

The Parish Councils comments and objections from the public consultation were noted, it was also noted that there are no objections to the proposal from any of the internal and external specialists that have been consulted as part of the assessment of the proposal.

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 limited public interest in the scheme, however it was considered that the proposal did raise implications for planning policy, in particular policy S/7 development frameworks.

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

24/03069/FUL- 67 Pettitts Lane

Change of use from public amenity (highway) to private residential land together with new gated entrance.

Reason for Call-in Request:

Parish objection received -

The Parish have requested that the application is referred to Planning Committee due to the change of use resulting in a loss of amenity for the parish.

Key Considerations:

The Case Officer (RB) 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 site comprises an area of public highway adjacent to a listed building which is a residential dwelling, on the edge of the development framework. The area of public highway currently serves 2 properties and an agricultural field. The application proposes changing the use of this public highway land to residential land use, and the installation of 1.5m high gates across the access.

The area of land is not amenity space, but public highway and the proposed gates would not be visible from within the street scene. No letters of representation relating to the proposal has been received from the public consultation. The Local Highways Authority have commented on the application and advised that notwithstanding the application for planning permission, separate highways consent for stopping up the public highway would be required. As the site is adjacent to a listed building the Conservation Team have been consulted as part of the assessment of the proposal, they have no objections.

The Parish Councils objection was noted, however 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 Chair and 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

24/01453/OUT- New Farm Waterside Lodges

Outline application for the construction of 7 No. Additional Holiday Lodges and associated landscaping with all matters reserved.

Reason for Call-in Request:

Parish have requested the item goes to planning committee although no details why.

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 on the site. The site comprises an existing holiday lodge site adjacent to a fishing lake, with 6 lodges sites to the south west of the lake, there are also some ancillary buildings on the site. The site is located within open countryside with a poultry farm to the north of the site.

The application is an outline planning application, with all matters reserved (appearance, means of access, landscaping, layout and scale) proposing the siting of 7 additional lodges within the site. An indicative plan has been included within the application however this does not form part of the planning application as all matters are reserved, the basis for assessment of the proposal relates solely to the principle of the development. Matters relating to drainage, biodiversity, tenure, siting as well as access and layout would be assessed at reserved matters stage, should outline permission be granted.

It was noted that the Parish Council do not object to the proposal and have requested application be referred to planning committee for decision. It was noted that there have been no objections relating to the proposal from the public consultation.

As part of the assessment of the proposal internal and external specialists have been consulted, including the Councils Ecology Officer, Drainage Officer and Environmental Health Officer, in addition the Ramblers Association, County Archaeology, Internal Drainage Board and Local Highways Authority. No objections have been received from any of the specialists consulted.

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 Chair and 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