

## Delegation meeting - Minutes

- **Date:** 1 December 2020
- **Time:** 11am to 12:30pm
- **Meeting held:** via Teams
- **Attendees:** Chris Carter (CC), Cllr John Batchelor (JB), Luke Waddington (LW)
- **Notes and actions:** Jemma Smith

**Minutes approved by:** Cllr John Batchelor (Chair of Planning Committee – Consultee) on 4 December 2020, Chris Carter (Delivery Manager – Strategic Sites) on 4 December 2020

### 20/02833/FUL 6 Pierce Lane Fulbourn - Demolition of commercial buildings and erection 5 dwellings (LW)

#### Reason for call-in request

Application has been called in by the Ward Cllr for the following reasons:

1. There is a loss of a well- established employment site.
2. It is a prominent location in the centre of the village being at the head of a T junction of Pierce Lane a main distributor road and Haggis Gap where the village health centre and library are situated.
3. It is in a conservation area with listed buildings adjacent.
4. There is no indication that the Village Design Guide for Fulbourn (an SPD) has been taken fully into account in the design and layout of the buildings and their position in relation to the surrounding streetscape. I note that other respondents make a similar point. I note there is no reference to it in the Heritage Statement.
5. The design, appearance and materials do not appear to represent an attempt to insert high quality modern design into this important village site

#### Key considerations

The comments of the ward councillor and Parish Council were noted. The case officer gave an explanation of the proposal and updated on the position of other consultees.

It was considered that, having regard to the location of the proposal within the centre of the village and conservation area, the proximity to listed buildings and the judgements to be made around policy related to loss of employment land, this application did merit referral to the planning committee.

The points raised by the district councillor clearly raised material planning considerations of some local concern. There are implications around the application of adopted policy and, for the reasons set out above, the proposal is of a nature that was considered appropriate for committee consideration. The planning history of the site was not considered determinative in reaching this judgement.

## Decision

Refer to Planning Committee. See above.