

## Delegation meeting - Minutes

- **Date:** 02 February 2021
- **Time:** 11am to 12:30pm
- **Meeting held:** via Teams
- **Attendees:** Cllr John Batchelor (JB), Chris Carter (CC), Alice Young (AY), Rebecca Claydon (RC)
- **Notes and actions:** Jemma Smith

**Minutes approved by:** Cllr John Batchelor (Chair of Planning Committee – Consultee) on 04 February 2021, Chris Carter (Delivery Manager – Strategic Sites) on 04 February 2021

### **20/03370/OUT - Outline planning permission with all matters reserved except for access for the demolition of the existing house and the erection of five dwellings at 95 Bannold Road Waterbeach (AY)**

#### **Reason for call-in request**

Objects and refers to Planning Committee. Waterbeach PC recommends refusal of this planning application and stands by its previous comments submitted in March 2020 (see below). Waterbeach Parish Council raised concerns regarding the additional impact of more traffic, both construction and residential, on an already congested road. The Council would like to request a Highways Assessment on the Bannold Road/Way Lane junction. In the event of the planning application being given approval the Council requests that all construction traffic uses Bannold Road and not Way Lane due to the risk of children using the road for access to the school.

The Council has also taken into consideration the comments from neighbours regarding loss of light, loss of privacy and the overbearing aspect on the proposed properties. Looking at the plans, the Council notes that there are site options to redesign the layout of the properties which may reduce the impact on neighbours.

The Council also has concerns about the long term maintenance of the ditch between the road and the property which is a vital part of the village storm water drainage and requests that this is clarified, and appropriate action taken, before any construction is allowed.

Previous Comments submitted in March 2020.

Waterbeach PC recommends refusal of this planning application as this area sits outside the village envelop (Local Plan S7 Development outside Development Framework). The current property has an agricultural restriction and would be the loss of a substantial property in the street scene of Bannold Road. Additional houses would put pressure on the local infrastructure including the water treatment and medical facilities. The Council also concur with the Tree Officers comments.

## Key considerations

The case officer introduced the application and the comments of the Parish Council were noted. The group also noted that an application on this site had been presented to the delegation meeting previously, and referred to the committee for decision.

It was considered that the comments of the Parish Council did raise material planning considerations and that these were of some significance given the identified conflict with the principle of policy S7.

The proposal was found to have significant implications for policy, again due to the site's location outside of the settlement framework boundary, and in this regard it was noted that there is a pending appeal on a nearby site considering the same issue.

It was not considered that the nature, scale or complexity of the proposal was determinative in referring the application to committee. With regard to the site history, it was again noted that an application for the same form of development had previously been referred to committee and that this proposal should follow the same route.

The appeal referred above has now been the subject of a decision which will be detailed in the officer report to committee.

## Decision

Refer to planning committee. See above.

## Home Close, Histon – 20/04662/FUL – detached single storey rear annex (RC)

### Reason for call-in request

On inspection of plans, all agreed to make a recommendation of refusal. Proposed annexe would have an unacceptable overbearing impact to the amenity space of the neighbouring property. If SCDC are minded to approve, condition use of annexe ancillary to the residential property 33 Home Close only and request deliveries outside of peak school times (10 – 3) only and traffic management plan noting Home Close is congested and no-through road.

## Key considerations

The application was presented to the group and the comments of the Parish Council were noted.

It was considered that, whilst the comments of the Parish Council did raise material planning considerations, namely impact on amenity of neighbours and the use of the building, these were not of such significance in the context of this site as to warrant referral to planning committee.

No significant implications for adopted policy were identified, nor was the application found to be of a nature, scale or complexity so as to warrant referral to the planning committee.

Finally, there was nothing in the planning history to suggest that this matter should be referred to the committee for decision.

### **Decision**

Delegated decision. See above.