

## Delegation meeting - Minutes

- **Date:** 10 November 2020
- **Time:** 11am to 12:30pm
- **Meeting held:** via Teams
- **Attendees:** Chris Carter (CC), Cllr John Batchelor (JB), Cllr Pippa Heylings (PH), Julie Ayre (JA), Dean Scrivener (DS), Michael Sexton (MS)
- **Notes and actions:** Jemma Smith

**Minutes approved by:** Cllr John Batchelor (Chair of Planning Committee – Consultee) on 12 November 2020, Chris Carter (Delivery Manager – Strategic Sites) on 12 November 2020

### **S/0136/20/FL Winrowe Barn, Offord Road, Graveley, PE19 6PP - 2 single storey rear extensions (resubmission of planning application S/3617/19/FL)**

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

- 1) The overall footprint and scale of the extensions represent a significant increase to the overall footprint of the original build and is not in keeping with the change of use permitted in 2015
- 2) Adverse impact upon the setting of the Grade II listed buildings by virtue of excessive height
- 3) There are inaccuracies in the dimensions regarding the proposed floor plan

#### **Key considerations**

The comments of the Parish Council were noted.

The case officer gave an explanation of the proposed scheme and how it had evolved through negotiation. Whilst the comments of the Parish Council do raise material planning considerations, it was felt that these were not so significant that they could not be considered by officers. The proposal did not raise significant issues for adopted policy and nor was it of a nature, scale or complexity that would warrant a committee referral. Finally, there was nothing in the planning history that suggested this matter should be referred to the planning committee for decision.

#### **Decision**

Delegated decision. See above.

## **S/3921/19/FL Bancroft Farm Church Lane Little Abington Cambridge - Erection of 6 no. dwellings and the change of use and conversion of 2no. agricultural barns to office space (Use Class B1(a) following the demolition of agricultural buildings and removal of hardstanding and associated works (Re-submission of S1388/19/FL)**

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

Little Abington Parish Council (LAPC) met by video conference to discuss this application on Monday 5 October 2020. Five letters of objection were received, and one member of a household summarised these objections at the meeting. There was a unanimous objection to it for the same reasons as we gave in December 2019 and April 2020. We agree that the Bancroft Farm farmyard site, which has been left to fall into disrepair and neglect, should be used for housing that meets the village's needs. Following consultation with residents, the site was identified as a potential small development of up to six dwellings suitable for downsizing. We did not envisage that it would be a mixed development of housing and offices.

### **Key considerations**

The comments of the Parish Council were noted.

The case officer gave an update on the application and explained the pre-application history of the proposals. It was noted that the site is within the conservation area, close to a grade II\* listed building and would involve the loss of some area of PVAA area.

Having regard to these factors, the comments of the Parish Council and the local interest in the application it was considered that the proposal is of a nature, scale and complexity that would warrant referral to the planning committee for decision. As well as this, the comments of the Parish Council were considered to raise material planning considerations of significance in the context of this proposal. It was not considered that either the policy environment or the planning history were determinative in this case.

### **Decision**

Refer to planning committee.

## **S/2442/19/FL The Piggery Haden Way Willingham - The use of land for the stationing of caravans for residential purposes for 1 no. gypsy pitch together with a day room ancillary to that use**

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

Willingham Parish Council object to the application on the following grounds: - There is no mains drainage on the site - The site is situated on an unmade road with no footpath which would be dangerous especially as the application states there will be children on the site - The site is within an agricultural area and the development would represent creeping urbanisation - A previous planning application for a traveller site on a neighbouring field was refused. - The site is a long way from village amenities - Under the new Local Plan there is not a pressing need for additional traveller pitches within the District. The Council request that the application is passed to committee for the above reasons

### **Key considerations**

The comments of the Parish Council were noted.

The case officer updated on the application and explained that further supporting information had now been submitted by the applicant. It was considered that the comments of the Parish Council do raise material planning considerations that demonstrate significant local concerns. Allied to this, the proposal was considered to be of a nature, scale and complexity to justify referral to the planning committee for decision, in particular the evidence required to demonstrate a policy justification for the proposal. The history of this specific site was not considered to be determinative in the decision.

### **Decision**

Refer to planning committee.