

## Delegation meeting - Minutes

- **Date:** 8 June 2021
- **Time:** 11am to 12:30pm
- **Meeting held:** via Teams
- **Attendees:** Chris Carter (CC), Cllr Henry Batchelor (HB), Julie Ayre (JA), Luke Waddington (LW)
- **Notes and actions:** Jemma Smith

**Minutes approved by:** Cllr Henry Batchelor (Vice Chair of Planning Committee – Consultee) on 15 June 2021, Chris Carter (Delivery Manager – Strategic Sites) on 15 June 2021

### **21/00955/FUL Land Adjacent To 26 Taylors Lane, Swavesey, Cambridgeshire - Dwelling and associated landscaping to replace existing workshop (LW)**

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

Swavesey Parish Council raises objections to this application on the following grounds:

1. Development Frameworks. As stated under Policy DP/7 Development Framework:  
- Outside urban and village frameworks, only development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside will be permitted; the proposed development is entirely outside of the Swavesey village development framework and does not meet the above criteria. - Granting of approval for development outside the stated village boundary sets a precedent for future development that may be irretrievable. There has recently been an application refused by the Planning Authority and dismissed at Appeal, for a site further along Hale Rd to the west of this site, outside of the development framework. Following this decision the Parish Council cannot see how this application could be approved, which is also outside of the development framework. The Parish Council supports the existing development framework boundary and consistently objects to new development outside of the framework boundary.
2. Council notes that the site is within the Conservation Area of the Village and within the Ancient Monument site and wishes to ensure that development in these areas is restricted and contained within the designated village development framework boundary, which this proposal is not. Also, that development close to or within these designated areas does not adversely impact on their settings.
3. The Parish Council does not consider the materials proposed for the new development would complement the location or the property neighbouring the site.

The Greater Cambridge Shared Planning Service is a strategic partnership between Cambridge City Council and South Cambridgeshire District Council

The existing workshop/building has not been used previously for agricultural purposes therefore does not consider it to be a barn eligible for conversion or redevelopment. Although the Village Design Guide does state: 7.2 Buildings should have a simple and unified material character in keeping with the rural setting. The Council notes that the Design Guide is not in favour of using black cladding to make new builds look like agricultural barns. 7.3 References to the agricultural buildings of the village should be carefully considered in relation to the surrounding streetscape, especially where the intended use is not agricultural. The use of black cladding is to be avoided as a rule.

### **Key considerations**

The case officer presented the application to the group and updated on the comments of the Parish Council. The comments from the Parish Council were considered and noted.

The comments of the Parish Council were found to raise material planning considerations in the form of development outside the village framework boundary, impact on the conservation area, impact on other heritage assets and the design and appearance of the proposal. Collectively, these issues were considered to be of some significance.

The proposal, by virtue of its location outside the settlement boundary, was found to raise significant issues for adopted policy. The nature, scale and complexity of the proposal, and the planning history were not found to be determinative in this case.

Having regard to all of the above, it was considered that there were sufficient reasons to refer the application to the planning committee for determination.

### **Decision**

Refer to planning committee. See above