

Delegation meeting - Minutes

- **Date:** 22 June 2021
- **Time:** 11am to 12:30pm
- **Meeting held:** via Teams
- **Attendees:** Chris Carter (CC), Cllr Pippa Heylings (PH), Cllr Henry Batchelor (HB), Julie Ayre (JA), Dean Scrivener (DS), Karen Pell Coggins (KPC)
- **Notes and actions:** Jemma Smith

Minutes approved by: Cllr Pippa Heylings (Chair of Planning Committee – Consultee) on 02 July 2021, Chris Carter (Delivery Manager – Strategic Sites) on 02 July 2021

21/00876/FUL Grasshopper Park, Ely Road, Landbeach, CB25 9NN - Proposed new dwelling following the demolition of an existing dwelling (DS)

Reason for call-in request

Expansion of the site raises road safety concerns - visibility is poor at the access with the A10; impact upon the 6 residences to the north; a 30mph speed limit would improve things; a similar application to the north was refused and therefore if this was approved, decision making is not consistent.

Key considerations

The comments of the Parish Council were noted by the group, and the case officer provided an update, including on the objection that has been received from the Highway Authority.

The comments of the Parish Council were found to contain material planning considerations in the form of concerns regarding highway safety. When combined with the comments of the County Council as Highway Authority, these were found to be significant planning concerns which would warrant consideration by the planning committee.

Whilst the proposal was not found to raise significant implications for adopted policy, nor to be of a nature, scale or complexity to indicate that it should be referred to committee for these reasons. The planning history was also not determinative. Notwithstanding these points, it was concluded that the application should be referred to the planning committee to consider the significant concerns that had been expressed with regard to highway safety

Decision

Refer to planning committee. See above

S/2553/16/CONDH Land Off Horsheath Road, Linton - Foul Water condition (42 houses)

S/2553/16/CONDO Land Off Horsheath Road, Linton - Surface water condition (42 houses) (KPC)

Reason for call-in request

LPC has serious concerns regarding the way that these amendments were notified to us.

The documents were with SCDC on 5 May, yet LPC was only informed 7 days before the deadline for comments of 4 June (and 3 of those were a bank holiday weekend). LPC is a statutory consultee, and this condition is too serious an issue to be "for information only". SCDC is in full knowledge that we have major concerns with surface water drainage on this site particularly the SW corner, and the effect that flooding (and SUDs overflow) might have onwards into the village. The drawings included in the submission are from April to July 2020 would already have been commented upon, and do not appear to have been changed for this amendment. The previous comments stand.

The scheme appears to include surface water flooding running into car park manholes, and road drains, as well as the SUDs infiltration basin. This water will then run into the sewer on Bartlow Road yet more water adding to the over-burden of the Lonsdale manhole and Bartlow Road sewer pipe.

Anglia Water have not been informed of this extra influx of water that must surely affect their calculations on the foul water sewage and the viability of handling the flow from this site running into the Bartlow Road, 6-inch Victorian sewer. This has never been taken into consideration.

The issues raised here and those raised on the Foul Water condition should be considered in conjunction as the problems of flood water and foul water are inseparable.

Surface water from outside the site, from the north eastern edge will not be held by the ditch and bund shown in the OL plans, as these are now replaced with planting.

The infiltration basin still appears to be too shallow for the potential surface water flooding coming down the hillside and across the site. Overflow will then go down Martins Lane (private land and a lane, not a watercourse) onto Bartlow Road, further adding to the drain issues.

Surface water flow down the spine road and from permeable paving across the site, retained behind the road kerbs, will go to the public drains, which will soon overflow or cause back flow (see annotation on the exceedance flow plan). The south west

corner remains a concern as any floodwater will head in that direction, towards Martins Lane and Lonsdale.

The volume of water known to have fallen on the undeveloped part of the field being used for the site has exceeded 800 cubic metres in 24 hours (our 1 in 30-year events). When baked dry or already too wet to infiltrate more water, the majority of this will add to the water falling on the site. This does not include water from the hills across the road that will flow straight into the spine road. This water flows via Lonsdale gardens into Bakers Lane properties - photos of interiors of properties flooded as a result can be supplied.

Previous LPC comments were put on planning portal only on 4 June, after the LLFA consultation, so they could not have taken our comments into account. This delay in notifying LPC was part of LPC comments - no explanation has been given - and appears to have affected what was considered by the consultees. Pollution control section of the LLFA document refers to a watercourse. There is no watercourse on site. The LLFA comments only appear to apply to the SUDs pond, and do not take into account the drainage scheme as a whole, nor the water flows over the site - these have been pointed out in LPC comments and need to be taken into account. The Effect of the surface water from the site road drains into the overloaded Bartlow Road sewer has not been considered and is a major concern for the village.

Key considerations

The detailed comments of the Parish Council were noted by the group. The case officer provided an update on the consultation responses received from statutory consultees.

The comments of the Parish Council do raise material planning considerations related to the discharge of the conditions. These concerns, whilst clearly of significance to the Parish Council, are not considered to be so significant as to warrant referral to the planning committee. Further, they relate to detailed technical matters on which the Council rely on the expert advice of the Environment Agency, LLFA and drainage officer.

These discharge of condition applications are not considered to have significant implications for adopted policy, nor to be of a nature scale or complexity to warrant committee consideration.

Whilst the planning history of the site is clearly of relevance, it does not justify the referral of the application to committee for decision.

Finally, it was noted that the route of the foul water pipe crosses land which appears to be owned by South Cambridgeshire District Council. Officers need to establish whether or not a discharge of condition application is considered to meet the criteria set out in the constitution for when an application involving District Council land should be considered by the planning committee, that normally being the case only for major or minor proposals. Once this position has been established, the application may be progressed in accordance with that position.

Decision

Delegated decision pending confirmation of the last point noted above.