

Delegation meeting - Minutes

- **Date:** 28 September 2021
- **Time:** 11am to 12:30pm
- **Meeting held:** via Teams
- **Attendees:** Chris Carter (CC), Cllr Henry Batchelor (HB), Cllr Pippa Heylings (PH), Mary Collins (MC), Marie Roseman (MR)
- **Notes and actions:** Jemma Smith

Minutes approved by: Cllr Pippa Heylings (Chair of Planning Committee – Consultee), on 4 October 2021, Chris Carter (Delivery Manager – Strategic Sites) on 4 October 2021

20/02161/FUL Land at and to the rear of 24 High Street, Coton - Demolition of existing dwelling, double garage and stores and construction of 4 No. dwellings and associated infrastructure, including access, parking, landscaping and ancillary works.

Reason for call-in request

Coton Parish Council objects strongly to this application for reasons including those itemised in its previous comments made on 23 June 2020 and 16 October 2020, namely:

1. Over-development of the site, which is partly within the Coton Conservation Area.
2. For occupants of nearby properties the new buildings would cause overshadowing, loss of light and loss of privacy.
3. The dwelling which would replace 24 High Street would be too dominant.
4. Access is problematic and unsafe.
5. Although each plot would include parking spaces for residents there would inevitably be more parking on High Street, at a time when the Comberton Greenway proposals foresee a parking ban along this section of road.
6. The village's well documented flooding problems could be exacerbated by the development.

The Parish Council does not believe that the amendments have made any significant impact on the objections above.

Furthermore, given that Unit 1 has moved closer to the Grade II Listed heritage asset at 12 High Street the Parish Council has significant concerns, which have not been addressed in the heritage statement, about the negative impact on 12 High Street, as well as concerns about the impact on the Conservation Area in general.

The Parish Council also concurs with the points made by the Conservation Officer in her report of 3rd March 2021, including that "the proposals fail to preserve or enhance the character of the Coton Conservation Area" and would cause significant harm to this heritage asset.

Key considerations

The case officer provided the group with an update on the application and a brief summary of the proposals. It was noted by the group that the Parish Council had raised a number of material planning considerations, specifically around impacts on the conservation area and other heritage assets, parking and flooding.

The group considered that whilst the scheme did not have significant implications for adopted policy it was, by virtue of its location in the conservation area close to listed buildings and the level of public interest reported by the Parish Council, of a nature and complexity which did warrant consideration by the planning committee. Finally, the planning history of the site was not determinative in this decision.

Decision

Refer to planning committee. See above.

21/02442/PIP - Stables To The West Of Cutting House Cutting Road Great Abington Cambridge Cambridgeshire CB21 6AJ - Conversion and extension of existing stables to a single storey dwellinghouse.

Reason for call-in request

The stables known as 'Cutting Lodge' on this site has already been converted into a dwelling, therefore the site has two separate dwellings on this property, which is the

maximum permitted number of dwelling permitted by the Neighbourhood Plan. Allowing an additional dwelling would go against the Neighbourhood Plan.

If the application is approved, the Council would like conditions included to state that the all deliveries to site and construction traffic must park on the site throughout the building process, and not on the single-track road or in the passing bays along the road.

The Parish Council **does** request that the application be referred to the District Council Planning Committee

Key considerations

The case officer provided an update to the group. It was noted that the Parish Council had recommended refusal of the application and the case officer confirmed that officers also proposed to refuse the application, both for the reason set out by the Parish Council, as well as for additional reasons. In the circumstances, it was agreed that the application should be delegated in the interests of timeliness and managing committee business.

Decision

Delegated decision. See above.