

Delegation meeting - Minutes

- **Date:** 5 October 2021
- **Time:** 11am to 12:30pm
- **Meeting held:** via Teams
- **Attendees:** Chris Carter (CC), Cllr Henry Batchelor (HB), Alice Young (AY)
- **Notes and actions:** Jemma Smith

Minutes approved by: Cllr Henry Batchelor (Vice Chair of Planning Committee – Consultee), on 8 October 2021, Chris Carter (Delivery Manager – Strategic Sites) on 8 October 2021

21/02117/FUL 73 High St Cottenham - Change of use of public house (SG) with flat to dwelling (C3), demolition of existing annex/outbuildings, erection of detached dwelling and creation of amenity space, bin storage and parking and manoeuvring for 2 dwellings

Reason for call-in request

CPC strongly recommend refusal of this application. The design and access report is rather mendacious and there are a number of errors. Not true that the pub isn't needed by the community. The proposed development would change the linear pattern of the High Street in the conservation area. Misleading info that other neighbouring properties have built dwellings to the rear; these have been conversions to existing barns not separate dwellings as in this case. Concerns about the vehicle access arrangements. Incorrect to state that the Neighbourhood Plan hasn't been adopted. Noted that the amenity land for the garden goes over the village framework boundary. Unhappy that trees are being removed to make way for the development without proper reason for their removal. Proposals are contrary to Cottenham Neighbourhood Plan policies COH/1-5 c, f, g and h (responsive to village characteristics - building lines; relationship between buildings and car parking; maintenance/creation of vistas between properties; and incorporation of native species trees within gardens)

Key considerations

The case officer provided the group with an update on the application and set out the key issues in the case.

It was noted that the Parish Council had raised material planning considerations in terms of the loss of a community facility, the position of the development framework boundary and impacts on the conservation area, as well as potential conflict with the adopted Neighbourhood Plan. The group considered that these material issues did collectively raise significant planning concerns, and potential conflict with adopted policy, which would justify the referral of the application to planning committee for decision.

The case officer advised that officers had yet to conclude whether the application would be recommended for approval or refusal and therefore the group agreed that, if the recommendation was for approval, the application should be referred to the planning committee. However, if the application was recommended for refusal, it was agreed that the decision could be taken under officer delegated powers, in the interest of the best management of committee time.

Consideration was also given to the nature, scale and complexity of the proposal, as well as the planning history, but these factors were not found to change the conclusion set out above.

Decision

Refer to planning committee if officer recommendation for approval. Officer delegated decision if officer recommendation for refusal.