

Delegation meeting - Minutes

- **Date:** 14 December 2021
- **Time:** 11:00 – 12:30
- **Meeting held:** via Teams
- **Attendees:** Cllr Henry Batchelor (HB), Cllr Pippa Heylings (PH), Nigel Blazeby (NB), Julie Ayre (JA), Tom Chenery (TC), Jane Rodens (JR), Richard Fitzjohgbn (RF)

Minutes approved by: Cllr Pippa Heylings (Chair of Planning Committee – Consultee), Cllr Henry Batchelor (Vice Chair of Planning Committee – Consultee) on 16 December 2021, Nigel Blazeby (Delivery Manager Development Management) on 16 December 2021

21/04668/HFUL And 21/04669/LBC - 4 West Wratting Road, Balsham

Reason for call-in request

Proposal results in the partial demolition of a listed building.

Key considerations

The proposal involves the partial demolition of a listed building. The Constitution requires (in part) that:

Applications for consent or permission under the Town and Country Planning Acts and Listed Building and Conservation Area Acts shall be dealt with under delegated powers unless:

5. The application is for the demolition of a listed building or a Building of Local Interest

Whilst the constitution makes no specific distinction between total or partial demolition, the proposal involves a significant element of demolition and it is therefore considered that the applications should be referred to the planning committee.

Decision

Committee decision – see above

21/03073/FUL - Land Rear Of 129 High Street Cottenham

Cambridgeshire

Reason for call-in request

1-5c: be responsive to village characteristics, in particular plot widths and proportions, building lines and positions within the plots, roof lines, height, scale, massing, boundary treatments, attention to detailing – see page 26 of the NP document.

By building behind the existing building this goes against the very linear pattern along that stretch of our High Street, against the building line. Given the proposals are in the curtilage of the Listed Three Horseshoes this change to the linear pattern coupled with the lack of attention to Cottenham detailing (as described in the Cottenham Village Design Guide SPD) is undesirable. Altering the linear pattern of the village would have a huge impact for future applications. Whilst it is acknowledged that there are outbuildings to many properties, the proposals don't look anything like a barn or outbuilding. The application is therefore isn't considered responsive to village characteristics.

It is interesting to note that paragraph 3.5 of the planning and heritage statement says that "The proposal has been designed and positioned to avoid the need to remove any substantial level of vegetation." Why was there then a separate application for the removal of 17 trees? By any standard this is very substantial. Furthermore under para 5.7 the application acknowledges that it is smaller than the District Design Guide SPD. The fact that in para 6.3 the "existing property does not offer any important local architectural features of any note" is no reason for any proposed new building not to follow the Design Guide.

Lastly, according to our AECOM housing needs assessment undertaken as part of the Neighbourhood Plan, there is no requirement for 5 bedroom properties in Cottenham. Indeed the need for any new houses in Cottenham has already been exceeded by more than 100 by the 4 new developments on Oakington and Rampton Roads (see page 36 of the NP document).

Key considerations

The call-in request was considered at the 16 November 2021 Delegation Meeting and the decision was to refer the application to the planning committee. Since that time further comments have been received in writing from the Conservation Officer. Having reviewed the comments, officers are now of the view that the planning balance tilts towards a recommendation of refusal of the application.

The group considered that the revised recommendation is no longer at odds with the concerns expressed by the Parish Council and referral to the planning committee is therefore no longer necessary.

Decision

Delegated decision – see above.

S/3626/19/LB - 61 Streetly End, West Wickham

Reason for call-in request

See Appendix A

Key considerations

The call-in request stated:

This case exemplifies the balance which must be struck between preserving historic environment and the increasingly urgent imperative to preserve the global environment, aided by improving the energy performance of historic buildings.

The group considered that whilst the application is in some respects minor in nature, it nevertheless necessitates a critical balance, as identified in the call-in request, that of itself raises significant planning concerns and significant implications for adopted policy.

Decision

Committee decision – see above.