

## Delegation meeting - Minutes

- **Date:** 9 February 2022
- **Time:** 11:00 – 12:30
- **Meeting held:** via Teams

**Attendees:** Cllr Henry Batchelor (HB, Nigel Blazeby (NB), Charlotte Spencer (CS)

**Minutes approved by:** Cllr Henry Batchelor (Vice Chair of Planning Committee – Consultee) on 11 February 2022, Nigel Blazeby (Delivery Manager Development Management) on 11 February 2022

### 21/05524/OUT– Land off Park Lane, Dry Drayton

#### Reason for call-in request

Please see Appendix A - in summary, objecting for the following reasons:

- Privacy to the north if overlooked by first floor windows;
- Privacy to between new dwelling and Greenacres;
- Poor garden provision for a rural location;
- Limit the view to the open countryside.

#### Key considerations

The case officer introduced the application to the group and explained the comments which had been received from the Parish Council.

It was noted that the Parish Council had raised material planning considerations, namely, neighbour amenity; future amenity for new residents and for the host dwelling in relation to garden size; and visual impact on the surroundings in relation to impact on views through to the countryside.

Whilst these issues were considered to be material planning concerns, the group noted that the application is in Outline only at this stage with all matters reserved such that any details of the proposal would have to be considered through the submission of a future Reserved Matters application. As such, the impact on neighbour amenity, the size and scale of the dwelling and the detailed impact on its surroundings would be matters for later consideration. However, the concerns of the Parish Council in relation to scale and visual impact were felt to be partially capable of being addressed at the Outline stage through a condition limiting the height of the dwelling to single storey only and no higher than the ridge height of existing properties at Greenacres, Park Lane and 12 Oakington Road. The remaining concerns were felt to be capable of being considered at Reserved Matters stage.



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Since the key issues of the Parish Council were either matters for the Reserved Matters application stage or were to be addressed by suitably worded planning conditions, the group did not consider that they amounted to significant planning concerns that would warrant referral of the application to the planning committee.

The proposal was not found to have significant implications for adopted policy, nor to be of a nature, scale or complexity to warrant referral to the committee. Finally, the history of the site was not determinative in this case.

## **Decision**

Delegated decision– see above