

Delegation meeting - Minutes

- **Date:** 1st March 2022
- **Time:** 11:00 – 12:30
- **Meeting held:** via Teams

Attendees: Cllr Henry Batchelor (HB), Cllr Fane (PF), Nigel Blazeby (NB), Michael Sexton (MS)

Minutes approved by: Cllr Fane (Vice Chair of the Council) on 15/03/22 and Nigel Blazeby (Delivery Manager Development Management) on 14/03/22

Re: 21/02476/REM - Lion Works, Station Road West, Whittlesford

Reason for call-in request

Whittlesford Parish Council did not support either application on the grounds of it being an over development of the area.

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, including: design; density; group village status; affordable housing; adequacy of play area; parking provision; and transport accessibility.

The case officer noted that the application was for reserved matters and that some issues of concern had been addressed at the Outline stage. However, he noted that many of the concerns raised by the Parish Council were relevant material planning considerations that raised significant planning concerns.

The group also noted the scale of the development and the extent of local objections. For these reasons it was felt that referral of the application to the planning committee was warranted.

Decision

Committee Decision

Re: 21/02477/FUL - Lion Works, Station Road West, Whittlesford

Reason for call-in request

The parish council requested that the application be referred to the District Council planning committee.

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 the extent and proximity of the development in relation to the neighbouring property at 63 Cambridge Road.

Whilst these issues were considered to be material to the assessment of the application, the group considered that they did not amount to significant planning concerns that would warrant referral of the application to the planning committee. It was noted that in addition to the Parish Council objections there were objections from the neighbouring dwellings. The group felt that these objections, alongside those of the Parish Council, could be adequately considered by officers through the delegated decision process.

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

Committee Decision