

Delegation meeting - Minutes

- **Date:** 15th March 2022
- **Time:** 11:00 – 12:30
- **Meeting held:** via Teams

Attendees: Cllr Fane (PF), Philippa Kelly (PK), Amy McDonagh (AM)

Minutes approved by: Cllr Fane (Vice Chair of the Council) and Philippa Kelly (The Strategic Sites Delivery Manager) on 24/03/22

20/05121/FUL - Land at 9 Church Close, Cottenham

Reason for call-in request

The Parish Council has objected to the application on the following grounds:

1. Submitted drawings are not detailed enough.
2. Application is within setting of grade one listed building.
3. Further information required (no additional commentary provided).

It was noted that with regard point (3) above, no additional commentary had been provided.

Key considerations

This is an application for the erection of a detached dwelling on part of the existing garden of 9 Church Close.

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 information which has been submitted in support of the planning application (including a design, access and heritage statement) provides an appropriate level of detail to allow full consideration of the planning proposals.

Whilst the impact on the setting of a grade one listed church is a material planning consideration raised by the Parish Council, the planning case officer is satisfied that the relationship will not be of adverse impact. It was noted that the GCSPS Conservation Officer had raised no objection to the proposals.

Two third party representations have been received (one from outside the local area), raising concern regarding the overbearing impact on private amenity space of 7 Church Lane, the tight access into the dwelling, the impact on the listed church and noise in the summer months.

Officers note that the access into Church Lane is an existing situation and the County Council has raised no concerns regarding what is proposed. No issues have been identified by the Environmental Health team regarding potential noise and disturbance.

The group considered that the relevant material planning considerations do not raise significant concern, nor do significant impacts for adopted policy (including the Cottenham Neighbourhood Plan) arise by the proposals. Given this, and the modest nature and scale of the proposed development, and the limited number of third-party representations received, the officer considered that the application does not warrant referral to the planning committee.

Decision

Do not refer to Planning Committee