

Delegation meeting - Minutes

- **Date:** 19th April 2022
- **Time:** 11:00 – 12:30
- **Meeting held:** via Teams

Attendees: Cllr Henry Batchelor (HB), Cllr Peter Fane (PF), Philippa Kelly (PK), Amy McDonagh (AM), Tom Chenery (TC)

Minutes approved by: Philippa Kelly (The Strategic Sites Delivery Manager), Cllr Batchelor (Vice Chair of Planning Committee - Consultee) on 25/04/22 and Cllr Fane (Vice Chair of the Council - Consultee) on 26/04/2022

21/02902/FUL The Former Bishops Site, Cambridge Road, Impington

Erection of 38 residential apartments and the partially below ground car parking, cycle and refuse storage, hard and soft Landscaping and associated infrastructure (Alterations to the approved scheme granted under S/0671/17/FL and 20/03690/S73)

Reason for call-in request

This application was referred to Delegation Panel at the request of Cllr Batchelor, following the meeting of SCDC planning committee which was held on 13 April 2022. The 13 April 2022 planning committee meeting over-ran, which meant that not all business could be completed, including a decision on this application.

Key considerations

The case officer provided introduced the application to the group. It was noted that the application was previously considered at the 22 February 2022 meeting of Delegation Panel, following an objection from the Parish Council on the following grounds:

1. The addition of 3 residential units with no provision for additional parking; one additional flat in the immediate area of the lower ground floor car park.
2. The proposed amendments to the development go against the neighbourhood plan policy.
3. Less than 3% affordable housing offered, which is a significant difference from 40% stated in Affordable Housing Policy H/10.
4. The approved application is of a height exceeding the neighbouring property (Pine Court) which is one of the tallest in the area.

At the 22 February 2022 meeting of Delegation Panel, the group considered that the issues raised by the Parish Council were material, and that this is a major application in terms of scale and complexity. Furthermore, the planning history of the site is also of relevance, given that the Development Plan now includes the Histon and Impington Neighbourhood Plan (20 May 2021)

The Greater Cambridge Shared Planning Service is a strategic partnership between Cambridge City Council and South Cambridgeshire District Council

(which was made since the previous application was approved). Given these issues, and the level of public interest in the scheme, the proposal was considered to raise significant planning concerns that warrant the referral of the application to the planning committee.

The planning case officer confirmed that there been no material change of circumstances since the proposals were discussed at the 22 February 2022.

Whilst noting a strong wish by Cllr Batchelor and Cllr Fane for the decision to be delegated to officers for determination, the Strategic Sites Delivery Manager advised that the list of assessment criteria for the purposes of considering requests to Delegation Panel does not include time constraints arising from Planning Committee over-running. It was also noted that the Delegation Panel procedure does not allow for a reversal of a previous Panel's decision.

Decision

Refer to Planning Committee

22/00943/FUL 1A The Cedars, Bassingbourn

Construction of new detached dwelling on land adjacent to 1A The Cedars Bassingbourn

Reason for Call-in Request: Parish Objection - Impact on Grade II Listed Building, Conservation Area and Inside Development Framework.

Key Considerations

This is a full planning application for a new dwelling in Bassingbourn. The case officer introduced the application to the group, summarised the planning history, and explained the comments which had been received from the Parish Council. It was also noted that one third party representation had been received objecting to the proposals.

The case officer advised that the Council's Conservation Officer had raised no objection to the proposals in terms of impact on the adjacent listed building and Conservation Area, and that material planning considerations do not raise significant concerns. Given this, the modest nature and scale of the proposed development, and the limited number of third party representations, the Strategic Sites Delivery Manager considered that the application does not warrant referral to the planning committee.

Decision: Do not refer to Planning Committee.