

Delegation meeting - Minutes

- **Date:** 31st May 2022
- **Time:** 11:00 – 12:30
- **Meeting held:** via Teams
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Attendees: Cllr Henry Batchelor (HB), Philippa Kelly (PK), Phil McIntosh (PM), Tom Chenery (TC), Michael Sexton (MS), Charlotte Peet (CP)

Minutes approved by: Phil McIntosh (Interim Delivery Manager and S106) and Philippa Kelly (Strategic Sites Delivery Manager) on 06/06/2022, Cllr Batchelor (Chair of Planning Committee - Consultee) on 01/06/2022

20/04589/CLUED Land at Longstanton Road – Over, Cambridgeshire, CB24 5WE

Not discussed

22/01126/HFUL Byeways Station Road Harston

Part single, part two storey rear extensions including erection of a front boundary wall and gated entrance (part retrospective) - variation to planning permission 21/02100/HFUL

Reason for call-in request

Harston Parish Council continue to object to the proposal stating that all previous reasons given are still valid. The development is still considerably bigger than agreed on the original plans, it is out of keeping with the street scene and detrimental to neighbouring properties. The proposal would therefore be contrary to Policy HQ/1 of the South Cambridgeshire Local Plan (2018).

Key considerations

The case officer introduced the application explaining the site, local context and proposal. The concerns of the Parish Council were noted and the case officer explained the relationship with neighbouring properties and surroundings, including photographs. The planning history of the site was then explained (planning permission granted for an extension). It was also noted there were unauthorised works to the dwelling and that an enforcement notice had been served with regard to these works. The officer noted that a lot of residents concerns were in relation to the works that had already been carried out however, this was being addressed by the enforcement team. The concerns being raised had come from the Parish and residents in Lawrance Lea.

No significant planning concerns were raised in relation to the extension which is a modest addition in relation to the existing planning permission. The main impacts were identified to 2/3 properties immediately adjacent to the site within Lawrance Lea, although other representations have been received in support of those concerns. On this basis the Interim Delivery Manager did not consider the proposal warranted referral to the planning committee.

Decision

Do not refer to Planning Committee

S/4418/19/CONDD Horseheath Road, Linton

Submission of details required by condition 4 (Foul Pump) of planning permission S/4418/19/RM

Reason for Call-in Request:

Linton Parish Council object and refer the application to Planning Committee. Detailed comments provided, including the following:

- Works have taken place without approval.
- Previous issues raised not addressed.
- No illustration of the foul pump and how this will impact on the landscape
- Maintenance and management of the system not specified.
- Insufficient information regarding – eg, sewage storage tank (which does not appear on plans), foul pump, drainage layout, risk assessment.

Key considerations

The case officer explained that the discharge of condition application was in relation to the appearance and amenity of the foul pump not the foul system itself, which was a separate condition that had recently been refused at planning committee. The comments raised by the Parish related to the foul system itself rather than matters relating to its appearance or impact upon amenity. The case officer explained that the majority of the pump was below ground apart from a vent which did not protrude significantly above the surface level. The case officer clarified that one resident had written in. The case officer confirmed that they would liaise with the case officer responsible for discharging the foul system (separate condition) to ensure there was no conflict in relation to the location and appearance of the foul pump.

Based on the details required to be considered by the condition there are no significant material planning considerations. Whilst the planning history was noted in the context of the Parish's comments, the main concerns raised were not relevant to the application. Based on the nature, scale and complexity of the application the Interim Delivery Manager did not consider the proposal warranted referral to the planning committee.

Decision

Do not refer to Planning Committee

S/4418/19/CONDE Horseheath Road, Linton

Submission of details required by condition 3 (Management and Maintenance of the Proposed Streets) of planning permission S/4418/19/RM

Reason for Call-in Request:

Linton Parish Council object and refer the application to Planning Committee. Detailed comments provided, including the following:

- The management plan submitted is inadequate.
- The plans submitted conflict with approved plans, OL and RM site plans including that the sewage tank is not included and the drainage plan sends surface water to the SE corner of the site towards Martins Lane, which is a private lane, not a water course.
- The management group is not named.

- Issues regarding the maintenance of the SUDs and Sewage Tank.
- Maintenance plan does not take into account the time taken to recognise problems in the sewage tank, the repair time and supply of parts.
- Bin emptying is too infrequent.
- Weeding regime does not include removal of poisonous and invasive non-native plants which are inappropriate for a rural area.

Key considerations

The case officer introduced the application which followed on from the discussion in relation to the previous application as it relates to the same site. The case officer clarified that the drainage layout submitted with the application do not form part of this discharge of condition application. The case officer confirmed there had been no responses from members of the public and there was no objection from the highway authority.

Based on the details required to be considered by the condition there are no significant material planning considerations although the planning history was noted in the context of the Parish's comments. Based on the nature, scale and complexity of the application the Interim Delivery Manager did not consider the proposal warranted referral to the planning committee.

Decision

Do not refer to Planning Committee

22/00832/HFUL and 22/00833/LBC 20 West Green Barrington

Erection of a single storey pool house and swimming pool to rear

Reason for Call-in Request:

Parish Council have requested the application be determined at development management committee.

Impact on the Listed Buildings and Conservation Area, Contrary to Policy HQ/1 and NH/14 and the Barrington Design Guide. Excessive Noise from Gym. Building too big.

Key considerations

The case officer introduced the scheme explaining the proposal, site context and its surroundings. Noted that the main dwelling on the site is a Listed Building, there were also some other Listed Buildings nearby and the site is located in a Conservation Area. Another outbuilding was pointed out in the adjacent site. The case officer advised that a previous proposal had been withdrawn in order to address concerns raised with regard to the appearance of the building and the proposal was considered in the context of its use being ancillary to the main dwelling. The case officer noted the revised proposal has been amended in an attempt to address concerns with the previous proposal. Case officer confirmed that one neighbour had raised an objection and that conservation officers had not raised an objection.

No significant planning concerns were raised in relation to the material planning considerations for what is a modest outbuilding in extensive grounds of the existing dwelling. Whilst the impact upon heritage assets is taken very seriously, based on the nature, scale and complexity of the application the Interim Delivery Manager did not consider the proposal warranted referral to the planning committee.

Decision Do not refer to Planning Committee