

Delegation meeting - Minutes

- **Date:** 19th July 2022
- **Time:** 11:00 – 12:30
- **Meeting held:** via Teams
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Attendees: Cllr Peter Fane (PF), Phil McIntosh (PM), Tom Chenery (TC)

Apologies: Cllr Henry Batchelor (Chair of Planning Committee)

Minutes approved by: Phil McIntosh (Interim Delivery Manager and S106), Cllr Peter Fane (Vice Chair of Planning Committee - Consultee) on 23 July 2022

22/02040/FUL 1 New Road, Guilden Morden

Demolition of the existing dwelling including the removal of all outbuildings and structures. Erection of 2no. residential dwellings (one bungalow and one two-storey house) and associated works (inc new / re-positioned vehicular crossovers).

Reason for Call-in Request:

Overdevelopment of the site and density of dwellings is too high. The Council have strong concerns over the vehicles access and parking on New Road and Fox Hill Road.

Key considerations

The case officer introduced the proposed application noting the site context and planning history of the application site (previously withdrawn application) and planning permission granted for house on land which previously formed part of the application site (now 1A New Road), including a garage (constructed using PD rights). It was noted the design of the application was reflective of the recently built dwelling at no.1A New Road. It was also noted that the vehicle access for the corner plot would be moved further away from the existing junction and that there were no concerns raised by the highway authority. The officer advised they did not consider there to be material concerns regarding residential amenity for adjacent dwellings. Matters regarding amenity space standards and internal space standards were also discussed. The number of representations received was also noted. The key issue was the principle of development and a third dwelling being created on the site (following original proposal at 1A) in the context of the established character.

The concerns of the Parish were noted. The scale of the application is not significant nor does it raise significant planning policy concerns or significant material planning considerations. The planning history of the site is not complex although other development has been granted planning permission. 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