

# Delegation meeting - Minutes

- **Date:** 8<sup>th</sup> November 2022
- **Time:** 11:00 – 12:30
- **Meeting held:** via Teams
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**Attendees:** Cllr Henry Batchelor (Chair of Planning Committee), Cllr Peter Fane (Vice Chair of Planning Committee), Phoebe Carter (PC), Phil McIntosh (PM) Interim Delivery Manager (West) and S106.

## Apologies:

**Minutes approved by:** Phil McIntosh (Interim Delivery Manager - West) in consultation with Cllr Batchelor (Chair of Planning Committee), on 14 November 2022

## 22/04011/FUL – The Bungalow, Haden Way, Willingham

Replacement dwelling following demolition of existing

## Reason for Call-in Request:

Parish Council requested:

Willingham Parish Council objects to the application for the following reasons:

- The application is to replace a building that is no longer required as the existing bungalow was provided for an agricultural worker for the Piggery in 1975 with an agricultural tie. The Piggery has been removed and hence the housing provision is no longer required.
- Following a previous application in 2017 for a bungalow on the Piggery site, which was refused following appeal, the applicant was given permission for a traveller pitch, including utility building. Given the approved use of the land, the Council do not feel that a permanent residence is either needed or appropriate.
- The Council would also reiterate concerns it has raised with enforcement that the applicant has already breached the existing planning consents for the site.

If the officer is minded to approve the application, the Council request that it is passed to the committee for consideration

## Key considerations

The case officer (PC) introduced the proposed application, which was for a replacement dwelling, larger than the existing. The case officer explained the site history in terms its use as a piggery, although this had now ceased, and that demolition of the piggery buildings had commenced. Also explained that the piggery has planning permission for a traveller pitch and associated outbuilding. The case officer noted that this application was not linked to the traveller pitch permission and should be treated on its own merits. Noted there was an agricultural tie for the dwelling, but this is no longer relevant to the occupation of the dwelling. Officer showed the existing plans and proposed plans and that some minor design

modifications were being sought. Photos/images of the site were also used in the presentation. It was noted that there have been no third-party representations.

The concerns of the Parish and residents were noted. Officers noted the planning history of the site, although the permission of the traveller pitch was not linked to this application (i.e., different application site). It was considered that there are no significant policy implications or significant material planning considerations. The development is also not of a significant scale and there have been no representations indicating little public interest in the proposal. On this basis the Interim Delivery Manager considered, the proposal did not warrant referral to the planning committee.

### **Decision**

Do not refer to Planning Committee