

Delegation meeting - Minutes

- **Date:** 15th 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), Alice Young (AY), Nick Yager (NY), 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) and Cllr Fane (Vice Chair of Planning Committee), on 22 November 2022

22/03363/FUL Dale Manor Business Park, Sawston

Erection of Research and Development buildings (use class E) and associated decked car park, landscaping and associated infrastructure landscaping and associated infrastructure

Reason for Call-in Request:

Parish Council requested:

On housing allocation, departure.

Key considerations

The case officer introduced the proposal which is for a major development for research and development floorspace within an existing business/industrial park. Officer showed site photos, plans and context of green belt. The site is allocated for housing within the Local Plan and therefore, the proposal is a departure from the allocation. The case officer explained that other permissions had been granted for similar proposals, as well as a football stadium within the allocation and the site was not being taken forward for residential development within the emerging Local Plan. Site is located adjacent to the Green Belt. The planning policy team do not object to the proposal, although some consultees have raised concerns which are aiming to be addressed by the applicant. No 3rd party reps have been received.

The concerns of the Parish were noted. Noting that the proposal is for a significant level of floorspace, adjacent to the Green Belt and a departure from the Local Plan, the policy considerations are significant. The planning history of surrounding sites within the allocated site (housing) are also a material consideration. Although there is no significant public interest, given the above, the Interim Delivery Manager considered, the proposal should be referred to the planning committee.

Decision

Refer to Planning Committee

22/01972/FUL 7 De Freville House, High Green, Great Shelford

Change of use to use Class E(a) and external works

Reason for Call-in Request:

Great Shelford Parish Council have asked that this application be taken to the Planning Committee for determination. They have seen the comments from the Highways Officer and have very strong feelings about current highway concerns and would like the opportunity to share these with the committee in order that they can make an informed decision when deciding whether to approve or refuse the application.

Key considerations

The case officer introduced the proposal which is a change of use of the existing premises to Class E (Co-op store). The premises is currently vacant and has been for some time. Officer explained that he is currently minded to refuse due to a highways objection. The officer explained the proposed parking arrangements on the site (how car parking spaces would be allocated) and referred to existing uses (other commercial use and residential) and planning history of the site (there is a condition on the existing permission which limits the use to a furniture showroom only). Subsequent permission also granted but this has now lapsed. Also showed the existing road layout to understand constraints including the junction where the site is located, cycle lane and site forecourt. Officer noted Highways have raised concerns regarding the applicant's parking survey and that on site parking provision for the existing and proposed uses is not in accordance with the parking standards. There are no other material planning issues. There are a number of residents in support of the proposal and also residents against.

Parish concerns were noted. The proposal is not a proposal of significant scale and does not have significant policy implications however, the planning history of the site is complex in terms of previous lawful use and associated restrictions, as well as subsequent permission granted. The site has also been vacant for some time. There are a number of reps for and against the proposal, as such there is deemed to be a reasonable level of public interest. Given the above, on balance, the Interim Delivery Manager considered the proposal should be referred to the planning committee.

Decision

Refer to Planning Committee