

# Delegation meeting 17 December 2025

## Minutes

- Time: 15:00 – 16:00
- Meeting held: via Teams

**Attendees:** Anna Bradnam (Chair of Planning Committee), Cllr Peter Fane (Vice Chair of Planning Committee), Michael Hammond (Area Team Leader), Mary Collins (Senior Planning Officer)

Main issues to consider:

- Relevant material planning considerations raising significant planning concerns
- Significant implications for adopted policy
- The nature, scale and complexity of the proposed development
- Planning history
- Degree of public involvement

## Development

25/03632/OUT – Land West of 39 Pound Green Guilden Morden

Erection of 1no Self-Build/Custom Build Dwelling with some matters reserved except for access.

## Reason for Inclusion

Number of objections

## Discussion

1. Relevant material planning considerations raising significant planning concerns.

Permission in principle (24/03344/PIP) has been granted for the erection of 1 No. Self Build Dwelling in a similar location to that proposed under this application (25/03632/OUT). This site by way of the previous application has been visited by members of the planning committee. The site is outside the development framework but a permission in principle for a dwelling in this location has been approved and is an extant permission.

This outline application is for all matters reserved except access and subject to conditions the Highway Authority has raised no objection to the access. This includes a condition to provide a passing place for vehicles within the site and for visibility splays. The case officer explained that a condition would be applied to any permission

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if granted to restrict the height of the dwelling to single-storey. This is due to potential implications of overlooking and overbearing impact that may arise from a two-storey dwelling in this location.

## 2. Significant implications for adopted policy.

The balancing exercise of the development being outside of the framework compared to the benefit of the self build dwelling has been discussed at the previous planning committee and it is not considered that this application raises any new implications for adopted policy beyond this.

## 3. The nature, scale and complexity of the proposed development.

The proposed dwelling could be made acceptable subject to appropriate conditions regarding highways access and limitations on the height/ scale of the dwelling. Further details would have to be presented as part of any future reserved matters application(s).

## 4. Planning history.

Permission in principle (24/03344/PIP) has been granted for the erection of 1 No. Self Build Dwelling in a similar location to that proposed under this application (25/03632/OUT). There are two barns within the wider site that have been granted permission for residential conversion, which are extant or currently undergoing works.

## 5. Degree of public involvement.

8no. Objections have been received which is similar to the 10no. received under the previous permission in principle application.

The local member wrote a statement to the delegation panel explaining that they believe that the strength of local feeling about this application is equal, if not higher than the previous application given the accumulative impact concerns of local residents on this road. They considered it would be in the public interest to have this application determined in public.

While the panel noted the local member's statement and the similarities in public involvement, it was considered by the panel that given the similarities, other than access, of the permission in principle application and this outline application, the merits and consideration of these had been thoroughly raised and debated at the previous planning committee. It was therefore decided on balance that this application does not need to be referred to planning committee owing to the recent history of the site.

## Decision

Do not refer to Planning Committee

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## Development

25/03737/FUL – 20 Station Road Steeple Morden

Construction of two, three bedroom, one and half storey detached dwellings with single storey detached garages including alterations to new access drive, and includes extensions and associated works to the existing dwelling approved under application 24/03879/HFUL.

## Reason for Inclusion

Number of objections

*“Steeple Morden Parish Council object to this application for the following planning reasons:*

- 1. The two proposed houses are set in the garden of 20 Station Road. This development is backfill and not appropriate to the character and setting of the immediate area. There is no garden grabbing in this part of the village and it should not be encouraged. The back fill sighted by the applicant are the result of previously developed land. The Parish Council object to the principle of development in this location.*
- 2. The development has a strong visual impression that would harm existing residential amenity.*
- 3. The Parish Council would question the trippage rates quoted in the Transport report. With the substantial increase in home deliveries the quoted figures look on the low side and would ask the planning authority to investigate.*
- 4. The neighbour’s garden would continue to be overlooked by vehicles using the new drive.*

*Without prejudice to the Parish Councils Objection that if the Planning Authority determines to approve the application then the resulting Biodiversity Net Gain offsite funding should be provided to the Parish for use on local projects including a new wood currently being planted by the Woodland Trust. Section 106 funds should also be provided for new sports facilities.*

*If the officers view differs from the Parish Council, then we would ask that the application goes before the Planning Committee for determination.”*

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## Discussion

### 1. Relevant material planning considerations raising significant planning concerns.

The proposed development consists of backland development for 2no. dwellings. Planning permission (24/03879/HFUL) had been granted on the host dwelling at 20 Station Road for a access road to the rear of the site to serve a domestic garage.

The case officer identified that there were neighbouring occupiers adjacent to the site that the development could raise material planning considerations on in terms of residential amenity that require consideration. These neighbours have also objected to the application. Members of the panel asked for further information regarding the site context and street scene of the area in terms of the scale of the area.

### 2. Significant implications for adopted policy.

The site lies in the development framework of Steeple Morden. Steeple Morden is a group village and Policy S/10 of the Local Plan (2018) states developments of up to 8 dwellings in this type of scenario are acceptable in principle subject to meeting other policies. Policy H/16 of the Local Plan allows for the development of garden land subject to certain criteria being met. Therefore there are no significant implications for adopted policy.

### 3. The nature, scale and complexity of the proposed development.

While the principle of development may be acceptable, the site context and surroundings coupled with the scale of development mean that there may be character and appearance impacts, as well as residential amenity considerations, that are considered to make the development complex in nature. The access road and its use, while approved for domestic use of no.20, would introduce a different form of planning assessment compared to the previous application including the potential provision of an acoustic fence and road lowering measures.

### 4. Planning history.

A previous application (24/04766/FUL) for a similar development was withdrawn in August 2025. A previous householder planning application for works to no.20 was approved under delegated powers in December 2024. It is not considered that there is any significant planning history.

### 5. Degree of public involvement.



5no. letters of support have been received but none of these are immediate neighbours to the application site. 7no. letters of objection have been received, and these include immediate neighbours of the application site.

The local member prepared a statement for the panel and highlighted the significant interest of the local residents and the parish council.

## **Decision**

Refer to Planning Committee