

Delegation meeting - Minutes

Date: 16 July 2025

Time: 12.30 – 13:30

Meeting held: via Teams

Attendees: Cllr Peter Fane (Vice Chair of Planning Committee), Rebecca Smith (Delivery Manager), Dean Scrivener (Principal Planning Officer)

Apologies:

Minutes approved by: Cllr Peter Fane 19.07.2025

25/01633/FUL – 3 Ely Road Milton

Change of use from office (E-Class) to a Car dealership (Sui generis) and external alterations.

Reason for Call-in Request:

Ward member requested Cllr Bradnam:

Amenity Impacts - noise, pollution, light pollution, parking), Increase in Traffic - HGVs travelling through Milton, car parking, highways impact due narrowness of roads, potential impact upon GCP Greenway, Impact upon trees in Conservation Area, out of keeping with street scene in this rural and tree lined road

Key Considerations:

The Case Officer (DS) introduced the application outlining the details of the planning application, as well as the existing context of the site and surrounding area, together with details of the site designations and planning history. The planning application is a full application for the change of use from an office to a car dealership, including the installation of some external signage. The site is located outside of the development framework, within the green belt.

It was noted by the case officer that there have been 18 objections to the proposal from the local residents, however no objections have been from any of the internal and external specialists that have been consulted as part of the assessment of the proposal. The Local Highways Authority have recommended conditions if approved.

Local residents have raised concerns regarding residential amenity, highway safety and access, parking, impact on the greenway, trees and the conservation area along with impact on the character of the area.

The Parish Council have objected to the proposal on the basis of the weekend operations and potential for noise disturbance to amenity of nearby residents.

The Parish Council's objection and those concerns raised by the ward member were noted, along with the objections from the third party consultees. The nature, scale and complexity of the proposed development is not in itself significant, nor did the proposal raise significant implications for planning policy. However, it was

acknowledged that there was significant public interest in the proposal which raised material planning concerns. Consequently, in consultation with the Vice Chair of the Planning Committee, the Delivery Manager considered, on balance, the proposal should be referred to the planning committee on the basis of the degree of public involvement.

Decision

Refer to Planning Committee