

Delegation meeting- Minutes

- **Date:** 9 June 2020
- **Time:** 11.00 – 12.30
- **Meeting held:** via Teams
- **Attendees:** Chris Carter (CC), Cllr John Batchelor (JB), Cllr Pippa Heylings (PH), Luke Simpson (LS), Richard Fitzjohn (RJ), Lorraine Casey (LC), Julie Ayre (JA)
- **Notes and actions:** Glenda Hansen and Jemma Smith

Minutes approved by: Cllr John Batchelor (Consultant) on 11 June 2020 and Chris Carter (Delivery Manager – Strategic Sites) on 12 June 2020

120/01031/FUL - Wadlow Farm, Six Mile Bottom Road, West Wrating

Erection of a single storey building to be used in connection with outdoor participatory sport, with associated vehicle parking and manoeuvring area and landscaping (Re-submission of S/2931/19/FL)

Reason for call-in request

West Wrating Parish Objects to the proposal and requests the application be referred to the District Council Planning Committee. The Parish Council objects to the application due to the following reasons: highway safety, speed of traffic, volume of traffic, disposal of foul sewerage, hours of opening, employment of staff, size of kitchen.

Key considerations

The full comments of the Parish Council were considered, and the concerns noted.

Discussion noted that the use of the site for clay pigeon shooting is lawful and so many of the points raised by the Parish Council are existing matters. Having regard to the criteria for referring applications to the planning committee it was not considered that the proposal raises significant planning concerns. With the use already being established, there is not significant implication for adopted policy. The application is not considered to be of a scale or complexity that would require planning committee consideration, given that it is a single storey building in an isolated location. Finally, it was not considered that there was anything in the planning history for this site that meant the matter should be referred to the planning committee.

Decision

Delegated Approval

S/1896/19/RM - Land to Rear of 130 Middle Watch, Swavesey

Approval of matters reserved for appearance landscaping layout and scale following outline planning permission S/1605/16/OL for up to 70 dwellings comprising of 42 market and 28 affordable units public open space children's play area associated landscaping and new access.

Reason for call-in request

Swavesey Parish Council objects to the proposal and requests the application be determined at Planning Committee due to drainage issues.

Objection raised. Swavesey Parish Council is extremely disappointed to see Anglian Water's acceptance of the request to direct surface water into the foul sewer network under Boxworth End/Middle Watch. The original permission for the site was given on the whole site having gravity fed SW drainage. To now put surface water into the foul sewer sets a precedent which could lead to further requests on other developments. The Parish Council also believes the existing foul water system is at capacity and there has been flooding of properties in recent years during storm rainfall in this area of the village.

Key considerations

The full comments of the Parish Council were considered, and the concerns noted. In particular that the one issue raised by the Parish Council related to surface water drainage. This matter is controlled by a planning condition associated with the outline planning permission, which is also under consideration by the Council. However it does not go to the heart of the reserved matters application itself.

Notwithstanding this, it was noted that Anglian Water had raised no objection to the proposed strategy.

The application was not considered to raise significant planning concerns, to have significant implication for adopted policy or for the planning history to suggest that it should be referred to the planning committee for decision.

With regard to the nature, scale and complexity of the proposal, this was considered carefully given the size of the reserved matters application in relation to the village. However, as the only issue raised related to surface water drainage, it was not considered that the application should be referred to the committee for decision

Decision

Delegated

S/4518/19/FL – 7 Back Lane, Barrington

NOTE: Application being reconsidered following meeting on 2nd June 2020.

Reason for call-in request

Thank you for your email of 4 June regarding the above application. Barrington Parish Council had a “virtual” meeting last night at which this was discussed, and I was given authority to respond on behalf of the Parish Council as follows:

Given that your recommendation of refusal broadly concurs with the objections raised by the Parish Council, it is content for the determination to be made under delegated powers and not by the full Planning Committee, in this instance. To that extent this is Barrington Parish Council’s revised recommendation in relation to the above application.

Barrington Parish Council remains particularly concerned about development pressures in the Conservation Area and may request that future applications are not determined under delegated authority, depending on the individual circumstances.

Key considerations

Following the agreement of the Parish Council, as set out in their comments above. It was resolved that this application be dealt with by officers.

Decision

Delegated Refusal