

Delegation meeting- Minutes

- **Date:** 16 June 2020
- **Time:** 11am to 12:20pm
- **Meeting held:** via Teams
- **Attendees:** Chris Carter (CC), Cllr John Batchelor (JB), Cllr Pippa Heylings (PH), Michael Sexton (MS), Lorraine Casey (LC), Julie Ayre (JA), Toby Williams (TW)
- **Notes and actions:** Glenda Hansen and Jemma Smith

Minutes approved by: Cllr John Batchelor (Consultant) on 17 June 2020 and Chris Carter (Delivery Manager – Strategic Sites) on 17 June 2020

20/01138/OUT 95 Bannold Road, Waterbeach - Outline planning permission with all matters reserved except for access for the demolition of the existing house and the erection of five dwellings (MS)

Reason for call-in request

Waterbeach PC recommends refusal of this planning application as this area sits outside the village envelop (Local Plan S7 Development outside Development Framework). The current property has an agricultural restriction and would be the loss of a substantial property in the street scene of Bannold Road. Additional houses would put pressure on the local infrastructure including the water treatment and medical facilities.

The Council also concur with the Tree Officers comments.

Key considerations

The comments of the Parish Council were considered and it was agreed that due to the location of the site, outside the settlement framework boundary, and the history of both the site itself and the site next door, that the proposal should be referred to planning committee for decision.

Noting the tests that are considered, it was felt that the proposal could have significant implications for adopted policy, and that the planning history of the site was relevant.

Decision

Refer to planning committee for decision. See above

20/01648/FUL 46 Station Road, Over - Erection of one no.4-bedroom and four no.3-bedroom houses following demolition of No. 46 Station Road and garage (MS)

Reason for call-in request

Further to the Parish Council meeting held last night the Council asked me to comment that they feel that the site is too small to accommodate all the dwellings proposed and that having this amount of homes will be an over development of the site. The proposed dwellings are too close to the boundaries of the site and there is inadequate bin storage provided.

Concerns were also raised regarding access and site safety as the homes would share access and would all be exiting the site onto a busy road, opposite a well-used junction and could cause injury to cyclists using the cycle path

Key considerations

The comments of the Parish Council were considered. Discussion included noting that the site is within the settlement framework boundary, there was no technical objection from the highway authority, the density of the proposal would be 27 dwellings per hectare and that there had been three neighbour representations received.

Noting the tests that are considered, it was not considered that the proposal raised significant planning concerns, there are no significant implications for adopted policy, the scheme is not considered to be of a nature, scale or complexity that would warrant referral to planning committee and the history of the site was not significant.

Decision

Delegated decision. See above