

# Delegation meeting- Minutes

- **Date:** 23 June 2020
- **Time:** 11am to 12:20pm
- **Meeting held:** via Teams
- **Attendees:** Chris Carter (CC), Cllr John Batchelor (JB), Cllr Pippa Heylings (PH), Thomas Hams (TH) Richard Fitzjohn (RF)
- **Notes and actions:** Glenda Hansen

**Minutes approved by:** Cllr John Batchelor (Consultant) on 24 June 2020 and Chris Carter (Delivery Manager – Strategic Sites) on 23 June 2020

## **S/4375/19/FL 47 Gibraltar Lane, Swavesey, Cambridge Cambridgeshire CB24 4RR. Construction of two dwellings (RF)**

### **Reason for call-in request**

The Parish Council does/does not\* request that the application be referred to the District Council Planning Committee

Planning Reasons:

Swavesey Parish Council raises objections to this application on the following grounds:

1. In September 2019 a Planning In Principle application (Ref: S/1992/19/IP) for two new properties on this site was refused by SCDC. The Parish Council objected to that application as well and supports the two reasons from SCDC for the refusal, which it believes remain the same for this new application.
2. The proposed development area is prone to regular flooding from surface water, particularly for periods during winter and in heavy downpours. This has been communicated to SCDC and CCC on numerous occasions by the owner of No.47 who has been very concerned regarding potential flooding of the property at No.47.
3. The existing highway access (from the garden) is onto Fen Drayton Rd close to the junction of the mini roundabout at Moat Way. There will be increased traffic through this junction when the Bloor Homes 99 house development directly south of the proposed development area is completed. Working is currently starting on this new development now.
4. There is no footpath on the east side, alongside the proposed development site and where the proposed access will be. Residents and visitors will have to cross the road each time they enter or leave the proposed new dwellings, across a road which will become busier due to the 99-house development being built just south of the site.
5. The Swavesey Village Design Guide, which has recently been adopted by South Cambridgeshire District Council, has the following guidelines for development which the Parish Council highlights will be in conflict with this proposed development:

The Greater Cambridge Shared Planning Service is a strategic partnership between Cambridge City Council and South Cambridgeshire District Council

From the VDS:

4.1 Maintain the rural gaps and important views identified in figure 10, including through controlling tree planting and alterations to buildings and boundary structures.

4.5 Infill development of larger individual plots should be avoided where it would block or encroach on the important or valued gaps and views identified in figure 10. Gibraltar Lane gardens are large and long and this site is alongside a road, giving a non-built up gap, particularly now with housing development beyond it.

4.6 Infill development should be in proportion to its plot and location within the village. The scale and massing of each building should as a rule be no bigger or higher than the existing building and no higher than the surrounding buildings, to distinguish back land development from the older linear village pattern.

6. The Parish Council has also been informed that the application site has a covenant within its Land Registry document (as has neighbouring properties along Gibraltar Lane) restricting the use the 'garden land' and that only sheds or greenhouses may be built on it, no additional dwelling houses. Please could this be note?"

## Key considerations

The officer recommendation is for refusal but not for all the same reasons that the Parish Council objected. The matter was therefore referred back to the Parish Council and the proposed reasons for refusal explained. The Parish Council responded further as follows:

Swavesey Parish Council met on Thursday 11th June – Planning Meeting. Agenda attached for your info,

Item 4.3.

Council discussed your request to confirm if they still wished this application to go to Committee, as you are recommending refusal. Council agreed unanimously that if you are recommending refusal, then the decision did not need to go to Planning Committee.

Minutes of that meeting have not yet been approved, will be at our next meeting on Mon 22nd June. If you wish I can send you a copy of the approved Minutes after 22nd June

## Decision

Delegated Refusal

## Reasons for decision:

Having regard to the above it was agreed that the application should be a delegated decision as it accords with the views of the Parish Council

## **20/01695/FUL Toft Road, Bourn - Temporary change of use from agricultural to D2 and development for 2 years for the erection of 3 cabins, 6 hot tubs, a portable sauna together with portable showers and toilets for outdoor spa use, access, and temporary car park (TH)**

### **Reason for call-in request**

- 1) Bourn Parish Council objects to this application on the grounds of road safety with a new vehicle access being proposed on a blind double bend which is already locally known as an accident spot. Vehicles leaving the sight towards Toft would not be able to see any traffic coming from the Bourn direction.
- 2) Bourn Parish Council also objects to the compromise of the access to the Porter's Way byway, a popular walking route.
- 3) Bourn Parish Council also objects to the conversion of a very rural open field into a semi-permanent hard-surfaced car park when the establishment has been operating via an existing car parking area in previous years.
- 4) Bourn Parish Council is also concerned over possible/probable damage to trees and hedges around the access point to the proposed car park in an area subject to an area TPO.

### **Key considerations**

The comments of the Parish Council were carefully considered against the relevant criteria. It was noted that the use of the site had already been operating for the last two years with the benefit of a temporary planning permission. 28 comments had been received in support of the application and one against, as well as the Parish Council. The key change in circumstances was the proposed car park.

With regard to road safety, it was noted that the highways authority had not objected to the proposal. In respect of the walking route, it was noted that obstruction of the byway would be dealt with under other legislation. Impacts on trees could be controlled by condition and the proposal is for a further temporary permission after which the car park could be returned to grassland.

In respect of the criteria considered for referral to committee, it was concluded that whilst the Parish Council had raised material planning considerations, these did not raise significant planning concerns. There were no significant implications for adopted policy.

The nature, scale and complexity of the proposed development was not such that it would warrant committee referral and there was nothing in the planning history to indicate that the

matter should be referred to committee.

## **Decision**

Delegated

## **Reasons for decision:**

See above