

Delegation meeting - Minutes

- **Date:** 28 July 2020
- **Time:** 11am to 12:30pm
- **Meeting held:** via Teams
- **Attendees:** Chris Carter (CC), Cllr John Batchelor (JB), Cllr Pippa Heylings (PH), Julie Ayre (JA), Sumaya Nakamya (SN)
- **Notes and actions:** Jemma Smith

Minutes approved by: Cllr John Batchelor (Consultant) on 29 July 2020, Cllr Pippa Heylings (Consultant) on 29 July 2020, Chris Carter (Delivery Manager – Strategic Sites) on 29 July 2020

S/0150/20/FL 11 Home Close Swavesey Cambridge Cambridgeshire CB24 4AF – Two Storey side extension.

Reason for call-in request

Comments:

Parking – the application indicates that although one parking space will be lost for the extension, a replacement will be created on part of the existing front garden area. These properties were designed to allow for space and greenery between and around them, as they are on an Exception Site on the edge of the village.

Rural vista through to open fields – will start to be lost if extensions are permitted between the properties.

Access to the rear garden – where will access to the rear garden from the front garden be? Looking at the plans it looks as though insufficient space will be provided as the extension looks to come out almost to the site boundary?

Planning reasons:

Loss of a 2-bed ‘starter’ home on an Exception Site which was granted permission specifically to provide smaller, ‘starter’ homes for local residents. If extensions are now to be accepted for the properties on this site, the village will lose the smaller properties it originally hoped to gain and be able to hold in perpetuity.

Parking – loss of front garden area to create parking area, due to loss of designated parking area for extension.

Maintain rural views and gaps – Village Design Guide SPD for Swavesey includes: Design Guidance: 6.2.1 Maintain hedges, front gardens, verges, irregular building line. New development could continue these features. 6.2.2 Maintain rural views and gaps

Key considerations

The comments of the Parish Council were carefully considered in turn, having regard to the four-criterion used.

The comments regarding the loss of a starter home were noted, however this was not a matter for this application given that the property was now in private ownership following a “right to buy” process.

It was considered that the Parish Council had raised material planning considerations in their comments but that, of themselves, these did not raise significant concerns. It was also the case that neither the nature, scale and complexity, or the planning history of the case warranted referral to planning committee.

However, it was considered that the Parish Council raised material matters of policy, in particular the recently adopted Village Design Guide. In this context, and the points of principle raised regarding spacing between buildings and loss of vegetation in front garden areas, it was considered that this did merit referral to the committee in order to consider the weight to be afforded to these points.

Decision

Refer to Planning Committee. See above

20/01833/HFUL 3 Lonsdale Linton Cambridge Cambridgeshire CB21 4LT – Two storey side extension plus garage and loft conversion.

Reason for call-in request

20/01833/HFUL - 3 Lonsdale, Linton - Two storey side extension plus garage and loft conversion.

LPC Comment (22nd May 2020): The bulk of the proposed extended house continues to have an overbearing effect upon Horseheath Road. This will not be screened by the current overgrown hawthorn hedge and dead and dying trees which will soon be lost. It is visually intrusive, cluttered, and visually inappropriate. It is very likely that due to the awkward position of the new garage, it won't be used for parking and residents will soon revert to parking in the residential street. Linton cannot afford to lose parking space within this area. It is likely this second garage may soon be incorporated as additional living space. This will effectively be a three-storey dwelling on rising ground which will be visually intrusive.

LPC Decision: Object and refer this to the District Council Full Planning Committee

Key considerations

The comments of the Parish Council were considered carefully, however the issues raised, visual impact and car parking provision, whilst material considerations, were not so significant in this case to warrant committee referral. Issues with significant policy implications were not raised and the proposal was neither of a nature, scale nor complexity to justify a committee referral. Finally, there was nothing in the planning history of the site which justified a committee decision.

Decision

Delegated Decision. See above