

Delegation meeting - Minutes

- **Date:** 15 September 2020
- **Time:** 11am to 12:30pm
- **Meeting held:** via Teams
- **Attendees:** Chris Carter (CC), Cllr Pippa Heylings (PH), Karen Pell-Coggins (KPC)
- **Notes and actions:** Jemma Smith

Minutes approved by: Cllr Pippa Heylings (Consultant) on 15 September 2020, Chris Carter (Delivery Manager – Strategic Sites) on 15 September 2020

Land at 61 North Road, Great Abington - Erection of a 3-bed detached dwelling house with basement to replace existing piggery

Reason for call-in request

Great Abington Parish Council objection - Although the Parish Council acknowledges the principle of building a dwelling on the site, the design and materials are not in keeping with the street scene. The applications says that black timber match the local area, but although there have been two new black timber structures, these are not typical of the area and would not sit well in the environment and are out of keeping with the street scene. The Council does not believe the proposed new dwelling is subservient in height to the original dwelling, which does not comply with the Neighbourhood Plan. The proposed entrance to the dwelling site is in an existing passing bay, which is not appropriate on this single-track road. A new entrance away from this passing bay would be more appropriate/safer. The Parish Council requests that a condition of consent be that passing bays are not used by construction vehicles during the construction of the dwelling and that enough space be created on site for construction traffic to park on the site of the building work.

Key considerations

The comments of the Parish Council were noted, in particular that there was no objection to the principle of development of the proposal. As such, it was considered that the comments of the Parish Council did not raise significant issues for adopted policy, the proposal was not of a nature, scale or complexity to warrant committee referral and the planning history of the site did not indicate that the application required a committee decision.

With regard to the first criteria, it was noted that the Parish Council has raised material planning issues around the materials and the proposed access arrangements. However, it was agreed that both matters were not of such significant concern that they required consideration by the planning committee. It was agreed that these matters are capable of consideration by officers.

Decision

Delegated decision. See above

6-20 (even) Newton Road Whittlesford - Modification of planning obligations contained in a Section 106 Agreement dated 5th February 2015 made between (1) South Cambridgeshire District Council, (2) Nigel Peters and Graham Bowles and (3) Cocksedge Building Contractors Limited pursuant to planning permission S/0761/14/FL

Reason for call-in request

Whittlesford Parish Council unanimously objects to the proposal to change the conditions imposed by the S106 Agreement which was drawn up in conjunction with the Approval of Planning Application S/0761/14/FL.

Briefly the Approval allowed the construction of 8 much needed 'affordable' houses on the Green Belt land well outside the Development Framework, in Newton Road, Whittlesford. The Affordable Housing on Rural Exception Site legislation was used as the basis of the Approval. Under this legislation and the above S106 Agreement the occupation rights to these properties was, and is, restricted to people with very close associations with Whittlesford by residence, family, or work. Only if suitably qualified people with Whittlesford connections cannot be found can the properties be awarded to residents in other neighbouring villages. The Whittlesford Parish Council hopes that the above restrictions on occupation rights will continue for many years to come with both the 5 rental – and the 3 shared-ownership properties. A particular advantage to the private

owner/tenant of the shared-ownership properties is that their financial interest is substantially protected with regard to general rises in property prices over the years, and this allows the owner/tenant to realise any gain in the value of the property on subsequent sale according to the level of stake in the property.

The above Planning Application (20/03169/S106A) seeks to remove some of these restrictions particularly with regard to the disposal or sale of these 'affordable' properties. This modification would allow the 2nd and subsequent disposals of these properties to 3rd parties to be on an 'open-market' basis which would in effect be a licence to print money for all parties with a stake in the properties. The properties would no longer have an 'affordable' restriction and would not therefore have any advantage to the people of Whittlesford connections who might need a rental property at a social rent or want to make an initial move on to the housing ladder through the shared ownership scheme

Key considerations

Consideration of this item is delayed to the following week to obtain more information on the MiP proposal.

Decision

Return to next meeting