

Delegation meeting - Minutes

- **Date:** 16 March 2021
- **Time:** 11:00 – 12:30
- **Meeting held:** via Teams
- **Attendees:** Chris Carter (CC), Cllr John Batchelor (JB), Luke Waddington (LW), Karen Pell-Coggins (KPC), Julie Ayre (JA)
- **Notes and actions:** Jemma Smith

Minutes approved by: Cllr John Batchelor (Chair of Planning Committee – Consultee) on 22 March 2021, Chris Carter (Delivery Manager – Strategic Sites) on 22 March 2021

20/04124/FUL Waggon & Horses Public House, 39 High St, Milton - Creation of 3 No. detached en-suite letting rooms in rear garden of public house

Reason for call-in request

Called in by Cllr Bradnam (Ward member) citing parking issues raised by residents

Milton PC and 15 residents object; inadequate parking & highways safety, increased noise impact on residents.

Key considerations

The Case officer presented the details of the proposal to the group and the comments of the Parish Council and ward member were noted.

The key issues raised around car parking, highway safety and noise impacts were considered to be material considerations but, in the context of the small scale nature of the proposal, were not considered to be of such significance that would warrant referral to planning committee for decision.

The proposal was not found to raise significant issues for adopted policy, nor to be of a nature, scale or complexity to warrant committee referral. Finally, whilst there is relevant planning history at the site, this did not indicate that a committee decision was required.

Decision

Delegated decision. See above

20/04660/FUL 44c North Road, Great Abington

Erection of new detached dwelling to replace existing barn (has class Q prior approval- S/0843/19/PA)

Reason for call-in request

Recommendation: The Parish Council recommend REFUSAL of this planning application.

Comments: Based upon an email the Parish Council received from Karen Pell-Coggins on 04/01/2021, the Council understands that Planning Officer, Nigel Blazeby, has advised that the Part Q approval under application S/0843/19/PA does not stand. The Council has been advised that this is because there are concerns that the site was not used as an agricultural business and does not therefore meet the permitted development criteria in Part 1, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The Council considered the planning application for a new dwelling against the policies of the Neighbourhood Plan for the former Land Settlement Association's Estate at Great Abington that covers the application site. The policy states that 'The development of one additional dwelling on, or adjacent to, the site of each original piggery will be supported ... ' As the application site was originally part of a parcel of land that was used for football/recreation and was not associated with an original dwelling, it does not fulfil the principal requirement of policy GAL/2.

The Council noted that the size of the proposed building had been reduced but that, at over 300m², it still did not comply with the Neighbourhood Plan as the floor area exceeded the 175m² maximum requirement.

The siting of the plot did not comply with the Neighbourhood plan, as it there was no piggery on the site for the dwelling to be built on or adjacent to and its proximity to neighbouring dwellings did not comply with the Neighbourhood Plan.

Key considerations

Following the request from the Parish Council for an opportunity to consider the proposal again, a decision was deferred.

Decision

Deferred. See above.

S/2553/16/CONDB Land Off Horseheath Road, Linton

Submission of details required by condition 17 (ecological enhancement) of planning permission

S/2553/16/OL

Reason for call-in request

Linton Parish Council - Development has already commenced despite condition 17 specifying that conditions are to be discharged before this happens. The hedge along Horseheath Road is marked on the plans as 1.2m hedge. However, there is a specific condition that the protected rural mixed hedge should be retained, except for minimal removal to meet highway sightlines requirements. It is noted that more hedge appears to have been removed. Likewise, the hedge along the eastern edge is to be retained, but is not marked as such on the site plan Ref: DES/035/105/B. The comments of the Ecology Officer appear to be in contradiction to the protection of the hedges and the conditioning. Protection of hedgerow act to be consulted.

Trees should be additional to the protected native hedge on the northern edge, not a replacement. The boundaries at the southern edge are sensitive and treatment here impacts on current housing, so hedging must be retained and enhanced. We note that the buffer zone is significantly smaller than previously (it should be 6m width) and contrary to RM plans. Dwellings are closer to current bungalows (a considerable drop below the site surface)

The Landscape Strategy Plan shows trees on the eastern/north eastern boundary of housing. This is an area intended for a drainage ditch to protect the housing to the south from surface water flooding. Trees and ditches cannot occupy the same space and the ditch is a required feature of the drainage plan. Please see our previous comments on the drainage proposals and objections to the DoC. The required season-long amphibian survey has not been done, We request that the additional bat/bird boxes should include Swift boxes. Sparrow boxes are preferable rather than Starling boxes. There should be holes at the base of close board and chain fences to provide Hedgehog Highways.

Object and do refer this to the District Council Full Planning Committee

Key considerations

The comments of the Parish Council were noted, and whilst technical comments have been provided, it was considered that due to the technical nature of the issue, this matter should be resolved under delegated authority with the advice of specialist officers. The proposed discharge of condition was not considered to present significant issues for

adopted policy, to be of a nature, scale or complexity or have a history that would indicate that the matter should be referred to the planning committee for decision.

Decision

Delegated decision. See above.

S/2553/16/CONDE Land Off Horseheath Road, Linton

Submission of details required by condition 9 (construction method statement) of planning permission S/2553/16/OL

Reason for call-in request

Linton Parish Council - This appears to be a retrospective application, as work has started without permission, If all the recommendations are followed, the effect of construction on neighbours and the village should be minimised.

However: 3.4 All plant and materials will be expected to access the development via A1307 onto Horseheath Road Plant and materials must not access the site via the Conservation Area or the village centre. Also they must not use the access to houses opposite the site to park or turn, in order to protect the houses from poorly manoeuvred vehicles.

4.1 Enabling works - "the offsite service and drainage works (subject to approvals) followed by access into site. This will be followed by on-site infrastructure, services and then the construction of the dwellings in a phased manner.

To note - construction above slab level has already commenced, prior to several DoC applications being approved, i.e., the conditions have not been approved prior to the work starting.

Object and do refer this to the District Council Full Planning Committee

Key considerations

The comments of the Parish Council were noted, and whilst technical comments have been provided, it was considered that due to the technical nature of the issue, this matter should be resolved under delegated authority with the advice of specialist officers. The proposed discharge of condition was not considered to present significant issues for adopted policy, to be of a nature, scale or complexity or have a history that would indicate that the matter should be referred to the planning committee for decision

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

Decision

Delegated decision. See above.

S/2553/16/CONDF Land Off Horseheath Road, Linton

Submission of details required by condition 16 (badger and reptile surveys) of planning permission

S/2553/16/OL

Reason for call-in request

Linton Parish Council - Again, site works have started prior to this condition being signed off. Also, the required season long amphibian survey has not been done (although we appreciate the number of mats laid, they were only there a few weeks).

Please see previous LPC comments regarding the length of time between survey and commencement of work. Another survey is required, which does not appear on the website. The site was an arable field but will now have damp areas and we hope to retain the native hedges. So, we expect to see reptiles and amphibians colonising these parts of the site, especially the south west corner. Although amphibians and reptiles were not seen on site, they do occur in neighbouring gardens, so mitigation and protection are welcomed. As an agricultural area with cattle, we do not want to encourage badgers.

Object and do refer this to the District Council Full Planning Committee.

Previous comments

The site has now been stripped of soil to allow Archaeological work to be completed, so there are Badger Setts on site. However, the grassy edges, hedges and boundaries might now harbour reptiles. An up-to-date review is needed, as reptiles may have migrated to the site following disturbance of other habitats in the area. Cllr K Kell referred to the Ecology report, where the Badger Survey states that if no works commence within 6 months of the report then a further walkover survey would be required. The first survey was in October 2019 therefore the walkover report would need to be carried out again if no works commenced by April 2020.

In light of the information given by Cllr K Kell, Linton Parish Council propose that a further Walkover survey is required.

Key considerations

The comments of the Parish Council were noted, and whilst detailed technical comments have been provided, it was considered that due to the technical nature of the issue, this matter should be resolved under delegated authority with the advice of specialist officers. The proposed discharge of condition was not considered to present significant issues for adopted policy, to be of a nature, scale or complexity or have a history that would indicate that the matter should be referred to the planning committee for decision.

Decision

Delegated decision. See above.

S/2553/16/CONDG Land Off Horseheath Road, Linton

Submission of details required by condition 8 (proposed allotments) of planning permission

S/2553/16/OL

Reason for call-in request

Linton Parish Council - Site works have started prior to this condition being signed off. Again, proposed removal of the hedge to the east of the allotments is noted; we object to this. Also, the hedge at the northern boundary appears to be replaced by trees; this hedge is protected and specifically conditioned to be retained. Submitted plans are contradictory. The allotments along the southern edge might result in loss of privacy to residents of Harefield Rise, so care must be taken to provide sufficient buffer zone (a 6m buffer zone is mentioned in the planning permission, but this appears considerably narrower) and screening planting and that this should not develop into a path. The RM application specified that a yew hedge would be planted to the eastern end of the southern boundary. This does not appear on these plans. We are very concerned regarding the apparent loss of hedging, which fall under the protection of the Hedgerow Act. Insufficient native planting, types to encourage local wildlife (in particular a few black poplar, oak and field maple needed) and very few food species (in an area where walnut, cob, filbert, and native fruit trees grow well)

The range of plants includes unwelcome and invasive species, too many urban species in a rural area and should be changed to suit the area and conditions. These include: Shrub ragwort - just as well the vet lives opposite to deal with animal poisoning. Laurel, Portuguese Laurel and Bay Laurel - not typical of the area and too urban, offering little benefit to wildlife

Sycamore - a weed

Turkish Hazel - This will develop into a large tree, if it survives the damp and frosts. A native filbert would be better and provide food.

Persian Ironwood - native species preferred

Mexican feather grass - meant for dry areas and prairie planting...sigh

Euphorbia - toxic sap, skin lesions and photo-hypersensitivity

Heavenly Bamboo and Japanese sedge, ragwort - invasive species in an agricultural and allotment area.

Box - we are losing plants to box blight so will not survive

This is an urban scheme in a rural area - not acceptable.

Object and do refer this to the District Council Full Planning Committee

Key considerations

The comments of the Parish Council were noted, and whilst detailed comments have been provided, it was considered that due to the technical nature of the issue, this matter should be resolved under delegated authority with the advice of specialist officers. The proposed discharge of condition was not considered to present significant issues for adopted policy, to be of a nature, scale or complexity or have a history that would indicate that the matter should be referred to the planning committee for decision.

Decision

Delegated decision. See above.