

PLANNING COMMITTEE



WEDNESDAY, 26 FEBRUARY 2020 - 1.00 PM

PRESENT: Councillor D Connor (Chairman), Councillor A Hay (Vice-Chairman), Councillor I Benney, Councillor S Clark, Councillor A Lynn, Councillor C Marks, Councillor Mrs K Mayor, Councillor N Meekins, Councillor P Murphy and Councillor W Sutton,

APOLOGIES: None received.

Officers in attendance: Stephen Turnbull (Legal Officer), Jo Goodrum (Member Services & Governance Officer), Nick Harding (Head of Shared Planning) and Gavin Taylor (Senior Development Officer)

P71/19 PREVIOUS MINUTES

The minutes of the meeting of 29 January were confirmed and signed.

P72/19 F/YR19/1070/F ERECT A DWELLING (2-STOREY 4-BED), DETACHED GARAGE, AND FRONT BOUNDARY TREATMENTS (FENCE, GATES AND PIERS) AT A MAX HEIGHT OF 2.1M HIGH (APPROX), LAND SOUTH OF 72 FIELDSIDE ACCESSED FROM, LAKE DROVE, COATES, CAMBRIDGESHIRE

The Committee had regard to its inspection of the site (as agreed in accordance with the Site Inspection: Policy and Procedure (minute P19/04)) during its deliberations.

Gavin Taylor presented the report to members and requested that officers be delegated with the responsibility of amendments to the wording of condition 2 relating to bio diversity enhancements.

Members asked questions, made comments and received responses as follows;

- Councillor Mrs Mayor asked for the addition of native trees to be included on the site as well as the native hedgerow which had been mentioned in the Officer's presentation.

Members received a presentation in support of the application, in accordance with the Public Participation Procedure, from Mr Andrew Brand (Agent).

Mr Brand stated that the overall site has outline planning permission for two dwellings. The land owners are a local family and the plot provides sufficient space for a family house and there have been negotiations and compromises with the Planning Officers, following the withdrawal of the previous application as detailed within the officer's report.

Mr Brand added that all of the objectors to the application are unaware of the outline planning permission and also that the scheme is supported by the Town Council. There have been no objections from any of the statutory consultees. He stated that all of the neighbourhood comments that have been made have been addressed in the report.

He concluded by saying that the proposal is for a self-build dwelling, which will provide much needed family housing for local people, and the scheme has been negotiated with officers to bring

a sensitive addition to the village.

Members asked questions, made comments and received responses as follows;

- Councillor Mrs Mayor reiterated her comment with regard to condition 2 and the planting schedule with regard to trees and hedgerows and asked that they all be native trees.
- Councillor Sutton stated that in his opinion, the site is in the open countryside, and he would be minded to recommend refusal, but as the proposal already has outline planning permission and therefore he will have to support the officer's recommendation.
- Councillor Hay stated she was going to reiterate the comments made by Councillor Sutton and the site already has outline planning permission, albeit that it was granted on appeal there are no reasons for refusal. The building is acceptable and therefore she will support the officer's recommendation.
- Councillor Mrs Mayor stated that she is familiar with the area personally and she was surprised to see the access point is off Lake Drove. There is already a property further down Lake Drove however; she added that she is surprised that anybody would wish to develop in that location. However, as there is another property towards the west with access off Lake Drove, she has no problem with supporting the officer's recommendation.

Proposed by Councillor Sutton, seconded by Councillor Sam Clark and decided that the application be APPROVED, as per Officer's recommendation.

**P73/19 F/YR19/1085/F
ERECT A DWELLING (2-STOREY 5/6-BED) WITH AN INTEGRAL GARAGE
INVOLVING THE DEMOLITION OF EXISTING GARAGE, LAND SOUTH OF, 72
FIELDSIDE, COATES, CAMBRIDGESHIRE**

The Committee had regard to its inspection of the site (as agreed in accordance with the Site Inspection: Policy and Procedure (minute P19/04)) during its deliberations.

Gavin Taylor presented the report to members and requested that officers be delegated with the responsibility of amendments to the wording of condition 3 relating to bio diversity enhancements as per agenda item 5.

Members received a presentation in support of the application, in accordance with the Public Participation Procedure, from Mr Andrew Brand (Agent).

Mr Brand stated that the overall site has outline planning permission, for 2 dwellings. This application is for a family home and there is sufficient space for a family dwelling. There have been no objections from statutory consultees. It is a self-build plot of a modern and innovative design and will add interest to the area. He concluded by stating that the proposal complies with the Local Plan and national policy and asked members to support the application. He confirmed that the request for the condition of native trees to be planted is acceptable.

Members asked questions, made comments and received responses as follows;

- Councillor Mrs Mayor questioned that on page 37, it states that Whittlesey Town Council have made no comment on this application, however she believes that they have. Gavin Taylor responded and stated that records have been checked and comments were received on the previous application F/YR19/1070/F, but not on the application F/YR19/1085/F.

Members asked questions, made comments and received responses as follows;

- Councillor Mrs Mayor expressed the view that during the officer's presentation, it was mentioned that there had been discussions, concerning the reduction in the scale of this property. She stated that in her opinion she does not feel it is an appropriate dwelling for this location and she has reservations and concerns about it.
- Councillor Sutton stated that the Planning Officer has worked closely with the Agent and applicant on this application and all parties should be congratulated. Councillor Sutton stated that he will support the officer's recommendation.

Proposed by Councillor Sutton, seconded by Councillor Sam Clark and decided that the application be APPROVED, as per the officer's recommendation.

P74/19 PLANNING APPEALS.

Gavin Taylor presented the report to members with regard to appeal decisions in the last month.

1.43 pm

Chairman