

Delegation meeting - Minutes

- **Date:** 23 March 2021
- **Time:** 11:00 – 12:30
- **Meeting held:** via Teams
- **Attendees:** Nigel Blazeby (NB), Cllr John Batchelor (JB), Cllr Pippa Heylings (PH), Julie Ayre (JA), Aaron Coe (AC), Charlotte Spencer (CS), John McAteer (JM)
- **Notes and actions:** Jemma Smith

Minutes approved by: Cllr John Batchelor (Chair of Planning Committee – Consultee) on 23 March 2021, Nigel Blazeby (Delivery Manager – Development Management) on 23 March 2021

20/05033/HFUL - 9 The Footpath, Coton Single storey front and side garage extension (JM)

Reason for call-in request

Parish Objection.

Coton Parish Council objects to the application on the grounds of the excessive density and massing which would result, the negative impact which the development would have on the occupants of No. 11 The Footpath, and the extent to which the development would detract from the view from the nearby Coton Conservation Area. It is also concerned about the insufficient provision of spaces for parking, particularly as this could lead to more vehicles being parked in The Footpath, where there are already significant parking issues. It should also be noted that The Footpath is on the route of the proposed Comberton Greenway which, it is understood, would involve parking being banned on that road altogether.

Key considerations

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

The key issues raised relating to neighbour amenity; visual impact, particularly when viewed from the nearby Conservation Area; and car parking, 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.

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Decision

Delegated decision. See above.

20/05404/HFUL - 24 Manor Park Single storey rear extension and part conversion of redundant garage to form utility room (CS)

Reason for call-in request

Histon & Impington recommend refusal.

20/05404/HFUL 24 Manor Park, Histon single storey rear extension and part conversion of redundant garage to form utility room. All agreed to recommend refusal. This is based on the loss of amenity and loss of light to neighbouring property. Histon & Impington Parish Council recommend this does not need to be taken to committee.

Key considerations

Whilst the Parish Council had not recommended the application be referred to the planning committee, the applicant is a member of staff and as such the Council's constitution requires that the application be referred to the planning committee.

Decision

Refer to planning committee. See above.

20/03339/FUL- Land to the West of 80 West Street Toft- Erection of a convenience food retail store with associated car parking (AC)

Reason for call-in request

Toft Parish Council Objection -

- Impact on other retail stores (competition)
- Highway Safety issues- Its entrance is opposite the main entrance to the Comberton Village College. There is already a lot of congestion when the school opens and closes from parents' vehicles and the many school buses that serve the school. This will be further increased when the new Bennell Farm development becomes fully occupied. The new store would probably be at its busiest at these same times and it would add to the congestion. This congestion increases safety concerns for pedestrians and cyclists, including pupils of the college. The road is fairly narrow at this location and there are no safe crossing places and, contrary to the information in the application, there is parking on the main road opposite the proposed location of the store which adds to the congestion problems. This will be further compounded by at least 15 large lorries and 13 smaller transit vans each week as well as various further ad hoc transit van deliveries. These will be attempting to enter and leave these premises onto a narrow road, close to a T junction and with parked vehicles opposite.

For these reasons the Parish Council objects to the application and urges the District Council to refuse permission.

Comberton Parish Objection -

Having considered this application at their meeting on 16th September, Comberton Parish Council members have recommended this application for OBJECTION for the following reasons:

1. There is no unmet need for an additional food retail store in Comberton/Toft. This is a purely speculative application.
2. There are two stores in Comberton and Toft which meets the defined planning needs for this size of population (albeit over two villages)
3. If permitted BOTH stores would lose their sole store business rates relief.
4. There could be a conflict of interest as the Co-Op supplies Comberton Stores, Costcutters shop with Co-op branded goods
5. Currently a significant number of pupils, predominately 6th form, who walk to both Comberton Store and Toft Shop, purchase their snacks and walk back to CVC. This nearby shop would reduce the physical activity for pupils which would be unhealthy.
6. Both local shops provide locally source meat and vegetables, post office and other services, near to their villages which would be severely impacted by a commercially focussed, generically supplied supermarket.
7. Highway Safety - With nearly 1,900 pupils at CV arriving/departing within 60 minutes at the beginning/end of the school day there is a significant risk of accidents and traffic congestion as recognised by the CC highways response.
8. Highway Safety – reversing routes for delivery vehicles within the development show encroachment over disabled and child parking spaces.
9. Highway Safety - There is a serious concern that the entry/exit to this development is directly opposite the main entrance for the Library and CV public transport with a significant risk.
10. The anticipated 3 HGV delivery vehicles and passing trade vehicles per day impact the rural nature of the village
11. Highway Safety - The additional traffic severely impacts the narrow route through the village.
12. The development is contrary to several aspects of the current SCDC plan (notable HC1) - quality of life, noise, existing rural character, village aspect...

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13. Not inconsiderable is the imposition of a busy retail plot adjacent to housing in Bennell Farm East and more importantly the adjacent detached non-estate house, and nearby dwellings. Comberton Parish Council are also concerned on the effect this retail store would have on the Post Office within Comberton. Not only would the existing store lose their sole business rate relief, but it also puts the post office at risk which is a valuable asset to the community.

Key considerations

The case officer presented the application to the group and detailed the objections received from both Toft and Comberton Parish Councils and from local residents.

It was noted that one of the key concerns relates to the potential impact from the proposal on existing village services that are valued by the community. It was further noted that Policy E/22 of the South Cambridgeshire Local Plan 2018 requires that the impact on village centres be assessed through the submission of a Retail Impact Assessment and such an assessment was submitted with the application. This issue is considered to be a material planning consideration raising significant planning concerns due to the vital role village shops play in achieving sustainability in villages and their important community function. It therefore justifies the referral of the application to the planning committee.

Another key concern raised by the Parish Councils was highway safety although it was noted that the Local Highways Authority supports the application (subject to safeguarding conditions).

The group did not feel there were significant implications for adopted policy and neither was the nature, scale and complexity of the proposed development such that it would justify referral to planning committee.

Finally, the planning history of the site was not determinative in the decision.

Decision

Refer to planning committee. See above.