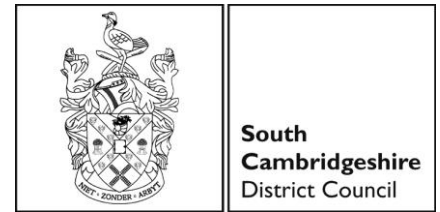


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Tuesday 13 June 2023

To: Chair – Councillor Dr. Martin Cahn
Vice-Chair – Councillor Peter Fane
All Members of the Planning Committee - Councillors Ariel Cahn,
Bill Handley, Geoff Harvey, Dr. Tumi Hawkins, Judith Rippeth,
Peter Sandford, Heather Williams, Dr. Richard Williams and Eileen Wilson

Quorum: 3

Substitutes Councillors Graham Cone, Sue Ellington, Mark Howell, Bunty Waters,
if needed: Dr. Shrobona Bhattacharya, Anna Bradnam, Dr Lisa Redrup,
Helene Leeming, William Jackson-Wood and Henry Batchelor

Dear Councillor

You are invited to attend the next meeting of **Planning Committee**, which will be held in the **Council Chamber, First Floor** on **Wednesday, 14 June 2023 at 10.00 a.m.. A weblink to enable members of the press and public to listen to the proceedings will be published on the relevant page of the Council's website , normally, at least 24 hours before the meeting.**

Members are respectfully reminded that when substituting on committees, subcommittees, and outside or joint bodies, Democratic Services must be advised of the substitution ***in advance of*** the meeting. It is not possible to accept a substitute once the meeting has started. Council Standing Order 4.3 refers.

Yours faithfully
Liz Watts
Chief Executive

The Council is committed to improving, for all members of the community, access to its agendas and minutes. We try to take all circumstances into account but, if you have any specific needs, please let us know, and we will do what we can to help you.

Supplementary Agenda

7. **22/05065/FUL - Avenue Business Park, Brockley Road, Elsworth**
Creation of a mixed-use food hub with additional parking

Pages
3 - 6

Exclusion of Press and Public

The law allows Councils to consider a limited range of issues in private session without members of the Press and public being present. Typically, such issues relate to personal details, financial and business affairs, legal privilege and so on. In every case, the public interest in excluding the Press and Public from the meeting room must outweigh the public interest in having the information disclosed to them. The following statement will be proposed, seconded and voted upon.

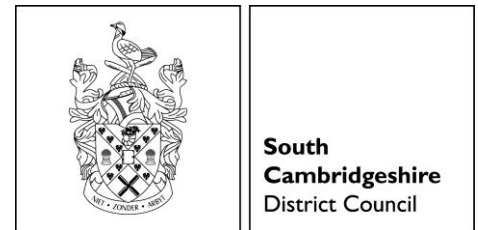
"I propose that the Press and public be excluded from the meeting during the consideration of the following item number(s) in accordance with Section 100(A) (4) of the Local Government Act 1972 on the grounds that, if present, there would be disclosure to them of exempt information as defined in paragraph(s) of Part 1 of Schedule 12A of the Act."

If exempt (confidential) information has been provided as part of the agenda, the Press and public will not be able to view it. There will be an explanation on the website however as to why the information is exempt.

Notes

- (1) Some development control matters in this Agenda where the periods of consultation and representation may not have quite expired are reported to Committee to save time in the decision making process. Decisions on these applications will only be made at the end of the consultation periods after taking into account all material representations made within the full consultation period. The final decisions may be delegated to the Corporate Manager (Planning and Sustainable Communities).
- (2) The Council considers every planning application on its merits and in the context of national, regional and local planning policy. As part of the Council's customer service standards, Councillors and officers aim to put customers first, deliver outstanding service and provide easy access to services and information. At all times, we will treat customers with respect and will be polite, patient and honest. The Council is also committed to treat everyone fairly and justly, and to promote equality. This applies to all residents and customers, planning applicants and those people against whom the Council is taking, or proposing to take, planning enforcement action. More details can be found on the Council's website under 'Council and Democracy'.

Agenda Item 7



Report to:

South Cambridgeshire District
Council Planning Committee

14 June 2023

Lead Officer:

Joint Director of Planning and Economic Development

22/05065/FUL – Avenue Business Park, Elsworth

Proposal: Creation of a mixed-use food hub with additional parking

Applicant: Davison and Co.

Key material considerations:

1. Principle of retail use in the countryside, impact upon the community shop and re-use of existing rural buildings
2. Design, scale, layout and landscaping
3. Highway safety impacts
4. Residential amenity impacts

Date of Member site visit: 12 June 2023

Departure Application: No

Decision due by: 19 June 2022

Application brought to Committee because:

Called-in by Cllr Howell

Called-in by Elsworth Parish Council

Application raises special planning policy or other considerations

Presenting officer: Tom Gray

Update/ Amendments Report

It is requested that the following paragraphs are amended as follows:

[~~Strikethrough~~ = deletion]

[Underline = insertion]

6.0 Consultations:

A further representation from the Parish Council has been received and summarised as follows:

- Accept that the food park would not add to the flooding problems experienced in Elsworth. Suggest further measures to be conditioned on any approval.
- Revised figures reinforce the concern felt about traffic.
- Not clear why the idea of putting the access to the site elsewhere has been abandoned.

- Late openings for events raises concern about disturbance to residents of neighbouring properties and amount of parking provision, in which an event may attract substantially more attendees. Requirement for more overspill parking.

A further consultee comment from the Local Highways Authority confirms they have no objection to the revised transport figures.

7.0 Third Party Representations

A further 3 representations (from the same addresses that have previously sent in representations) have been received post-publication of the Officer report. These are summarised as follows:

- 212 journeys per day with them weighted particularly at the weekends. Unacceptable traffic levels and not environmentally sustainable.
- Application greatly overstates the social and economic benefits and understates the adverse impacts upon Elsworth residents.
- Information contradictory, incomplete and inconsistent and not supported by sufficient evidence.
- Failed to properly consider issues and dismissed submissions from residents and the Parish Council.
- Community shop used to sell artisan goods but there was insufficient demand. Food park would depend entirely on attracting customers from outside the community.
- Proposal does not comply with the sustainability or planning policy principles.
- Applicant terminated the offices leases and the proposal would not create additional jobs, in which the offices for the past 20 years were fully occupied.
- 53 arrivals and 53 departures per day in addition to a further 20 arrivals and departures a day from the expansion of the new office building to the rear would be hugely detrimental to residents in terms of disturbance, congestion, noise and pollution.
- Key information in terms of opening hours, generation of traffic and special events have been submitted late.
- Concern about 'special events' and effect on homes nearby.
- Will increase traffic movements at weekends.
- No business plan submitted.

Amendments to paragraphs:

3.8 ~~The application has been amended since its original submission with the additional access connecting to Rogues Lane to the north removed from the proposal and the area of car parking reduced in size. The application has been amended since its original submission with the additional access connecting to Rogues Lane to the north removed from the proposal due to the limited visibility for cars exiting onto this road and due to the adverse impact upon the recreational enjoyment of this public right way. The car parking has also been reduced in size to minimise the visual impact upon the character and appearance of the Conservation Area.~~

Reason for amendment: to clarify matters.

9.71: ~~With regards event days for the café, there is considered sufficient car parking within the site for such events. In terms of special events opening hours, these would be specifically for the café and not other units within the food park. In comparing the level of parking to other farm and artisan shops within the area, for example Gog Magog Farm Shop and Ben's retail shops (near Ely), the parking for 44 vehicles is sufficient for customers and employees, taking into account the small scale nature of the development. It is envisaged that the café would extend their opening hours to allow for evening events when the other units would have closed as of 18:00 and therefore no additional parking would be required to cater for these events. The amount of parking required also meets the indicative car parking figures within Policy TI/3.~~

Reason for amendment: to clarify matters.

9.77: ~~53 arrivals and 53 departures per day~~ 53 arrivals and 53 departures per day (totalling 106 per day)

Reason for amendment: to clarify matters.

Report Author:

Tom Gray – Principal Planner

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