



Monday 06 November 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, Eileen Wilson and
Dr Lisa Redrup

Quorum: 3

Substitutes Councillors Graham Cone, Sue Ellington, Mark Howell, Bunty Waters,
if needed: Dr. Shrobona Bhattacharya, Anna Bradnam, 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, 8 November 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

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| 6. 23/02823/FUL - Magog Court, Hinton Way, Great Shelford
Change of use of 0.91ha of agricultural land including Barn 4 to drive thru phlebotomy (blood) testing unit (Use Class Ee), remodelled access, vehicle circulation space, parking, footpath link, | 3 - 4 |

dropped kerbs, landscaping and associated infrastructure at Magog Court.

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 6



Planning Committee Date	08 November 2023
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	23/02823/FUL
Site	Magog Court, Hinton Way, Great Shelford, Cambridgeshire, CB22 3AD
Ward / Parish	Great Shelford
Proposal	Change of use of 0.91ha of agricultural land including Barn 4 to drive thru phlebotomy (blood) testing unit (Use Class Ee), remodelled access, vehicle circulation space, parking, footpath link, dropped kerbs, landscaping and associated infrastructure at Magog Court.
Applicant	Cambridge University Hospitals NHS Foundation Trust
Presenting Officer	Michael Sexton

Update Report

1.0 Additional/Revised Representations

- 1.1 Paragraphs 6.2 and 6.3 of the main Committee Report set out that Great Shelford Parish Council support the proposed development with no further comment, reflecting the original representation received on 08 August 2023.
- 1.2 Great Shelford Parish Council submitted further representations to the application on 01 November 2023, raising objection to the proposed development.
- 1.3 A full version of the revised Parish Council comments summarised below can be found on the Council's website.

1.4 **Great Shelford Parish Council – Object.**

Traffic

- Significant increase in vehicle movements, increasing concerns for road safety and a detrimental effect on the environment, including pollution.
- The stop/start nature of queuing traffic would increase the amount of pollution this development will create.
- Though the facility is proposed to close at 4:30pm, traffic will still be moving at a time when there is already an increase in traffic from school, shift change at the hospital, and those who are looking to beat the rush hour.

Access

- Access on a corner off a roundabout from a major A road, conflict entering and exiting the site to use this road.
- Hinton Way's speed limit has been changed to 30mph but there are reports of speeding; the access is not suitable for the number of trips.

Green Belt

- Conflict with purposes; to preserve the setting and special character of historic towns; another to safeguard the countryside from encroachment.
- No analysis has been provided (for Green Belt location).
- The land not in use at the Biomedical Campus would be better placed for this development before any Green Belt land.

Climate Emergency

- Access to the facility only appears to be by cars meaning those residents who can only or choose to travel by sustainable means are unable to attend; the facility needs to be accessed by public transport.

View

- The barn is intrusive to the protected views across the Magog Hills.

Residents

- All comments received by the Planning Authority has been objection to the development. Councillors are keen to support residents in objecting to this development.

Notification

- Great Shelford Parish Council want it formally noted that residents in the area received no notification of the proposed development and that only an empty barn was written to by officers.

- 1.5 Officers are satisfied that the issues raised in the revised Parish Council comments raise no new issues that have not already been considered in the main report to the Council's Planning Committee.