



<b>Planning Committee Date</b>	08 November 2023
<b>Report to</b>	South Cambridgeshire District Council Planning Committee
<b>Lead Officer</b>	Joint Director of Planning and Economic Development
<b>Reference</b>	23/02823/FUL
<b>Site</b>	Magog Court, Hinton Way, Great Shelford, Cambridgeshire, CB22 3AD
<b>Ward / Parish</b>	Great Shelford
<b>Proposal</b>	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.
<b>Applicant</b>	Cambridge University Hospitals NHS Foundation Trust
<b>Presenting Officer</b>	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.