

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Planning Committee

6 May 2009

**AUTHOR/S:** Executive Director / Corporate Manager – Planning and Sustainable Communities

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**S/0348/09/F - HISTON  
Erection of Dwelling at Land North of 26 Cottenham Road  
for Mr & Mrs Brooklyn & Mrs Young**

**Recommendation: Approve**

**Date for Determination: 11th May 2009**

**A. Update to the report**

**Agenda report paragraph number 7 - Consultations**

Histon Parish Council recommends refusal of this application on the grounds that nothing has materially changed since application S/2059/09/F was refused in February 2009. The reason for refusal "The proposed development would fail to provide sufficient pedestrian visibility splays into the site to the detriment of highway safety" is still valid.

**Agenda report paragraph number 11 - Representations**

16 Letters of objection have been received from 14 separate residents within Alstead Road. The content of which is summarised below:

- a) Residents continue to object to this proposal on the grounds that the proposal has nothing new to offer to that previously refused. Whilst the plans now show an imaginary line drawn on the plan labelled pedestrian splay, the dimensions, boundary lines and fencing remain the same and nothing materially has changed;
- b) The relocation of street lighting would further restrict motorists vision therefore endangering the public using the footpath;
- c) The telegraph pole at the frontage of the access would further restrict any vehicle leaving the site;
- d) The access has been given little consideration other than a desire to gain access at any cost. Safety and visibility issues have been ignored.
- e) Young Mothers do guide their children around the footpath and the access would be invisible until someone was directly upon it;

**B. Further Information received after publication of the agenda report.**

All information should be in the public domain for five clear working days before the meeting. Under certain circumstances, the Chairman can agree to admit late information if

- Unforeseen Circumstances exist (this does not include administrative inconvenience), or
- it is urgent, or

- delay in taking the decision (in the light of all appropriate facts) could seriously prejudice the Council's or the public's interests

\*An amended layout plan has been produced, which shows the provision of a bollard in order to demarcate the pedestrian visibility splay. With this bollard in place any vehicle entering or exiting the site cannot drive through the splay. In addition the area within the splay is to be finished in cobbles.

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