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9 April 2021

To: Vice-Chair in the Chair – Councillor Pippa Heylings

All Members of the Planning Committee - Councillors Henry Batchelor, Anna Bradnam, Dr. Martin Cahn, Peter Fane, Dr. Tumi Hawkins, Judith Rippeth, Deborah Roberts, Heather Williams, Dr. Richard Williams and Nick Wright

Quorum: 3

Substitutes Councillors Grenville Chamberlain, Mark Howell,  
if needed: Dr. Shrobona Bhattacharya, Graham Cone, Sue Ellington,  
John Batchelor, Dr. Claire Daunton, Eileen Wilson, Geoff Harvey and  
Brian Milnes

Dear Councillor

The attached is an update to the agenda for the next meeting of **Planning Committee**, which will be held as a **Virtual meeting - Online** on **Tuesday, 13 April 2021 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.**

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### Agenda Supplement 3

12. 20/02453/S73 - Longstanton (The Retreat , Fews Lane)

Pages  
1 - 2

Variation of Condition 7 (Traffic Management plan) pursuant to

planning permission S/0277/19/FL to reflect the proposals in the Traffic Management Plan to substitute the current wording in Condition 7 with "The development hereby permitted shall be carried out in accordance with the Traffic Management Plan prepared by SLR Consulting, Version Final\_1 and dated December 2019" (Re-submission of 20/01547/S73)

# Agenda Item 12



South  
Cambridgeshire  
District Council

Reference: 20/02453/S73

Site Address: The Retreat Fewes Lane Longstanton  
CB24 3DP

13 April 2021

**Report to:** South Cambridgeshire District  
Council Planning Committee

**Lead Officer:** Joint Director of Planning and Economic Development

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## 20/02453/S73– The Retreat, Fewes Lane, Longstanton, CB24 3DP

**Proposal:** Variation of condition 7 (Traffic Management plan) pursuant to planning permission S/0277/19/FL to reflect the proposals in the Traffic Management Plan to substitute the current wording in Condition 7 with "The development hereby permitted shall be carried out in accordance with the Traffic Management Plan prepared by SLR Consulting, Version Final\_1 and dated December 2019" (Re-submission of 20/01547/S73)

**Applicant:** Mr Gerry Caddoo, Landbrook Homes Ltd

**Key material considerations:** Highway Safety including the safety of all users of the adopted and unadopted highways in the vicinity of the site.

**Date of Member site visit:** None

**Is it a Departure Application?:** No

**Decision due by:** 16<sup>th</sup> July 2020

**Application brought to Committee because:** Matters have arisen following Members' earlier endorsement to approve the S73 submission at the 13 January 2021 Planning Committee meeting which require a further assessment / clarification from officers. The officer recommendation remains to approve the S73.

**Presenting officer:** Lewis Tomlinson

## UPDATE

1. A further representation has been received from Few's Lane Consortium. The following concerns have been raised (as summarised):
  - Few's Lane constitutes an important east-west link in the existing green infrastructure of Longstanton and provides an connection to Northstowe.
  - The proposal would result in the removal of an hedge that run along the front of The Retreat which would impact upon wildlife and the character of the lane.
  - The proposal is therefore Contrary to policy NH/6 (Green Infrastructure) and HQ/1 (Design Principles) as it would the proposal does not preserve or enhance the character of the local area, damages the public amenity value of the public footpath, impinges upon the safety of users of the footpath and would result in Few's Lane being dominated with car parking.
  
2. The original planning permission S/0277/19/FL was issued in May 2019 and therefore was assessed against the current Local Plan. This S73 application does not seek to alter the design of the proposal but seeks to amend the wording of condition 7 (Traffic Management Plan). Officers are satisfied that there has been no material change in policy or the surrounding context that requires a re-assessment of any other conditions attached to the approved development. Issues regarding the surrounding character of the area, car parking and the safety of users have been considered under S/0277/19/FL and adequately assessed against the requirements of Policy HQ/1.
  
3. Officers accept that the removal of the hedge along the front of The Retreat would result in a degree of harm and would raise some conflict with Policy NH/6. However, given that the hedge is only one part of the green infrastructure of the lane, this loss is not considered to be significant in comparison and therefore would not warrant a refusal of the application on these grounds. Especially when taking into consideration the fall back position of the extant planning permission and the fact that this S73 does not seek to alter the design of the proposal. The officer recommendation remains one of approval.