

Planning Committee

Wednesday, 18 January 2023

Decisions

Set out below is a summary of the decisions taken at the meeting of the Planning Committee held on Wednesday, 18 January 2023. The wording used does not necessarily reflect the actual wording that will appear in the minutes.

If you have any queries about any matters referred to in this decision sheet please contact Laurence Damary-Homan 01954 713000
democratic.services@scambs.gov.uk.

- 1. 22/03561/FUL - Bourn Quarter, Bourn Airfield, St Neots Road, Bourn**
By affirmation, the Committee agreed to the addition of 5 informatives regarding foul water drainage, as recommended by Anglian Water. By unanimous vote, the Committee **approved** the application subject to the conditions and informatives laid out in the report and update report from the Joint Director of Planning and Economic Development, as well as the agreed additional informatives.
- 2. 22/01972/FUL - 7 De Freville House, High Green, Great Shelford**
The Committee agreed by affirmation that, if it were minded to approve the application, the reasons for approval and contravention of the officer's recommendation would be as follows:

In weighing all material planning considerations in the planning balance Member's considered the application should be approved for the following reasons;

1. Members were of the view that securing a tenant within a vacant commercial premises, which had been vacant for a number of years, had significant positive benefits for the character and vitality of the village.
2. The proposal is considered to provide an appropriate level of on site car parking. Although the level of on site car parking would not meet with the indicative standards as set out in Policy TI/3 of the South Cambridgeshire District Council Local Plan 2018, Members of the planning committee considered, on balance, sufficient provision is provided. Given Members were of the opinion an appropriate level of on site car parking will be provided, it is unlikely to result in indiscriminate parking within the public highway (including the Mandatory Cycle Lane). Furthermore, statutory powers exist to enforce against any illegal parking within the Mandatory Cycle Lane. On this basis, although the comments from the Highway officer were noted and debated, Members did not agree with the conclusion of the highway officer.
3. Although Members of the planning committee acknowledged some conflict with the car parking standards set out within Policy TI/3 of the Local Plan and the concerns of the Highway Authority, in weighing the overall planning balance, Members were satisfied this did not outweigh the benefits of the proposal, in particular the occupation of a long time vacant commercial unit which would enhance the character and vitality of the village, in accordance with Policies HQ/1 and the NPPF. Members were satisfied that the proposal could also be the subject of conditions which would make it acceptable in planning terms.

The Committee agreed by affirmation that, if it were minded to approve the application, the approval would be subject to the following conditions and informatives:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon).

2. The development hereby permitted shall be carried out in accordance with the approved plans.

(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990

3. The materials and finishes shall be as indicated within the submitted application and thereafter retained as such, unless otherwise agreed with the local planning authority.

(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018).

4. Prior to first use, the car parking layout shown on drawing no. PP103 REV A shall be implemented in its entirety and retained thereafter, unless otherwise agreed with the Local Planning Authority.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Policy HQ/1 and TI/3 of the adopted Local Plan.

5. Notwithstanding the submitted plans, prior to first use, details of cycle parking provision shall be submitted to and agreed in writing by the local planning authority. The cycle parking facilities installed in accordance with the approved details and shall be retained thereafter.

Reason: To ensure cycling provision as a sustainable means of transport is properly provided in accordance with South Cambridgeshire Local Plan 2018 policies HQ/1 and TI/2 and TI/3.

6. Prior to first use a Delivery and Servicing Management Plan shall be submitted to and agreed in writing by the Local Planning Authority. Deliveries to the site shall be carried out in accordance with the approved Plan thereafter.

Reason: In the interests of residential amenity and highway safety in accordance with South Cambridgeshire Local Plan 2018 policies HQ/1 and TI/3.

7. The use hereby permitted shall not operate other than between the hours of 07:00- 23:00 Mondays to Fridays (inclusive) and 07:00-23:00 Saturday/ Sundays and Bank Holidays.

Reason: To safeguard the residential amenities of the occupiers of neighbouring properties in accordance with Policy HQ/1 of the adopted Local Plan.

8. The premises shall be used for Class E(a) Display or retail sale of goods only and for no other purpose (including any other purpose in Class E) of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) without the grant of express planning consent from the Local Planning Authority.

Reason: In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use.

Informatives

The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise complaints be received. For further information please contact the Environment Planning Team.

The applicant is strongly encouraged to secure a consultation regarding the implementation a Traffic Regulation Order for waiting restrictions within the public highway adjacent to the application site. This is in order to provide a deterrent to customers parking within the public highway to access the store.

By 5 votes to 2, the Committee voted to **approve** the application, subject to the agreed conditions and informatives and in contravention of the officer's recommendation laid out in the report from the Joint Director of Planning and Economic Development.

3. 22/03852/FUL - Grass Area, Dolls Close, Balsham

By affirmation, the Committee **approved** the application subject to the conditions, and in accordance with the officer's recommendation, laid out in the report from the Joint Director of Planning and Economic Development.

4. 22/04826/HFUL - 77 Church Lane, Girton

By affirmation, the Committee **deferred** the application.