



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

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: 16th 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.