



Reference: 20/05101/FUL

Site Address: The Retreat, Fews Lane, Longstanton CB24 3DP

29 Sep 2021

Report to: South Cambridgeshire District
Council Planning Committee

Lead Officer: Joint Director of Planning and
Economic Development

20/05101/FUL– Land at the Retreat, Fews Lane, Longstanton, CB24 3DP

Proposal: Erection of a chalet bungalow with garage and associated infrastructure

Applicant: Mr Gerry Caddoo, Landbrook Homes Ltd

Key material considerations:

- Principle of development
- Impact on the character of the area
- Impact on residential amenity
- Highways matters
- Other matters

Date of Member site visit: None

Is it a Departure Application?: No

Decision due by: 05.02.2021

Application brought to Committee because: The proposal raises significant concerns locally and it is considered to be in the public interest for the application to be referred to the Planning Committee.

Presenting officer: Lewis Tomlinson

UPDATE REPORT

Implementation of planning consent S/2937/16/FL

1. As previously outlined, the principle of development of a dwelling on the site already been established through the granting of application S/2937/16/FL through appeal. The applicant confirmed on the 15th September 2021 that this planning permission has now been implemented, before the expiry date of 27th September 2021. There is also another planning permission on the site under S/2439/18/FL which remains extant until 25 March 2022 and is yet to be implemented.

Fews Lanes Consortium Costs application

2. Fews Lane Consortium (FLC) has submitted a costs application against the Council as part of the appeal. Within the costs application, FLC states it is seeking the costs of obtaining expert evidence to address the highway safety assessment that should have been conducted by the local highway authority as a statutory consultee.
3. The Council needs to respond to this by the end of the 30th September 2021. Officers are seeking delegated authority from members to issue a response to the costs application for the Inspectorate to consider.

Other matters

4. Members are also reminded that further late representations were reported on a previous update report, including an additional representation from Longstanton Parish Council confirming they had changed their response from support to object. The Parish's comments were received after the main report had been published.
5. Officers have considered all representations made over the course of application. Officers do not consider that any of those representations alter the recommendation or the primary reasons for reaching this.
6. The remainder of the officer report is unedited from the report that was published on the Tuesday 31st August. Please note the below amended officer recommendation.
7. Officers recommend that the Planning Committee determines it would be **Minded to Approve** the application if it had the authority to do so subject to the conditions and informative as set out on page 24 of the 8 Sept 2021 officer report. Officers also request delegated authority to submit a response to the costs application submitted by Fews Lane Consortium dated 23rd September 2021 to the Inspectorate for consideration on behalf of the council.