

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Development and Conservation  
Control Committee

7<sup>th</sup> July 2004

**AUTHOR/S:** Director of Development Services

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**S/2570/03/F - Caxton  
Use of Site and Building for Weekly Car Auction  
KartSport UK, Royston Road for Mr S Butcher**

**Recommendation: Approval**

### UPDATE

#### Site and Proposal

1. The application was deferred at the April 2004 meeting for an independent traffic assessment of the implications of the proposal for highway safety.

Appendix 1 is a copy of the April 2004 agenda item.

Appendix 2 is a copy of the subsequent traffic assessment.

#### Planning Comments – Key Issues

2. The traffic assessment concludes that although the introduction of a car auction will intensify the use of the access, the levels and type of traffic is uncertain. Despite the likelihood of traffic levels on the A1198 increasing in the future, the existing access has adequate visibility in relation to approach speeds and no accidents involving vehicles using it have been recorded within the past 5 years.

A precautionary approach is suggested, in line with the comments of the Local Highway Authority, whereby a temporary permission is granted to enable the site to be monitored on auction days. Advance warning signs of the access point may be appropriate.

#### Recommendations

3. Approval, subject to:
  1. The use hereby permitted shall be discontinued on or before 31<sup>st</sup> July 2005 (Reason – To judge the impact of traffic generation upon highway safety.)  
  
+ any conditions required by the Local Highways Authority

#### Informatives

1. The Environment Agency has the following comments
  - Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking or re-enacting that Order), any oil/fuel storage tank shall be sited on an impervious base

and surrounded by oil tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes.

- Only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer.
- All foul sewage or trade effluent, including cooling water containing chemical additives, or vehicle washing water, including steam cleaning effluent should be discharged to the foul sewer.
- Facilities should be provided to ensure that waste oil is stored and disposed of in a manner that will not lead to pollution.

### **Reasons for Approval**

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:
  - **Cambridgeshire and Peterborough Structure Plan 2003: P2/6** (Rural Economy)
  - **South Cambridgeshire Local Plan 2004: EM10** (Employment in the countryside  
**ES6** (Noise and pollution)).
2. The proposal conditionally approved is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
  - Impact on the countryside
  - Highway safety

Subject to monitoring of impact upon highway safety during the limited period of the consent.
2. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

+ letter suggesting improved signage.

**Background Papers:** the following background papers were used in the preparation of this report: South Cambridgeshire Local Plan 2004  
Cambridgeshire and Peterborough Structure Plan 2003  
Planning file ref: S/2570/03/F

**Contact Officer:** Mr R Morgan – Area Planning Officer  
Telephone: (01954) 713165