

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Planning Committee

2 February 2011

**AUTHOR/S:** Executive Director / Corporate Manager – Planning and Sustainable Communities

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**S/1463/10/F - LONGSTANTON**

**Erection of Convenience Store and 4 Commercial Units (Classes A1, A2, A3, A5 or D1) with 6 Flats Above, Erection of 4 New Dwellings with Associated Stores, Garages and Parking Areas and Formation of Access, Land to North of Nelson Crescent, High Street, Longstanton, for CPP (Stortford) Ltd**

**Recommendation: Delegated Approval**

**Date for Determination: 25 November 2010**

**A. Update to the report**

Amended drawings, responding to the comments raised by the Urban Design Team and Local Highway Authority, were received on 11 January 2011 and were sent out for consultation on 19 January 2011. The consultation period expires on 2 February 2011.

The proposed access from High Street has been moved 11m to the south to allow the provision of visibility splays of 2.4m x 43m to the north and 2.4m x 45m to the north. This has resulted in the loss of one customer parking space and the relocation of the cycle parking spaces. The cycle parking spaces closest to the convenience store will be protected from vehicles by a 1m high brick wall.

The access to the car park has been amended to simple dropped kerbs, rather than radii kerbs, and the 'low brindle battered kerbs' will have a face not exceeding 6mm. It is confirmed that surface water for the development will not drain onto the public highway.

The pitch of the roofs over units 2, 3 and 4, and plots 9 and 10 have been reduced to 40 degrees resulting in a lowering of the ridge height of 0.85m in each case. The hipped roof on the northern end of unit 4 is replaced by a gable end.

The height of the screen wall to plot 9 has been reduced in height from 1.65m to 1.0m.

The applicant does not agree with the comment of the Urban Design Team that part of the garden space to plot 9 is dark and unusable as there is sunlight from east and west and it could have a variety of uses such as vegetable garden, space for a shed, children's play area etc. The recommendation that plot 9 is rotated does not work as it would result in a narrow alley between it and unit 4, without access, would be totally unusable and unpleasant, and would result in a lack of privacy for plot 9 as it would face directly onto the car park.

Justification for the amount of retail space is contained in the Design and Access Statement. The additional unit will provide greater flexibility in that a smaller unit is available, but could be combined with a neighbouring unit to provide a larger space.

**B. Comment**

The replies to consultations on the amended drawings will be reported at the meeting.

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