

Delegation meeting - Minutes

- **Date:** 22nd February 2022
- **Time:** 11:00 – 12:30
- **Meeting held:** via Teams

Attendees: Cllr Henry Batchelor (HB), Philippa Kelly (PK), Amy McDonagh (AM)

Minutes approved by: Cllr Henry Batchelor (Vice Chair of Planning Committee – Consultee) on 23/2/22 and Philippa Kelly (Strategic Sites Delivery Manager) on 23/2/22

21/02902/FUL – Former Bishops Site, Cambridge Road, Impington

Reason for call-in request

The Parish Council has objected on the following grounds:

1. The addition of 3 residential units with no provision for additional parking; one additional flat in the immediate area of the lower ground floor car park.
2. The proposed amendments to the development go against the neighbourhood plan policy.
3. Less than 3% affordable housing offered, which is a significant difference from 40% stated in Affordable Housing Policy H/10.
4. The approved application is of a height exceeding the neighbouring property (Pine Court) which is one of the tallest in the area.

Key considerations

The case officer introduced the application to the group and explained the comments which had been received from the Parish Council.

This is an application for 38 residential units and associated infrastructure, which proposes amendments to an approved scheme for 35 units which was granted planning permission under S/0671/17/FL and 20/03690/S73.

It was noted that the Parish Council had raised material planning considerations, namely parking issues, the provision of affordable housing, the design and scale of the building. Reference has also been made to the Histon and Impington Neighbourhood Plan (made 20 May 2021) which forms part of the development plan for South Cambridgeshire.

With regard to the provision of car parking spaces, this is an under provision when compared to adopted parking requirements. Officers are satisfied that this is acceptable given the regard had by the applicant to alternative sustainable transport modes.

The Greater Cambridge Shared Planning Service is a strategic partnership between Cambridge City Council and South Cambridgeshire District Council

With regard to affordable housing provision, it was noted that the scheme proposes no affordable housing, on the basis of a viability assessment, which was submitted during the course of the application. The application does propose other community benefits which can be secured through the Section 106 process.

With regard the height of the building, whilst it was acknowledged that the proposals exceed the height of Pine Court, this was established as part of the previous planning permission. The current proposals do not exceed the height of the building as previously approved.

It was noted that over 10 third party representations had been received, objecting to the proposals mainly on the grounds of car parking and the scheme being contrary to the neighbourhood plan.

In addition to the third party representations received, the case officer advised that a call in request from Cllr Hunt had been withdrawn. A copy of the notification of withdrawal has been uploaded to the planning application file.

The group considered that the issues raised by the Parish Council were material, and that this is a major application in terms of scale and complexity. Furthermore, the planning history of the site is also of relevance, given that the Development Plan now includes the Histon and Impington Neighbourhood Plan (20 May 2021) (which was made since the previous application was approved). Given these issues, and the level of public interest in the scheme, the proposal was considered to raise significant planning concerns that warrant the referral of the application to the planning committee.

If you have any questions about the content of this letter, please do not hesitate to contact the case officer responsible for this decision, identified above.

Decision

Referred to the planning committee