

Delegation meeting - Minutes

- **Date: 10 December 2024**
- **Time: 11:00 – 12:30**
- **Meeting held: via Teams**

Attendees: Cllr Peter Fane (Vice Chair of Planning Committee), Rebecca Smith (Delivery Manager), Katie Christodoulides (Principal Planning Officer), Melissa Reynolds (Senior Planning Officer)

Apologies: Cllr Anna Bradnam (Chair of Planning Committee)

Minutes approved by: Cllr Peter Fane (Vice Chair of Planning Committee)
17.12.2024

24/03074/FUL – Land at 49 North Road Great Abington

Erection of a Veterinary building replacing existing structure and Change of Use from Agricultural to Class E (Veterinary practice)

Reason for Call-in Request:

Officer requested.

Parish Council objected for reasons relating to permanence of the existing structures on site, traffic impact, relationship to no. 49a North Road and possible noise nuisance from animals staying overnight.

Key Considerations:

The Case Officer (MR) introduced the application outlining the details of the planning application, as well as the existing context of the site and surrounding area, together details of the site designations and planning history of the site.

The planning application is a full planning application to replace existing polytunnel with a building of a slight smaller footprint for use as a veterinary practice. The site is accessed via a single tack road with passing bays, not an adopted public highway. The building would be single storey in height, timber clad with a tiled roof and the proposed veterinary practice is to employ 2-3 people.

The case officer advised that the site is outside of the development framework, but within the land settlement association area. The Parish Council have objected to the proposed development for reasons relating to permanence of the existing structures on site, traffic impact, relationship to no. 49a North Road and possible noise nuisance from animals staying overnight.

The existing polytunnel on site was associated with the use of the site for horticulture and plant sales, that use has ceased some time ago. However, the case officer advised that the polytunnel is considered, via case law, to constitute a permanent

structure and would therefore the proposal would fall to be assessed under local planning policy E/17.

The case officer advised that given the proposed footprint of the building, and the number of employees proposed, the proposed use would represent a reduction in traffic generation compared to the existing authorised use on site.

It was also noted that there are no objections to the proposal from any of the internal and external specialists that have been consulted as part of the assessment of the proposal, including the local highways authority, definitive maps officer, ecology officer, environmental health officer and the Ramblers Association. It was also noted that there are no objections to the proposal from third party consultation, however 4 letters of support had been received along with a petition in support containing 14 signatures from residents along South Road.

Concerns raised by the Parish Council in relation to construction traffic, and compliance with neighbourhood plan policy GAL3, were noted but it was considered issues relating to construction traffic could be dealt with by way of a relevant condition, if permission were to be recommended.

The Parish Council's comments and objections were noted, along with the assessment against the neighbourhood plan policies. It was acknowledged that the nature, scale and complexity of the proposed development is not in itself significant, there is also limited public interest from the formal planning application consultation on the scheme, aside from letters of support. It is not considered the proposal gives rise to significant policy implications and the proposal does not give rise to any significant planning concerns. consequently, in consultation with the Chair and Vice Chair of the Planning Committee, the Delivery Manager considered, on balance, the proposal should not be referred to the planning committee

Decision

Do not refer to Planning Committee

24/03074/FUL – Land North of 39A Station Road (west) Whittlesford

S73 to vary condition 2 (approved drawings) of ref: 23/01150/FUL (Demolition of existing buildings, creation of access road from Station Road West, and construction of residential development including semi detached and terraced houses and blocks of flats totalling 48 residential units, with associated landscaping, car and cycle parking, and refuse storage) to remove the basement element and reconfigure the site plan to accommodate the car parking spaces formerly located in the basement..

Reason for Call-in Request:

Ward Member requested - The reason is the significance of the proposal in the local context and the fact that the same reason that applied for committee determination of the original application still apply.

Key Considerations:

The Case Officer (KC) introduced the application outlining the details of the planning application, as well as the existing context of the site and surrounding area, together details of the site designations and planning history of the site.

The planning application is for a s73 (variation of condition) permission for amendments to the approved drawings for planning application reference 23/01150/FUL approved in April 2024. The s73 application proposes to amend the approved plans condition, removing the approved basement car parking area and to reconfigure the site at ground level to provide a reduced number of car parking spaces.

This site is located within the development framework boundary of Whittlesford Bridge and comprises a brownfield site with an area of approximately 1.27 hectares. The site is bound to the north and west by agricultural land that is located within the Cambridge Green Belt. A railway line (Cambridge to London) is located immediately to the east of the site with commercial development beyond, while to the south are areas of residential development and Whittlesford Parkway Station

The site is not located in or near to a conservation area. To the south east of the site are two listed buildings: the Red Lion Hotel (Grade II) and the Chapel of Hospital of St John the Baptist (Grade II*), approximately 80 metres from the site. The site is located in flood zone 1 (low risk) with some areas of the site identified as being at risk from surface water flooding.

The case officer outlined the planning history, including details of the full planning permission granted at planning committee and issued in April 2024 which this application seeks to amend. The original scheme incorporated an access road, down to a basement car parking area containing 94 car parking spaces. This application proposes to vary that layout to remove the basement parking area, reduce the car parking provision to 77 spaces and incorporate those within an amended site layout at ground floor level.

The Parish Council have objected to the proposal on the basis of the lack of car parking and inadequate provision of social housing. An addendum to the viability report has been included with the submitted application relating to the provision, or lack of, for affordable housing. This has been reviewed by an Independent Viability Assessor.

Two third party representations have been received as part of the statutory consultation, objecting to the proposal, however no objections have been received from any of the internal and external specialists that have been consulted as part of the assessment of the proposal, including the local highways authority and Transport Assessment Team.

The planning application history of the site was noted; it was acknowledged that the nature, scale and complexity of the proposed development could be significant in the local context; and there is limited public interest in the scheme; however, it was considered that the proposal did raise implications for planning policy. Consequently, in consultation with the Chair and Vice Chair of the Planning Committee, the Delivery Manager considered, on balance, the proposal should be referred to the planning committee.

Decision

Refer to Planning Committee