

Delegation meeting - Minutes

- **Date:** 2 July 2024
- **Time:** 11:00 – 12:30
- **Meeting held:** via Teams

Attendees: Cllr Anna Bradnam (Chair of Planning Committee), Cllr Peter Fane (Vice Chair of Planning Committee), Rebecca Smith (Delivery Manager (DM West & Compliance)), Tom Gray (Principal Planning Officer)

Apologies: None

Minutes approved by: Cllr Anna Bradnam (Chair of Planning Committee)
09.07.2024

23/01609/FUL - Aerodrome Service Station 38 Royston Road Duxford Cambridgeshire CB22 4QH

Demolition of the existing dwelling, sales building and forecourt including canopy and pumps, and redevelopment of the site to provide a new sales building, canopy, pumps, islands and underground fuel tanks, car parking together with the provision of electric vehicle charging with associated new substation, new bin store and associated works.

Reason for Call-in Request:

Whittlesford Parish requested - concerns for the safety of traffic entering and exiting Ledo Road on to the A505; (ii) concerns about an increase in the number of vehicles cutting across the entrance to Ledo Road to access the garage (iii) unacceptable harm to the amenity of residents of Burma Road and Ledo Road due to noise from the proposed development.

Local Member (Cllr R Williams) - Objection on amenity impacts of residents

Key Considerations:

The Case Officer (TG) 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, including appeal history. The planning application relates to the redevelopment of the service station site and represents an alteration to the previously approved scheme from 2018 which has not been implemented, and has now lapsed.

The case officer advised that the site is inside the development boundary, adjacent to the conservation area and within the setting of listed buildings. The case officer outlined the main differences between the current proposal and the previously approved scheme in 2018, together with the concerns raised by Whittlesford parish council, local ward member and neighbouring residents. The Local Highways Authority, County Archaeological Officer and Environment Agency have been consulted as part of the assessment of the proposal and have not raised any objections to the current application.

In addition, Duxford Parish council have been consulted and have not raised any objections; the Council's Ecology Officer, Contaminated Land Officer and Environmental Health Team have also been consulted as part of the assessment of the proposal and have not raised any objections to the current application.

13 letters of representation have been received objecting to the proposal, over 3 rounds of neighbour consultation. Following the amendment of the proposal, which included the removal of two jet wash bays nearest to neighbouring dwellings, the most recent public consultation resulted in only two or three comments.

The concerns raised by the Parish Council and the local ward member relating to the proposal, and its assessment against the adopted local planning policies were noted. It was acknowledged that the nature, scale and complexity of the proposed development is not significant in context. There is public interest in the scheme, but it was not considered there were any significant planning concerns or policy implications. Consequently, in consultation with the 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