

**LITTLE ABINGTON PARISH COUNCIL**  
**Notes of the Planning Committee Meeting held by Zoom videoconference on**  
**Wednesday 9 December 2020 at 7:00pm.**

**Present** Ms Pattinson (Chair), Mr Allum (RA), Dr Archer (VAA), Mrs Bolden (SB) . Mr Brunning (PB), Dr R Smith (RS), Mrs Dalton (Clerk).

There were no members of the public present.

1. **Apologies for absence:** Dr I Smith (IS) due to conflict of interest
2. **Declaration of Interests.** PB lives opposite the site of the proposed Bancroft Farm development.

The Chairman agreed to change the agenda order so that any other business could be taken first.

**7. Any other business.**

The Clerk had received an informal request from Love Abington for a donation towards the cost of Christmas hampers for vulnerable/isolated residents in the Abingtons. LAPC agreed to consider this as a matter of urgency on receipt of a formal request and supporting information.

**S/3921/19/FL Bancroft Farm, Church Lane, Little Abington. Amendments .**

Erection of 6 dwellings and change of use and conversion of 2 agricultural barns to office space (Use Class B1(a) following the demolition of agricultural buildings and removal of hardstanding and associated works. (Re-submission of S1388/19/FL).

**3. Public Participation.**

The Parish Council had received three letters of objection.

PB addressed the meeting. He opposed the development on the same grounds as previous discussions. He was concerned about the size of the car ports. They would not be wide enough for many modern cars and he queried if they met building regulations. He was concerned about the impact of car parking on the street scene if garages and car ports were not used. He noted that some gardens would impinge on the PVAA.

PB left the meeting at 7:15pm

**4. Discussion and decision**

The Parish Council unanimously agreed to oppose the application including the most recent amendments. The response is attached in Appendix 1

The content of LAPC's presentation to the SCDC Planning Committee meeting in January was briefly discussed.

**5. Local Plan: Feedback from workshop 1 December 2020**

RS represented LAPC. He had circulated his notes. Several possibilities had been discussed. Without any definite proposals it had been difficult to assess and prioritise. There were queries about the definition and boundaries of the "*Southern Cluster*".

**6. Response to Greater Cambridge Partnership: South East Cambridge Transport Project consultation.**

The Parish Council's response had been sent.

The meeting closed at 7:45 pm.

Signed



Parish Council Chairman

Date

25 January 2021

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**APPENDIX Response Submitted 14 December 2020 .****S/3921/19/FL. Bancroft Farm, Church Lane, Little Abington, (Amendments)**

Little Abington Parish Council (LAPC) met on 9 December 2020 to discuss amendments to this planning application. Three letters of objection had been copied to the Parish Council.

LAPC objects to this application. Previous comments still apply. It was noted that the Planning Committee is scheduled to discuss the application in January 2021. It was assumed that, despite current restrictions, they would visit the site.

There is still some infringement on the PVAA that was established in the most recent Local Plan. It was noted that the Local Plan was not referenced under constraints.

LAPC queried if information was missing from the SCDC planning website. The only information relevant to this amendment is a drawing for car ports at plots 2 & 3 and 5 dated 20/11/2020. It was difficult to align that drawing with the site plan drawing dated 11/9/2020. It was noted that a response to comments about trees was awaited from the applicant.

The following points related to this amendment were noted:

**1. Car port design:**

- The car ports are very narrow and impractical for the majority of modern cars. The County Council also commented on this. We were unable to find any SCDC guidance on car port design criteria although one objection letter referred to guidance from another authority.
- It was felt that the narrow width of the car port at plot 5 would make it impossible to use. In addition, there is no space available in any of the car ports for other items often stored in garages such as bicycles and garden machinery.

**2. On street/pavement parking**

- There were concerns that if car ports were not used because of their impracticality it would lead to more parking on the road or worse pavements in the development, on the "green open spaces" at the entrance to the development and on roads/pavements nearby.
- If residents do not use their car ports and garages, road parking on the narrow spine road which is also the access to the offices will result in office users parking on nearby roads. Concerns about the lack of adequate parking space at the offices has already been highlighted.

**3. Road safety**

- Church Lane is a narrow road; street parking will create obstruction and increase road safety risks for pedestrians and other road users including cyclists. (NOTE. The Greater Cambridge Partnership's Linton Greenway is likely to route cyclists through the village). The hazards at the bend near the church have already been highlighted.

**4. Overall design and layout**

- The Parish Council felt the root of the difficulties with planning this development is trying to cram too much into a small plot. Local residents had supported a small housing development of up to six medium sized properties. It was not envisaged that offices would be included.