

LITTLE ABINGTON PARISH COUNCIL

Minutes of the Planning Committee Meeting held in the Abington Institute, Great Abington on Wednesday 1 December 2021 at 6:30pm.

Present: Suzanne Pattinson (Chair), Richard Allum (RA), Vii Valge-Archer (VAA), Sheila Bolden (SB)

There were three members of the public present

1. **Apologies for absence:** Richard Smith, Isobel Smith and Peter Brunning
2. **Declaration of Interests.** None
3. **Public Participation. Bancroft Farm**
 - i. Concerns included reduced safety from increased traffic in the area and worse flooding on the corner of Church Lane. She would support a smaller development.
 - ii. Likewise this resident was concerned about traffic safety and flooding, as well as the limited space she will have for manoeuvring her car.
 - iii. The third speaker echoed these concerns. Otherwise he saw no substantive changes to the previous application: the PVAA was still encroached upon, biodiversity was still poor, no 6 was only 90cm away from the pavement, and the architect's visuals are misleading in that they show trees in leaf on one side of the road with bare trees on the other side, and a tree that must be in the middle of the estate road.
- 4 **21/03039/FUL Bancroft Farm, Church Lane. CB21 6BQ. Updates and amendments.** Demolition of existing dilapidated agricultural buildings & hardstandings. Erection of five dwellings. Conversion of two redundant barns to form a detached dwelling and an office.

Five letters of objection had been received. We discussed the points raised and agreed to object to the application again for the following reasons:

- worse flooding than already experienced,
- increased traffic on a dangerous corner,
- PVAA still encroached upon,
- overdevelopment and loss of the rural character in this corner of the village.

- 5 **S/1110/15/CONDA Phase 2 Granta Park**
Various details of proposed development of the site in Land Zone 2

We discussed the transport survey and whether it was up to date and accurate. There were some concerns about increased traffic to and from Granta Park. With 1,700 additional parking spaces planned it would appear to be significant. The traffic survey and Travel Plan needed to be updated.

It was agreed that without this information the application could not be supported.

- 6 **Agreement of Parish Council responses to public consultations:**

- i. **Greater Cambridge Shared Planning- Local Plan**

It was agreed that the following statement should form the basis of our response:

“Little Abington Parish Council welcomes the proposed approach of limiting any new developments in villages and focussing major new development in existing and forthcoming settlements thus preserving the character of small villages in South Cambridgeshire. However, given that job opportunities will continue to be concentrated to the south of Cambridge and new housing is mainly planned for the

north of the county we need real improvements to public transport using the existing road network.”

ii. Greater Cambridge Partnership - Making Connections

We agreed to the content in the draft response.

VAA raised the issue that the GCP assumed that residents of the Abingtons had easy and quick access to Granta Park for connections into Cambridge, whereas the reality is that the route to walk there is dangerous.

iii. Greater Cambridge Partnership - SE Cambridge Transport Plan - Newmarket Road, Little Abington

We agreed to the content of the letter previously circulated.

7 Planning decisions made by SCDC. None

8 Any other business. None

The meeting closed at 7.45pm

Signed

Date

APPENDIX

21/03039/FUL Bancroft Farm, Church Lane. Response sent on 3 December 2021

Recommend refusal

Little Abington Parish Council (LAPC) met to discuss this application on Wednesday 1 December 2021. Three members of the public summarised their objections. There was a unanimous objection to it from the four members of LAPC who were present for the following reasons:

- **Rural character:** While we agree that the Bancroft Farm site needs some development we still feel that this amended application does not do enough to fit in with the rural character of this corner of the village. The new visualisations in the Design and Access Statement are misleading. They show the view down Church Lane towards the church with trees in leaf on one side of the road and bare on the other, as well as a new large tree that must be planted in the middle of the service road. They therefore do not offer a realistic preview of the site after construction. We still feel that an office is unnecessary, given that there are numerous empty offices on Granta Park and elsewhere in the vicinity.
- **Road safety:** We are still concerned that safety could be an issue on the tight bend near the church, especially as there could be extra parking and deliveries to the office.
- **Drainage and flooding:** Flooding is already an issue outside Bancroft Farm and we fear the creation of more hard standing will reduce the amount of land available for soakaway and increase the risk of flooding.
- **PVAA:** The boundary of the PVAA does not seem to be accurately drawn and so the site still encroaches on it.

Conditions

When an acceptable proposal has been submitted and approved, the following conditions would need to be included in the approval:

- Working hours restricted, given the proximity to residential property.
- Restricting delivery times given proximity to residential property and concerns about road safety.
- Routes for vehicles to and from the building site to be defined, given the narrow roads into and out of the village and concerns about road and pedestrian safety.
- Arrangements for building site parking because of concerns about parking on footways, parking on narrow roads, access to the church, and road and pedestrian/cyclist safety.
- Keeping the area clean and tidy and any mud and mess on the roads to be dealt with at the end of each working day.
- Arrangements for storing building materials.
- Tree protection for the mature trees that are to be retained – when confirmed.
- Consideration must be given to protecting the PVAA during the building works.
- Making good any damage to road surfaces, kerbs, pavements and verges as a result of the building work and the associated heavy traffic.