

LITTLE ABINGTON PARISH COUNCIL

Minutes of the Planning Committee Meeting held in the Abington Institute, Great Abington on Wednesday 12 January 2022 at 6:30pm.

Present: Suzanne Pattinson (Chair/SP), Richard Allum (RA), Viia Valge-Archer (VAA), Sheila Bolden (SB), Peter Brunning (PB) and Isobel Smith (IS)

1. **Apologies for absence:** Richard Smith
2. **Agreement of minutes of 15 December.** Agreed and signed
3. **Matters arising**
GCP updates – IS informed us that the meeting with the landowner at the Hildersham junction on the A1307 has been postponed.
4. **Declaration of Interests.** None
5. **Public Participation**
Mr Tzortzoglou,(OT) Development Manager at Biomed Realty joined us via Zoom at 6.45pm.

The following relates to matters arising (S106 funding and Granta Park (GP) Travel Plan review).

- IS asked him about the S106 arrangements and the latest Granta Park Travel Plan. £313k had been paid to the County Council in S106 money. Some had been spent on the cycleway through the Babraham Research Campus; other plans not yet delivered included improvements to footpaths and footbridge from Babraham village to Granta Park, to accommodate horse riders as well as cyclists and pedestrians, and the Linton Greenway. Biomed Realty is frustrated by the delays, caused by the land not belonging to GP, and urged LAPC to promote the developments.
 - The travel survey 2015–20 showed less single car use but we pointed out that the results would have been skewed by home working over the past 21 months due to the pandemic.
 - He is happy to discuss walking routes round the perimeter of the site through the woodland, which would elevate the woodland rating. He will also ensure that LAPC is consulted on all GP applications.
6. **21/03822/FUL Site 1 Granta Park, amendments:** Erection of R&D building, decked car park, associated landscaping & infrastructure. Amendments.

PB asked OT to outline the amendments:

- one less storey in car park,
- more landscaping and hedging,
- and biodiversity gain (woodland would go from moderate to good).

OT described the proposed site as an opportunity for a '*statement building*' for Granta Park, allowable as design policy had changed nationally so taller buildings could now be built on the site. VAA argued that such a statement wasn't necessary, and the building would be visible above the treeline from the village.

We discussed our response to the application: recommended refusal due to height and mass of the building, noise and light pollution, increased traffic to GP. SB suggested our response should echo the views of GAPC.

- 7. 21/05165/REM. Phase 2 Granta Park:** Various details of proposed development of the site in Land Zone 2.

Discussion focussed on traffic and transport issues including buses, cycling infrastructure and access onto the park. VAA questioned the materials used in the buildings and suggested they should blend in with the landscape.

Decision to recommend refusal due to increased traffic to GP. Again, our response should echo the views of GAPC.

OT left the meeting at 7.30pm.

- 8 21/05175/FUL Vernalis 3 Granta Park:** Installation of two new ventilation ductwork.

Recommended approval.

- 9. 21/05400/HFUL 10 Bourn Bridge Road:** Two storey side extension with single storey front and rear extensions

Recommended approval.

10 Planning decisions and updates

- **21/05048/FUL** Land adjacent to 51 High Street: Withdrawn
- **21/03187/HFUL** 1 Ley Rectory Farm Barns, Hildersham Rd. SCDC refused.

- 11. Any other business.** None

Meeting closed at 7.45pm