

COMBERTON PARISH COUNCIL

Planning Committee Minutes



12nd August 2021, 7:30pm Village Hall.

Present: Janet McCabe, Richard Elleray, Andrew Hollick, Tim Scott and Chris Westgarth.

1. **Chairman's Welcome**
2. **To receive apologies for absence and reasons - n/a**
3. **To receive declarations of interests from councillors** on items on the agenda and details of any dispensations held and to receive written requests for dispensations for interests and to grant any requests for dispensation as appropriate (if any) - **none**
4. **Comments and observations from members of the public** ^(see note) - **none**
5. **To approve the minutes of the planning meeting held on 22nd July 2021 - approved**
6. **Planning Matters for consideration** ^(see note overleaf)
 - 6.1. Proposal:
Construction of two detached houses, a car port and associated landscaping
Land Adjacent To 40 West Street Comberton Cambridgeshire CB23 7DS
REVISED plan and house location and details
<https://applications.greatercambridgeplanning.org/online-applications/PLAN/20/05283/FUL>
 - **CPC welcomes that the applicant has listened to its prior concerns and those of the planning and conservation officers.**
 - **It welcomes the changes in the proposal - reduced mass and height, characterisation, better match to the street scene and with a complete front boundary hedge, reduced private shared drive width.**
 - **It is important that the drive remains a distance from the adjacent listed building and is not used to access and development to the north in the future. The listed building surroundings are protected.**
 - **CPC always now recommends that a suitable electric vehicle charge point per dwelling are incorporated in new builds. Since no details of the car port are given in the application it hasn't been possible to verify this opportunity has been incorporated.**
7. **Other planning issues to be noted**

No feedback from the enforcement officer in respect to non-conformance of application at 12 Barton Roads

8. Correspondence and notification of approval or refusal by SCDC.

- **REFUSED**

20/01992/FUL Erection of 41 dwellings, including two self-build plots and associated development at Bennell Farm West Street Toft CB23 7EN

Reasons :

By reason of the height, scale, mass and siting of buildings in the southern part of the site, and the lack of high quality and accessible open space, the proposal is not considered to be compatible with its village edge location and would fail to preserve or enhance the character of the rural area, contrary to Policy HQ1 of the South Cambridgeshire District Local Plan 2018.

- **REFUSED**

20/03339/FUL | Erection of a convenience food retail store with associated car parking | Land West Of 80 West Street Toft Cambridge Cambridgeshire CB23 7DS

Reasons

1 The application has failed to demonstrate that Comberton can sustain an additional food retail store, and that the development would not give rise to a significant adverse impact upon the vitality and viability of the existing convenience food retail stores in the village, which lie in close proximity to the site and, between them, provide a similar retail offering. Consequently, the proposal is contrary to Policies E21 and E22 of the South Cambridgeshire Local Plan 2018.

2 Given the location of the proposed development opposite Comberton Village College, together with the absence of a safe crossing point and pedestrian/cycle routes in the vicinity, the application is likely to give rise to a significant adverse impact upon highway safety. The proposal would therefore be contrary to Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

9. Closure of meeting



Richard Elleray
Planning Committee Chair