

PLANNING COMMITTEE: MINUTES

Date: Thursday 21st February 2019

Time: 10.00am – 11.54am

Place: Kreis Viersen, Shire Hall, Cambridge

Present: Councillors A Bradnam, D Connor (Chairman), I Gardener (Vice-Chairman), L Harford, P Hudson, B Hunt, S Kindersley and J Whitehead.

Officers: David Allatt – Transport Assessment Manager, Emma Fitch – Joint Interim Assistant Director, Environment and Commercial, Rachel Jones – Interim Development Management Officer Strategic and Specialist, Tracy Rockall – Planning Officer, Hannah Seymour-Shove – Transport Planning Officer, Daniel Snowdon – Democratic Services Officer, Julie Thornton – LGSS Law, and Alex Woolnough – Highways Development Management Officer.

76. APOLOGIES AND DECLARATIONS OF INTEREST

No apologies were received

Councillor Connor informed the Committee that as he was Local Member for item 4, New Road Primary School, Whittlesey, he would step down from the Chair for that item and speak as Local Member. Councillor Gardener would therefore assume the Chair for that item and with the agreement of the Committee, would be assisted by Councillor Harford.

77. MINUTES – 13TH DECEMBER 2018

The minutes of the Planning Committee meeting held on 13th December 2018 were agreed as a correct record and signed by the Chairman.

78. EXTENSION TO EXISTING SITE TO ALLOW STORAGE OF VEHICLES, COMPLIMENTARY TO END OF LIFE VEHICLE MANAGEMENT ON THE EXISTING SITE AND THE CREATION OF AN ASSOCIATED HARD SURFACE

AT: AUTO SHELLS LTD, ASHLEY LODGE, CONQUEST DROVE,
FARCET, PE7 3DH

APPLICANT: MR HASSAN ABOU ALAYWI

APPLICATION NO: H/5019/18/CW

The Committee considered an application for an extension to the existing site that allowed for the storage of vehicles, complementary to the end of life vehicle management on the existing site and the creation of associated hard surface.

The presenting officer began by highlighting to Members that the site was previously a civil engineering depot which was then sold and planning permission was granted by Cambridgeshire County Council for an end of life vehicle recycling centre. Members noted that the current arrangements at the site resulted in the requirement for vehicles to be stacked which was detrimental to the profitability of the operation as the stacking of vehicles invariably caused further damage to the vehicles.

Members noted the amendment sheet tabled at the meeting, attached at appendix A to these minutes that provided information regarding motor-vehicle insurance write-off categories and which also proposed an additional planning condition to be added that prevented stacking of vehicles at the site in the interests of visual amenity.

The presenting officer drew attention to the objections received that focussed on the setting of the site in the countryside and that the development of the land would be detrimental to the character and appearance of the area.

A site plan was shown to the Committee with attention drawn to the settlement of Farcet and Conquest Drove along which the site was located. Members were informed that Conquest Drove contained sporadic residential and commercial developments along it. Further plans that showed the existing and proposed site layouts were put before the Committee. Although not part of the current planning application before them, Members noted the location of an existing lean-to building that the applicant proposed to demolish and re-build. Members also noted the applicant's proposed planting arrangements for the site that included the removal of the current failed planting. Officers confirmed that a landscaping scheme would be required to be submitted to planning officers for approval as part of the proposed conditions.

Various photographs of the development were shown along Conquest Drove including views of the emergency access to the site. Members noted a photograph that showed large agricultural machinery travelling along the drove that illustrated the type of traffic that also used this route. This was to help frame the objection of a local resident who expressed concerns regarding damage to the road surface and verges by large vehicles.

In response to Member Questions officers:

- Confirmed that no objection had been received from the Highway Authority and that a turning facility was provided within the site to ensure that the turning of any vehicles did not take place outside the site and would therefore not cause damage to the verges on Conquest Drove.
- Explained that allowing general access to the site through the emergency access could have an adverse impact on neighbours as vehicles waiting at the gate could cause greater disturbance.

- Explained that the purpose of the extended storage was to prevent the stacking of vehicles. The site operator's business model relied upon being able to sell all the salvageable car parts and therefore by stacking the cars could cause more damage to them. The purpose of the application was to re-organise the site and planning conditions were therefore put in place to control the throughput at the site and limit the weekly vehicular movements.
- Confirmed that the objections raised in relation to 'the setting of the site in the countryside and that the development of the land would be detrimental to the character and appearance of the area' were from Huntingdonshire District Council and that these reasons for refusal were the same as those used historically for the rejection of the initial site that were lost at appeal.

Speaking in support of the application the applicant, Mr Hassan Alaywi provided the background to the planning application that had developed over the course of the last 3 years. He informed Members that the operation was a delicate process and that he was investing in the site in order to improve it.

Mr Abdul Sattar, environmental agent for the applicant continued by highlighting the strong environmental compliance at the site. He informed Members that the applicant had invested significantly in the site, including employing a planning agent to submit this planning application, in order to ensure the safety of operations and highlighted the clear need for that type of facility.

In response to Member questions the applicant and environmental agent:

- Confirmed that approximately 90 vehicles were currently stored at the site and that there would be sufficient space for the salvage work to be undertaken.
- Explained that the current application would allow vehicles to be moved from the existing area and stored more appropriately. The expansion would also allow vehicles to be processed in order that they could be returned to the road and provided a safer working environment.
- Confirmed the current Environment Agency (EA) permit allowed 5,000 tonnes of vehicles to be brought on to the site and that the EA considered the site to be low risk.

During debate Members:

- Commented that the objection relating to heavy vehicles at the site causing damage to the highway did not stand up as much larger agricultural vehicles travelled along Conquest Drove. There were existing commercial properties located along the drove and it was unclear how the proposed extension would make a material difference to the landscape and therefore strongly supported the application.
- Welcomed the purpose of the site.

It was proposed by Councillor Harford and seconded by Councillor Kindersley that the recommendation be put to the vote. On being put to the vote it was resolved unanimously to grant planning permission subject to the amended conditions attached at Appendix B to these minutes, which take account of the additional condition in Appendix A.

79. DEVELOPMENT OF A PRIMARY SCHOOL AND PRE-SCHOOL/NURSERY FROM 6 CLASS ROOMS TO 2FE (14 CLASS ROOMS, 420 SPACES) INCLUDING ERECTION OF A TWO STOREY CLASSROOM BLOCK, MAIN HALL, AND SINGLE STOREY EXTENSIONS TO FORM PRE-SCHOOL WITH CANOPIES, ENTRANCE, LINKED EXTENSION, HARD PLAY AREA, MULTI-USE GAMES AREA, NEW PEDESTRIAN ENTRANCES, REINSTATEMENT OF CAR PARK, CYCLE, SCOOTER PROVISION, RELOCATION OF BUGGY STORE, LANDSCAPING, ELECTRICAL SUBSTATION AND REMOVAL OF MOBILE CLASSROOM.

AT: NEW ROAD PRIMARY SCHOOL, NEW ROAD, WHITTLESEY, PE7 1SZ

APPLICANT: CAMBRIDGESHIRE COUNTY COUNCIL

LPA NO: F/2009/18/CC

Following his earlier declaration made at the start of the meeting, Councillor Connor retired from the Chair and moved to the public gallery.

Members considered an application for the development of a Primary School and Pre-School/Nursery from 6 class rooms to a 2 form entry and associated works located at New Road, Whittlesey.

The presenting officer introduced members of the Council's Transport Assessment Team and Highway Authority who were available for Members to ask technical questions of.

The Committee was presented a map of the local area that showed the location of the town in relation to Whittlesey area and a further site location plan on which key nearby areas were highlighted.

Members noted the representations that had been received from neighbours that largely focussed on traffic concerns and their location in relation to the school.

The existing site layout with vehicular and pedestrian access was shown and the current car park that contained a mobile classroom highlighted together with the playing fields and hard play area.

The proposed site plan was shown to the Committee and the proposed widened entrance highlighted to Members. The mobile classroom would be removed and parking as a result would be increased. There would be provision of 120 cycle and scooter parking bays and a waiting area for parents with a footpath entrance.

Elevations of the proposed school were shown with key features highlighted to Members who also noted the proposed construction materials.

In response to Member questions officers:

- Confirmed that with regard to cladding used at the school, all materials would be required to adhere to the necessary building control standards.
- Explained that 55% of children that attended the school currently walked or travelled by scooter or bicycle to school and 33% arrived by car. Attention was drawn to the travel plan that encouraged alternative transport methods.
- Explained that the footpath on New Road had not presented concerns regarding its adequacy in relation to scooter traffic based on current data.

Whittlesey Town Councillor Alan Bristow was invited to address the Committee. Councillor Bristow informed the Committee that he lived on New Road and had been a governor at the school. Although not against the expansion of the school, Councillor Bristow expressed concern regarding the proposed travel plan. Councillor Bristow questioned the accuracy of paragraph 8.1 of the officer report, explaining that there were in fact places for 210 pupils at the school. Councillor Bristow highlighted the lack of convenient crossing points across the A605 for pupils who would be living in the proposed new residential developments. There were also no pedestrian crossings along Cemetery Road. Councillor Bristow highlighted further issues in the area including, double parking that occurred in front of McCain's field and the limited parking at the nature reserve car park which could only accommodate 6 cars. Councillor Bristow questioned the feasibility of using the Manor Leisure Centre car park and questioned how the park and stride scheme would operate effectively. In conclusion, Councillor Bristow informed the Committee that the school was not the most popular in the Whittlesey catchment area and that the pupils that would attend the expanded school would be arriving by bus and car as walking would not be a viable alternative.

In response to Member questions Councillor Bristow:

- Explained that a nearby field (McCain's field) was offered for purchase to Cambridgeshire County Council (CCC) for £130k however the owner required the entire field to be sold and CCC would only agree to purchase a portion of the field. By expanding into part of the field, Councillor Bristow explained that the turning point would be much improved together with access to the school.
- Acknowledged that the nearby field (McCain's field) had potential contamination issues but that boreholes should be undertaken to assess this.
- Confirmed his concerns around paragraph 8,1 of the officer report and that only 210 pupil places was the correct figure.
- Explained that the children that would attend the expanded school in the future would not be from the immediate local area and would have to travel further and be less likely to walk to school.

The Council's Legal Officer reminded the Committee that the potential purchase of a nearby field did not form part of the planning application before them and therefore could not be taken into consideration.

Speaking in support of the application Mr David Fletcher, agent for the applicant and Mr Ian Trafford, 0-19 Area Education Officer (CCC) highlighted to Members the forecast growth for the Whittlesey area that predicted through the 5 year housing land supply that an approximate additional 890 houses would be constructed between 2019 and 2023. The latest pupil forecast data indicated that there would be requirement for a significant number of additional school places over the coming years and the site had been identified as suitable for expansion. It was highlighted that the planning application was submitted in summer 2018 and no objections had been received from statutory consultees. The concerns of the Town Council were noted and a thorough transport assessment had been undertaken and mitigations identified that were set out at paragraph 8.14 of the officer report.

In response to Member questions the applicant's agent and 0-19 Area Education Officer:

- Commented that it was difficult to predict accurately when the school would reach capacity however, it could be assumed that growth in the area would not cease in 2027 and the expansion provided sufficient capacity.
- Explained that the calculation used for child yields had changed since Camborne was developed and calculations were now based on a multiplier of 40 which was evidence based.
- In response to concerns raised regarding the suitability of facilities at the Manor Leisure Centre for park and stride, explained that robust management of the scheme was required and there was an agreement in place with the leisure centre that underpinned it.
- Emphasised the commitment of the school staff in making the park and stride scheme and wider travel plan a success.

The Local Member for Whittlesey South, Councillor Chris Boden addressed the Committee and commented that although the expansion to the school was needed, access to the school at drop-off and pick-up times presented issues. Councillor Boden accepted that the issues faced were common for all schools however, the scale of the planned expansion together with the continued development in the area would significantly exacerbate problems. Councillor Boden questioned the effectiveness of many of the proposed mitigations set out at paragraph 8.14 of the officer report, commenting that extending the keep clear road markings, while necessary, reduced the amount of available on-street parking. Parents already utilised the turning head at Lattersey Nature Reserve and questioned the effectiveness of a voluntary exclusion zone as it would not be enforceable. The proposed Park and Stride scheme would not be popular as many parents that drove their children to school lived within 1km of the school. Councillor Boden drew attention to the nearby archery field (McCain's Field) that could be utilised to

enhance parking and concluded by requesting that the matter be deferred in order that further work regarding transport could be undertaken.

The Local Member for Whittlesey North, Councillor David Connor was invited to address Members. Councillor Connor agreed with the comments and concerns of Local Members that had addressed the Committee. Councillor Connor focussed on the travel plan, in particular the proposed Park and Stride scheme. Pupils would have to cross a busy road that had no crossing points. Councillor Connor drew attention to concerns about the distance of the Park and Stride Scheme. The Travel Plan was not enforceable and would result in serious issues with traffic and pupils outside the school gates. The travel plan was seriously flawed and Councillor Connor commented that he would recommend that CCC move to purchase the adjacent field (McCain's field) following a thorough contamination assessment. In conclusion Councillor Connor appealed to the Committee to reject the Travel Plan and instruct officers to investigate acquiring the adjacent field in order that a new travel plan could be drafted.

The Council's Legal Officer again reminded the Committee that the potential purchase of a nearby field did not form part of the planning application before them and therefore could not be taken into consideration.

In response to Member questions Cambridgeshire County Council Highways Officer, Alex Woolnough:

- Explained how the transport assessment had been undertaken and the data it was based on.
- Advised that there was unrestricted on-street parking in the area for over 700 vehicles.
- Highlighted the proposed improvements to the turning area at Lattersey Nature Reserve.
- Drew attention to the proposed widened access to the school. Members noted that it was sufficient to accommodate a bus turning, however would not be required for that purpose.
- Commented that the mitigations proposed were appropriate and proportionate to the site. It was not possible to widen the footpath significantly, although the width did increase at various points.
- Drew attention to Park and Stride schemes that had been successfully implemented at other schools in the county.
- Explained that new pedestrian crossings were to be installed.

Councillor Hunt left the meeting at 11.43am and did not return.

During debate of the application a Member commented that although the application was not perfect, applications rarely were. In drawing attention the demand for school places in Cambridgeshire, there was a clear need for the expansion to the

school and could find no material reason to refuse planning permission. Local Members were encouraged to continue their hard work in making the Travel Plan work for the school.

It was proposed by Councillor Kindersley and seconded by Councillor Harford the recommendation be put to the vote. On being put to the vote it was resolved to grant planning permission [5 in favour, 1 against 0 abstentions] subject to the conditions attached at Appendix C to these minutes.

80. SUMMARY OF DECISIONS MADE UNDER DELEGATED POWERS

Councillor Connor returned as Chairman for this item.

It was resolved to note the decision made under delegated powers.

Chairman

PLANNING COMMITTEE – 21ST FEBRUARY 2018

AMENDMENT SHEET / DE-BRIEF SHEET

ITEM 3: H/5019/18/CW AUTOSHELLS LTD.

AT: ASHLEY LODGE, CONQUEST DROVE, FARCET, PE7 1SZ

AMENDMENT: CONDITION 9 STOCKPILE HEIGHT – ADDITIONAL CONDITION

No stacking of vehicles shall take place within the storage area extension hereby approved and all vehicles stored within this area shall be categorised as roadworthy vehicles compatible with end of life or vehicles falling within Driving Vehicle Licensing Agency vehicle categories C,D, N or S only.

Reason: *To control the height of stored vehicles in the interests of visual amenity and to prevent the risk of groundwater pollution in accordance with policies CS33 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011).*

FOR INFORMATION / TO NOTE

Insurance Write-off categories

Category	Repairing the vehicle	Using the vehicle
A	Can't be repaired	Entire vehicle has to be crushed
B	Can't be repaired	Body shell has to be crushed, but you can salvage other parts from it
C	Can be repaired, but it would cost more than the vehicle's worth	You can use the vehicle again if it's repaired to a roadworthy condition
D	Can be repaired and would cost less than the vehicle's worth, but other costs (such as transporting your vehicle) take it over the vehicle's value	You can use the vehicle again if it's repaired to a roadworthy condition
N	Can be repaired following non-structural damage	You can use the vehicle again if it's repaired to a roadworthy condition
S	Can be repaired following structural damage	You can use the vehicle again if it's repaired to a roadworthy condition

<https://www.gov.uk/scrapped-and-written-off-vehicles/insurance-writeoffs>