

Planning Committee Update – June 2022

Agenda Item	Application Reference	Additional Info Received/Updates to Committee
5	21/01055/RMM Home Office Bungalows, Little Green, Cheveley	<p>The Murfet Group now have no further involvement with this site and the ‘receivers’ have recently been appointed. The function of the ‘receiver’ is to realise the property secured by the charge and bring about repayment of the debt secured by it. The ‘receiver’ ideally needs to secure the reserved matters approval and then will decide what to do with the site.</p>
6	21/01136/RMM Land North of 22 Marroway Lane, Witchford	<p>Additional comments received:</p> <p>Lead Local Flood Authority – 26/05/2022 No objection in principle to the Reserved matters application. The submitted documents demonstrate that surface water from the proposed development can be managed through the use of attenuation basins, restricting surface water discharges to previously agreed greenfield runoff rates.</p> <p>It’s noted that as a part of the previous outline planning approval granted on 1 March 2019 (ref: 18/00778/OUM), planning conditions were set, including condition 10 which relates to the provision of a detailed drainage strategy. A discharge of condition application will need to be submitted in due course, and once this has been submitted, we look forward to reviewing the detailed drainage strategy for the development.</p> <p>Witchford Parish Council – 06/06/2022 Witchford Parish Council has consistently objected to this application on the ground that it is not compliant with the Witchford Neighbourhood Plan (WNP). The WNP was supported by Witchford residents in a referendum in March 2020 when it was approved by a majority of 572 votes to 25. The WNP was adopted by ECDC on 21st May 2020. It is now legally part of the development plan for East Cambridgeshire and should be used when determining planning applications.</p>

		<p>The Parish Council notes that the ground for approving the application set out in the officer's report is that the Parks and Open Spaces Officer at ECDC has raised the cost implications of providing a cycleway in compliance with the WNP. The Parish Council is concerned that in the officer's report these comments are outweighing the statutory status of the WNP. Cost is not a material planning consideration and does not prevent the WNP being used to determine this planning application.</p> <p>The Parish Council notes that at the Manor Road development site, which is covered by Policy WFD H2 in the WNP, a similar policy requirement to provide a cycleway has been complied with already by the site developer without any query being raised by them, thus demonstrating that the requirement to provide the cycleway is not onerous on the developer.</p>
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