

LITTLE ABINGTON PARISH COUNCIL

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3 December 2021

(We have been given an extension to 3/12/2021)

21/03039/FUL Bancroft Farm, Church Lane, Little Abington

Demolition of existing dilapidated agricultural buildings and hardstandings. Erection of five dwellings and the conversion of two redundant barns to form a detached dwelling and an office.

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.