



Dear Councillor

**DEVELOPMENT MANAGEMENT COMMITTEE - MONDAY, 16 SEPTEMBER
2024**

I am now able to enclose for consideration at the above meeting the following reports that were unavailable when the agenda was printed.

**Agenda Item
No.**

LATE REPRESENTATIONS(Pages 3 - 6)

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DEVELOPMENT MANAGEMENT COMMITTEE – 16th SEPTEMBER 2024

LATE REPRESENTATIONS SUMMARY

3(a) 24/01173/S73 - Variation of Condition 2 (Development in Accordance with Plans) for 23/01189/FUL. 62 High Street, Ramsey, PE26 1AA.

There are no late representations for this item.

3(b) 24/00515/HDC - Refurbishment and extension of existing community building and town council offices to include demolition of existing single storey extension and replacement two-storey extension with screened plant at roof level, first floor extensions to east and west elevations, glazed dormer window to east elevation, creation of external ramps and steps, canopies over entrances, glazed ground floor link extension on west elevation, installation of solar panels, replacement chimney, new balcony to west elevation, alterations to balustrade on riverside and replacement fenestration and doors. Priory Centre, Priory Lane, St Neots, PE19 2BH.

For completeness, the relevant sections of legislation and national policy are added to paragraph 7.17 of the Officer Report:

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places general duty as respects listed buildings in exercise of planning functions. Paragraph (1) states ‘in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority... shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a general duty as respects conservation areas in exercise of planning functions. Paragraph (1) sets out that ‘with respect to any buildings or other land in a conservation area... special attention shall be

paid to the desirability of preserving or enhancing the character or appearance of that area.’

Paragraph 205 of the National Planning Policy Framework (NPPF 2023) states: “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

Paragraph 206 of the NPPF 2023 states: “Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.”

Paragraph 208 of the NPPF 2023 states: “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

**3(c) 24/00900/HHFUL - Erection of replacement garage - 29
Springfield, Somersham, Huntingdon, PE28 3ED.**

There are no late representations for this item.

**3(d) 23/02502/FUL - Erection of 12 single bedroom assisted living
apartments (Use Class C3) with ancillary office and communal area
requiring the demolition of a dwelling, retail unit and equine
facilities. 93 Peterborough Road, Farcet, Peterborough, PE7 3BN.**

Cambridge Fire Service Consultee Comment - Fire Authority would ask that adequate provision be made for fire hydrants, which may be by way of Section 106 agreement or a planning condition.

The number and location of Fire Hydrants will be determined following Risk Assessment and with reference to guidance contained within the "National Guidance Document on the Provision of Water for Fire Fighting" 3rd Edition, published January 2007.

Access and facilities for the Fire Service should also be provided in accordance with the Building Regulations Approved Document B5 Vehicle Access. Dwellings Section 13 and/or Vol 2. Buildings other than dwellings Section 15 Vehicle Access.

If there are any buildings on the development that are over 11 metres in height (excluding blocks of flats) not fitted with fire mains, then aerial (high reach) appliance access is required, the details of which can be found in the attached document.

A condition seeking a scheme for the provision and location of fire hydrants is recommended to be imposed if Members are minded to grant consent. The apartment blocks proposed are 8.5 meters in height to the ridge and 5.2 meters to the eaves and therefore aerial (high reach) appliance access is not applicable.

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