



Dear Councillor

DEVELOPMENT MANAGEMENT COMMITTEE - MONDAY, 16 JUNE 2025

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 - 4)

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DEVELOPMENT MANAGEMENT COMMITTEE – 16th June 2025

LATE REPRESENTATIONS SUMMARY

Item 3a – 25/00577/FUL – Enhancement works to Hinchingsbrooke Country Park, to include an extension to the existing countryside centre, new car parking (to include new electric vehicle charging), improved access, biodiversity enhancements and other associated improvements and works

There are no late representations for this item.

Item 3b – 25/00069/FUL – Partially retrospective application for the change of use of land to use class B8 (storage or distribution) to provide self-storage facilities including the provision of storage containers.

Since the report was produced, five comments in support of the scheme have been received. These are all from persons who make use of the facilities and the comments are published on the public access section of the website. Reasons for support are broadly summarised below:

*Positive impact on local employment and small businesses.

*Convenience of the site in terms of accessibility and security and reasonable price range in comparison to others.

*Use for business purposes and hobby, supports mental health and wellbeing and is easily accessible (reference to condition affecting mobility).

Officer comments:

Whilst these are noted, they do not demonstrate clear material planning reasons under which a planning application can be determined. For example, competition between businesses cannot be considered.

Whilst support for business and local enterprise is a theme of local and national planning policy (and has been considered in the determination) this has to form part of the 'planning balance' and consideration of the merits of the proposal against the full suite of policies for consideration.

Letters have also been received from the applicant and agent and these have been shared with Members of Development Management Committee. Officers are satisfied that the committee report considers and covers the points raised.

One recurring theme is the extent of land to which the application relates. It can be confirmed that the extent of the land within the red line (and so to be considered under this application) is as stated in the report based upon the scaled plans provided with the application.

There are no further late representations for this item.