



Dear Councillor

**DEVELOPMENT MANAGEMENT COMMITTEE - MONDAY, 17 OCTOBER
2022**

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 – 17th OCTOBER 2022

LATE REPRESENTATIONS SUMMARY

3(a) 21/01278/S73- Variation of condition 2 (Plans) for 19/01127/FUL to vary approved plans to incorporate the repositioned access - 19 Bury Road, Ramsey, PE26 1NE

There are no late representations for this item.

4(a) 22/01048/FUL - Change of use from 6-bedroom house in multiple occupation (C4) to 7-bedroom HMO (sui generis) - 55A Hardwick Road Eynesbury St Neots PE19 2UE

Page 40 of the report has an error on the plan. The amended version is included in the late reps for clarity.

4(b) 21/01948/FUL - Change of use from (A1) retail to taxi business (sui generis) following the expiry of the temporary consent - planning reference 18/00326/FUL - 14 Crown Street, St Ives PE27 5EB

There are no late representations for this item.

4(c) 22/00811/FUL - Proposed conversion of existing building into 5 flats and 1 shop, renovation of former bakehouse/residential accommodation into 1 dwelling, erection of 2 dwellings and demolition of outbuildings. - 66 High Street Warboys PE28 2TA

Information received since the officer report was published -

Letter of 25 May 2022 from the solicitor acting for the applicant;

The officer report concludes that the application represents sustainable development but recommends refusal for the application. It is not fair to the applicant to continue to refuse the application where there is case

law that provides that bringing a listed building back into viable use represents sustainable development.

The benefits of the application in providing housing, bringing the building back into viable use and restoring the bakehouse outweigh any harm that the development would cause.

The Council's failure to take enforcement action against the previous breaches of planning control in this listed building represent a failure to act in accordance with their corporate enforcement policy.

The solicitor's counter evidence received 11 October 2022;

The application does not propose to remove or destruct the bakehouse.

Carefully considered and designed development may preserve or enhance character.

The development accords with Local Plan policy and the National Planning Policy Framework.

A Preliminary Ecological Appraisal has never been asked for in this application or the previous one on the site and its absence was not a reason for refusal of the previous application. A last minute reason for refusal on these grounds is unjust.

We invite a planning obligation or condition to secure the ecological well being of the site and the surroundings.

Development Management Committee



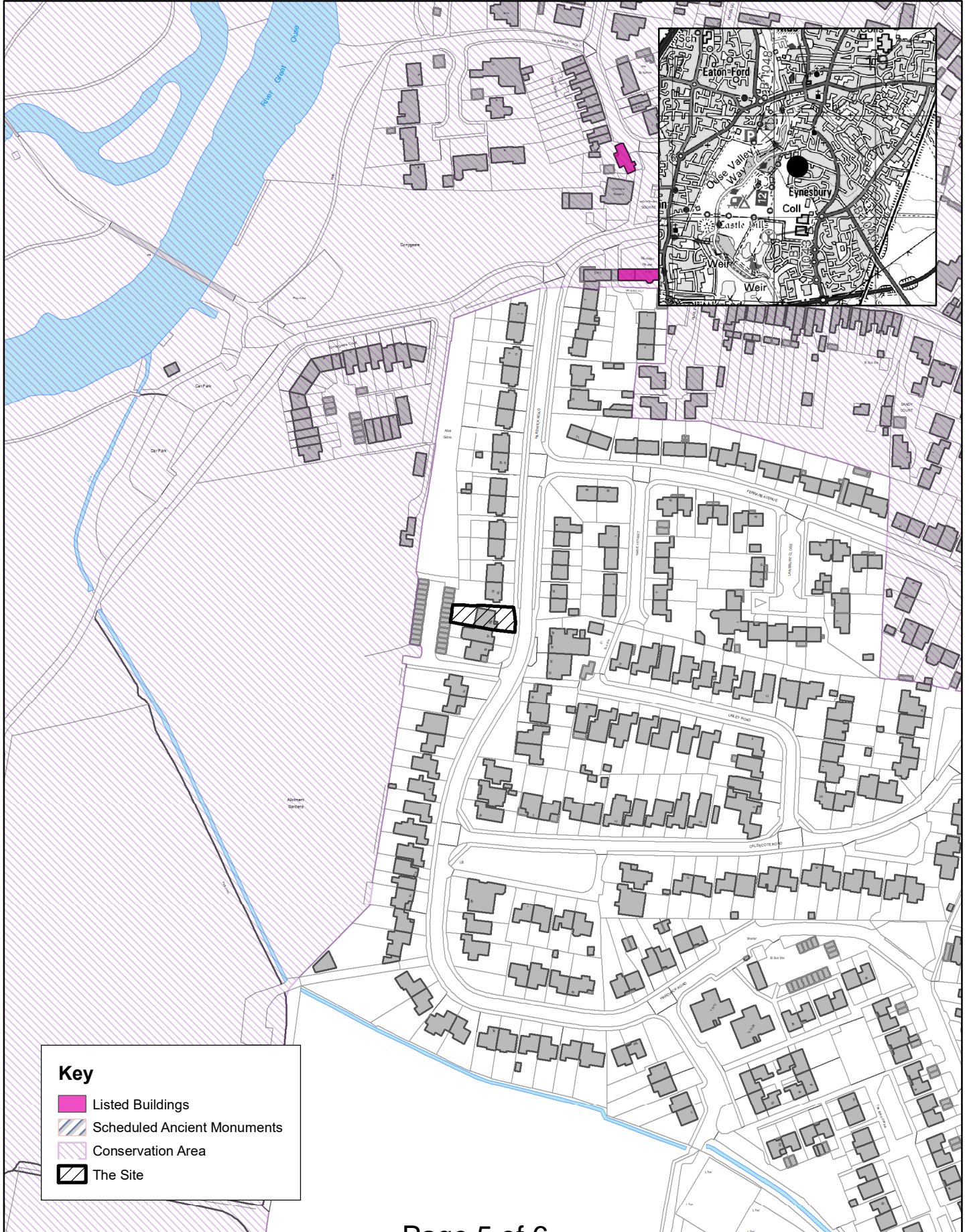
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Application Ref:22/01048/FUL

Date Created: 12/10/2022

Location: St Neots

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