



Dear Councillor

**DEVELOPMENT MANAGEMENT COMMITTEE - MONDAY, 19 DECEMBER
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 - 10)

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DEVELOPMENT MANAGEMENT COMMITTEE – 19th December 2022

LATE REPRESENTATIONS SUMMARY

3(a) 22/01044/OUT - Outline planning application with all matters reserved for: Construction of an additional storey, improvements to the fenestration and insulation, the creation of 3 further flats, bringing the total to 5. Construction of a 2 bedroom dwelling to the rear with access from West Street 37 New Street St Neots PE19 1AJ.

Since publication of the report agenda, the Applicant has now submitted a completed Unilateral Undertaking securing the provision of wheeled bins.

Paragraph 7.26 of the Officer report should therefore be amended to read:

“A Unilateral Undertaking to secure the provision of wheeled bins has been submitted as part of the application. The proposals are therefore considered to accord with Policy LP4 of Huntingdonshire’s Local Plan to 2036 and the Developer Contributions Supplementary Planning Document (2011).”

Conclusion: No change to recommendation.

3(b) 21/01810/OUT - Application for Outline Planning Permission for the Erection of up to 16 Dwellings and Associated Infrastructure Works and Access (Appearance, Landscaping, Layout and Scale to be considered at reserved matters stage) – Land West of 26 to 34 High Street Stilton.

There are no late representations for this item.

3(c) 21/02139/FUL - Erection of 28 dwellings and associated infrastructure and works including new pick-up and drop-off spaces and footpath provision – Informal Open Space East of 47 Farm Close, Upwood.

Further Comments;

7 further resident objections have been received raising the following concerns summarised below:

- No Need for the additional housing given development in Ramsey and Bury;
- Safety of the children - Houses overlooking the school playing field;
- Will result in the loss of on verge/field parking, already inadequate parking for the school at drop off and pick up times;
- Safety issues for pedestrians, vehicles and pupils of the school during construction with construction traffic, noise dust, loss of parking spaces and creating further congestion;
- Restricting HGVs during peak times won't work;
- Loss of green play space;
- Lack of maintenance of existing site;
- Lack of streetlights, adequate footpath;
- Impact/loss of existing wildlife
- Will increase existing flooding issues for residents
- Overlooking and loss of privacy
- Ruin the enjoyment of the unspoilt village for residents
- Unsustainable location, lack of facilities, jobs, shops and poor infrastructure, water supply, drainage/sewage, roads, doctors or public transport;
- Ignored Inspectors report decades ago that there was to be no major development in the area until the B1040 road is upgraded.

Photos have been submitted showing cars parking on the grass verges and field although it is not clear when the photos were taken.



Officer Response: Concerns raised regarding the need and the principle of the development are addressed within the officer report, overlooking to the school playing fields would be distant and partly obscured by the retention of trees and boundary fencing, the proximity of the proposed dwellings to the shared boundary with the school is not considered to represent an unusual or unsafe relationship.

The following response has been prepared in consultation with Cambridgeshire County Council Highways in regards to the highways safety/ parking issues:

In regards to the loss of the verge/field parking and the congestion issues at drop off and pick up times, these concerns are acknowledged that there are existing parking issues associated with most schools at certain peak times and that the unauthorised parking on the grass verges/field will cease as a result of the development however:

- Additional parking bays are proposed closer to the school as well as visitor parking within the development.
- Considering that the proposed residential element is to the north of the site, this will increase the lengths of the private road network where adhoc parking could be available (i.e., outside the new houses between drives etc. i.e., some of the existing parking around the school could go into these new roads further north.
- Cars Parked on the grass areas will obviously be dispersed further across the wider Farm Close development and further afield. It is highly likely that

parking between the drives and within farm close will continue as it is already.

- It is unlikely that any of the occupiers of the proposed new dwellings will drive to pick up and drop of children from the school so numbers of vehicles parking for school pick up should be no worse with the extra dwellings.
- The developers have indicated within the offsite improvements plan that they are providing new internal footways well away from the school site presumably pre-empting that parking will need to take place further away and providing pedestrian routes for this purpose and better linking the school to the main part of Upwood.
- It is acknowledged that most roads surrounding schools are parked up twice a day at school pick up and drop off times and that roads are congested for a short time causing some inconvenience, but the parking issues are unlikely to permanently block these private roads. While people do park in odd places, they are unlikely to abandon their car so as the roads are blocked, and unusable and vehicle speeds are generally very low because of the parking.
- Lining, such as access protection markings could be used by the Housing association to highlight areas that should not be parked on although users should park safely and considerately in the first instance.
- The mix of construction vehicles and school pick up and drop off times could be controlled by a carefully worded condition for working and delivery times. A condition requiring the submission of Construction Environmental Management Plan has been recommended within the report.
- The photographs portray a picture of an existing situation, officers are satisfied that parking situation at the key times will be no worse than existing and the measures proposed, new footpaths, additional roadway and additional parking areas should not make the existing situation any worse and should encourage more people to walk children to school.
- It's in the owners of the sites gift to provide control measures where they see fit. After all the landowner has the responsibility for any maintenance from verge damage from any inappropriate parking and could already fence/ bollard off any areas that are not intended for parking under permitted development.

In regards to the other issues raised above these are covered within the officer report.

In response to the concerns regarding inadequate street lighting, it is recommended that a condition be added to the decision notice requiring submission of details of street lighting for the development , and for its installation prior to ensure pedestrian safety within the proposed development in accordance with Policy LP14 of Huntingdonshire's Local Plan.

In response to the concerns regarding the management and maintenance of the unadopted streets proposed, it is considered appropriate to secure details of their long term management and maintenance through a S106 legal agreement, and for this to also include a requirement indemnity agreement for potential damage caused to the roads through the Council's waste management operations.

In response to the comments received regarding "ignoring an Inspectors report from decades ago stating, that there was to be no major development in the area until the B1040 road is upgraded." The application has been considered in regard to current national and local planning policies, has been assessed on its own merits, and in consultation with Cambridgeshire County Council as the Local Highways Authority who have not objected to the proposals

Further Comments;

Further comments and objections have been received from the Upwood and the Raveleys Parish Council, these largely replicate the previous concerns raised but do acknowledge that the applicant (BPHA) have addressed the concerns about flooding by proposing some mitigation measures. Full comments attached.

Conclusion: No change to the recommendation. A condition requiring details of on street lighting and details of the long-term management and maintenance of unadopted streets to be secured via a S106 legal agreement is recommended to be added to the list of obligations and conditions within section 8 of the report.

3(d) 20/00274/FUL - Retention of portable buildings for B1 (Business) and Sui Generis use (Car Sales) for a temporary period of 5 years – Portacabin at Station Bridge Broadway Yaxley.

There are no late representations for this item.

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From: [DevelopmentControl](#)
To: [DevelopmentControl](#)
Subject: Comments for Planning Application 21/02139/FUL
Date: 06 December 2022 11:03:57

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 06/12/2022 11:03 AM from Mr Robin Howe.

Application Summary

| | |
|---------------|---|
| Address: | Informal Open Space East Of 47 Farm Close Upwood |
| Proposal: | Erection of 28 dwellings and associated infrastructure and works including new pick-up and drop-off spaces and footpath provision |
| Case Officer: | Debra Bell |

[Click for further information](#)

Customer Details

| | |
|----------|--|
| Name: | Mr Robin Howe |
| Email: | robinhowe@blackfyne.com |
| Address: | 56A High Street, Upwood, Huntingdon PE26 2QE |

Comments Details

| | |
|-----------------|--|
| Commenter Type: | Councillor |
| Stance: | Customer objects to the Planning Application |

Reasons for comment:

Comments: UPWOOD AND THE RAVELEYS PARISH COUNCIL
On the 5th December the parish council unanimously agreed to refuse the new Farm Close development.
Since the pre-application was received in 2021, BPHA have addressed the concerns about flooding by proposing some mitigation measures. However the unprecedented outcry by residents concerns the impact of additional traffic arising from the 28 homes.. There is already serious concern about the volume and speed of traffic passing the school and the building of 1600 new homes in Ramsey and Upwood without infrastructure improvements or speed reduction systems means that ingress and egress to Farm Close will become increasingly perilous. Congestion at school drop off and pick up times is already out of control and the addition of the new vehicles will create even more chaos and danger.
It should be noted that all of the transport studies for new sites in Bury and Ramsey understate the number of new vehicle movements and the Farm Close site will be no exception with only 11 peak time movements from 60 parking places!
The Planning Department have no strategic development plan for Ramsey, Bury and Upwood and does not aggregate vehicle movements from all permitted and planned developments. This systematic understatement is exemplified by the Farm Close application.
The build period for the new homes will extend over two to three years with heavy construction traffic competing for road space with school buses and family cars, thus heightening the risk of accidents and causing even more congestion as vehicles enter Huntingdon Road from the school..
Finally the Local Plan for the Ramsey Spatial area identifies potential for 8-900 new homes until 2036. Current plans however, are to build c1600 new home, almost double the original number. Affordable homes will make up 25-30 % of this total; 240 of which will be 500 metres from Upwood School. What therefore is the NEED for 28 more affordable homes in Farm Close?

Kind regards