



Dear Councillor

**DEVELOPMENT MANAGEMENT COMMITTEE - MONDAY, 23 JANUARY  
2023**

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 - 8)**

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## DEVELOPMENT MANAGEMENT COMMITTEE – 22 JANUARY 2023

### LATE REPRESENTATIONS SUMMARY

**3(a) 20/01621/FUL - Construction of a boat slipway and access track, boat hut and jetty, part change of use of changing rooms and toilet block to café (Use Class E) and diversification of existing activities relating to the approved use of the site as a water-based activity centre (to include private use) - Liquid Skillz Lake Ashmore Gore Tree Road Hemingford Grey PE28 9BP**

#### **Proposal description**

To clarify, during the course of the application being consideration the description of the proposal has been amended by agreement of the applicant to remove the words *“to include private use”*.

#### **Status of the planning application and any further consultation that may have been required**

During May 2022 this planning application was disposed of by mistake in an administrative error. This was immediately rectified and the application was re-instated. To confirm, no further information was submitted by the applicant at this point and, therefore, no further public consultation on the proposals was required at this stage.

#### **Section 6 - Representations**

There have been two further representations received since the publication of the committee papers, but neither have provided addresses of where they originate from. These do not, however, raise any additional material planning matters to those reported in this section of the report.

## Section 8 – Recommendation

There are three amendments to the proposed conditions:

- 1) To remove the condition setting out limitations for wakeboarding, as this is not required for this planning application.
- 2) The addition of a condition to specify the café is to be for ancillary use only and at the times of the facility being open to users of the site.
- 3) The addition of a condition to limit the use of the site to certain times.

The proposed conditions are therefore updated as follows:

- Time limit
- Approved Plans
- Materials of boat hut
- Landscaping
- No broadcasting of music
- ~~Wakeboarding limitations (condition deleted)~~
- Rescue boat details
- Access details
- FRA compliance
- Ecology management plan
- External lighting
- Extraction or ventilation flue
- *Café to be ancillary (new condition inserted)*
- *Limitations of use (new condition inserted)*

**3(b) 21/00044/FUL - Construction of a second wakeboard line and associated control shed and viewing hut, and erection of a linked decked walkway (to include private use) - Liquid Skillz Lake Ashmore Gore Tree Road Hemingford Grey PE28 9BP**

### Proposal description

To clarify, during the course of the application being consideration the description of the proposal has been amended by agreement of the applicant to remove the words “*to include private use*”.

## **Status of the planning application and any further consultation that may have been required**

During May 2022 this planning application was disposed by mistake in an administrative error. This was immediately rectified and the application was re-instated. To confirm, no further information was submitted by the applicant at this point and, therefore, no further public consultation on the proposals was required at this stage.

## **Section 6 - Representations**

There have been two further representations received since the publication of the committee papers, but neither have provided addresses of where they originate from. These do not, however, raise any additional material planning matters to those reported in this section of the report.

**3(c) 21/02060/FUL - Change of use from existing garages/stores (C3) to holiday lets (C1) - 18 Post Street, Godmanchester, PE29 2BA.**

and

**3(d) 21/02573/LBC- Change of use from existing garages/stores (C3) to holiday lets (C1) - 18 Post Street, Godmanchester, PE29 2BA.**

### To note

For clarity, the Conservation Officer has advised the building is listed in its own right as per refusal reasons 1 and 2. Members should also note that Island Hall is a Grade II\* Listed Building (not a grade II Listed Building as stated in the committee report).

### Additional Public Benefit information

An email from the applicant to the original planning case officer on Monday 4<sup>th</sup> April 2022 regarding the public benefits of the scheme was not addressed in the committee report.

Updated comments from the Conservation Team have been provided following a review of the contents of the above-mentioned email.

The Conservation Team have confirmed that there is a history of Island Hall receiving grants/loans from the Historic Building Council and Huntingdonshire District Council for the upkeep and repair of the property.

The Conservation Team have also advised: *The owner of a listed building has a legal responsibility to preserve that building in good condition, free of structural defects, secure and weathertight. The Coach House is listed in it's own right and therefore listed building applications affecting that building are specific to the special interest of that heritage asset and not, in this case, Island Hall. Under NPPF paragraph 202 less than substantial harm to the coach house should be weighed against the public benefits of the proposal including, where appropriate, securing the optimum viable use of that building. Planning Practice Guidance indicates that "putting heritage assets to a viable use is likely to lead to the investment in their maintenance necessary for their long-term conservation". It goes on to say that "it is important that any use is viable, not just for the owner, but also for the future conservation of the asset". The proposed scheme under applications 21/02060/FUL and 21/02573/LBC would entail a loss of special interest that would fail to secure the conservation of the coach house, long-term or otherwise.*

Officers agree with the advice of the Conservation Team. The public benefits arising from the scheme do not outweigh the level of harm to the heritage assets identified in the committee report. Therefore, the officer recommendation is one of refusal for the reasons outlined in the committee report.

**3(e) 22/00747/FUL - Public realm improvements to existing park, including resurfacing of existing paths, footpath widening, creation of new shared cycleway/footpath, works to existing bridges including replacement bridge, installation of new and relocated street furniture, landscaping and other associated works – Riverside Park, St Neots Road, Eaton Ford.**

#### Recommendation

Members should note that the officer recommendation has been amended to:

**MINDED TO APPROVE – subject to the conditions, the outcome of the public consultation, and to delegate the authority of the final decision to chief planner in consultation with Chair and vice chair.**

Officers recommend an additional condition; that notwithstanding the proposed site plan, works to bridges should be carried out in accordance with the specific bridge details plan.

#### Consultation

Since the publication of the committee report, officers can confirm that the neighbour letters have been sent out, site notices put up and the press notice has been advertised as per paragraph 1.4 of the committee report (amendment of the description to include addition of a bridge). The overall consultation expiry date is 9<sup>th</sup> February 2023. The officer recommendation for the application has been worded to accommodate this consultation.

#### Representations

A neutral comment has been received from a neighbour on the following points:

- Overall support

- Concerned about the 4m width path which could encourage high speed electric bikes and scooters
- Entrance from Cross Hall Road is extremely steep and is it a possibility to divert so it is less steep?
- Will this application resolve the issue of wasting public money to dab and path work to Regatta Meadow and Riverside Park paths

Concerns regarding the width of the paths are addressed in paragraph 7.18 of the committee report and concerns regarding the motorised forms of transport are addressed in paragraph 7.38 of the committee report, as these were previously raised by another representation.

Regarding the comment about the steepness of Crosshall Road, officers note the concern. The entrance from Crosshall Road is existing and the entrance location would remain the same. There are constraints to where the path can be located due to existing trees and root protection areas. Notwithstanding that, officers can only assess what is in front of them and do not consider this element of the proposal to warrant refusal of the application.

Regarding the comment about the wasting of public funds, this is not a planning matter. Members should note that the aim of the application is to improve the accessibility and quality of the existing green infrastructure of St Neots Regatta Meadow Riverside Park.