



Dear Councillor

**DEVELOPMENT MANAGEMENT COMMITTEE - MONDAY, 16 OCTOBER
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 – 16th OCTOBER 2023

LATE REPRESENTATIONS SUMMARY

3(a) 23/00216/FUL – The construction of eleven new use class e single storey business units and the associated access road, parking and landscaping. Land North of 11 Latham Road, Huntingdon.

Public Rights of Way

Paragraph 5.8 of the Officer Report set out that consultation comments had been sought from Cambridgeshire County Council's Public Rights of Way Team. Comments were received on 11th October 2023 which are summarised as follows:

The access to the car park crosses Public Bridleway No. 21, Huntingdon. As is noted on the Proposed Site Plan S3509/012A, the new site access was approved by the Local Planning Authority under 21/00222/FUL. The Decision dated 18 June 2021 at condition 5 deals with signage. In addition, I note that the County Council's Highways Development Management Engineer is satisfied that the current application will have no significant adverse effect on the public highway.

Whilst the Definitive Map Team has **no objection** to this proposal, the public bridleway must remain open and unobstructed at all times.

Cadent Gas

Paragraph 5.5 of the Officer Report sets out that a holding objection was received from Cadent Gas (dated 27th February 2023). Officers have chased for updated comments on numerous occasions, but no acknowledgement or further comments have been provided. On this basis, Officers are taking the view that Cadent Gas' holding objection has been removed.

**3(b) 21/02045/FUL - Erection of stables and formation of menage.
Land East of High Haden Farm, High Haden Road, Glatton.**

Cllr Bywater provided some members of the Development Management Committee with additional comments on 9th October 2023 which reiterate concerns raised in previous comments. Officers feel it would be beneficial to address these concerns.

Cllr Bywater's comments are summarised as:

- Access arrangements and visibility splays
- Storage of manure piles and how this is managed
- External lighting and how this will look

Officer comments:

Access arrangements and visibility splays

Drawing no. 21-2638-4 (received 4th April 2022) shows the details of the proposed access. This shows the required visibility splay of 2.4 metres x 128 metres to the west and the necessary visibility for the National Speed Limit of 215 metres to the east. As set out in paragraph 7.24 of the Officer Report, the Highway Authority consider that the proposed dimensions and visibility splays from the proposed access are acceptable and the development would therefore not have any detrimental impact on highway safety, subject to the imposition of conditions.

Storage of manure piles and how this is managed

This point has been addressed in paragraph 7.19 of the Officer Report. The submitted plan shows the location of a 'manure cart' adjacent to the southern boundary with High Haddon Road however, no further details have been submitted. A condition will therefore be imposed requiring further details of the manure storage and to secure a scheme for the removal of manure from the site in the interests of residential amenity in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

External lighting

Paragraph 7.18 of the Officer Report clarifies that no proposals for floodlights or other external lighting has been put forward with the

application. In the event that the applicant wishes to install any external lighting, it is recommended that a condition be imposed to require an external lighting scheme to be submitted and approved by the Local Planning Authority, to minimise the effects of light pollution on the surrounding area and to protect biodiversity interests in accordance with Policies LP14 and LP30 of the Huntingdonshire Local Plan to 2036.

Cllr Alban also provided further comments on the application (received 12th October 2023):

I won't be at the DMC Meeting on Monday but would like to add the follow in addition to my original comments (some of which have been highlighted in the officer's report).

Whilst the proposed conditions associated with the recommendation are welcome, should the committee be minded to pass this application, I request that, for the avoidance of any doubt, these are more detailed - especially in respect of Time Limit, Private Use and Visibility Splays.

I believe it is in the best interest of all parties, that there is no misunderstanding of what the requirements of the proposed conditions mean and when they come into force.

Officer comments:

Should members of Development Management Committee be minded to grant permission, the proposed wording of the conditions can be discussed with Officers at the meeting.

The Time Limit condition would stipulate that the development permitted commences before the expiration of three years from the date of the permission, which is a standard condition in accordance with Section 91 of the Town and Country Planning Act 1990, as amended.

Paragraph 7.25 of the Officer Report has recommended that the 'Private Use' condition should stipulate that the development shall only be used by the applicant and their immediate family and to specify that the

development shall not be used for a livery stable or part of any other commercial enterprise.

The 'Visibility Splays' condition would be as per the wording recommended by the Highway Authority in their latest comments dated 12th July 2023.

Correspondence was received from the residents at High Haden Farm on 12th October 2023 providing their objection letter which was originally received by the LPA on 11th July 2023 and available to view on Public Access. No additional comments have been raised within this letter to address within the late representations summary. Officers would like to clarify that all representations received and those material planning considerations raised have been summarised within section 6 of the Officer Report and addressed within the relevant sections of the report.

3(c) 23/00270/OUT – Proposed new dwelling. 41 West Street Huntingdon PE29 1WT.

There are no late representations for this item.

Please note there are 2 errors on the front page of this report (page 55).

1st – Title reference to Development Management Committee. This should be dated '16th October 2023'.

2nd – Recommendation this should specify "REFUSE" rather than "APPROVE/REFUSE", as detailed in the text following this.

3(d) 23/01243/REM - Application for Reserved Matters (Appearance, Landscaping, and Scale) of 20/01909/OUT - erection of three dwellings and garages. Land South Of 11 Bird Lane Hail Weston.

There are no late representations for this item.

Please note there are 2 errors on the front page of this report (page 75).

1st – Reference to the relevant Parish should state “Hail Weston”.

2nd – Recommendation this should specify “APPROVE ” rather than “APPROVE/REFUSE” as detailed in the text following this.

3(e) 19/01847/FUL – Undertake landscaping and building works to an existing site to create equestrian facilities and grazing land. The proposals will include a hard standing at the front of the site, stables, and fenced off areas to create grazing land. Land On South Side Of Middle Drove, Ramsey Heights.

There are no late representations for this item.

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