



Dear Councillor

DEVELOPMENT MANAGEMENT COMMITTEE - MONDAY, 22 APRIL 2024

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 – ADD DATE OF DMC 2021

LATE REPRESENTATIONS SUMMARY

3(a) 24/00089/CLPD - Insertion of 2 no rooflights to south facing roof slope of existing single-storey rear projection; revised fenestration to south facing elevation of existing single storey rear projection; proposed single-storey rear extension partly replacing existing single-storey lean to wood store (part of original dwellinghouse) - 73 High Street, Offord Darcy St Neots PE19 5RH.

There are no late representations for this item.

3(b) 22/01977/FUL - Erection of 4 town houses (two pairs of semi detached dwellings) Re siting of vehicular access - Elm Lodge, Potton Road, Eynesbury,

There are no late representations for this item.

4(a) 19/01320/S73 & 19/01341/OUT - Variation of conditions 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18, 20, 24, 26 and 28 for application 1201158OUT - Amended wording (see covering letter, appendix 1) and Key Phase Submission - KP2 - The Country Park (Hybrid Element), Alconbury Weald, Ermine Street, Little Stukeley.

Outline planning permission (all matters reserved) for a mixed-use phased development to include - residential development of up to 1,500 dwellings (C2 and C3), local centre including retail and community facilities (A1-A5 and D1), open space, play areas, recreation facilities, landscaping, associated demolition, ground works and infrastructure - Grange Farm, Alconbury Weald, Ermine St, Little Stukeley.

Officers note the agenda item for application 19/01320/S73 includes reference to the “Key Phase Submission - KP2 - The Country Park”. For

the avoidance of doubt, this is no longer part of that application, as set out in the description within the detailed report of item 4(a).

In relation to paras. 7.128, 7.140 and 7.146 of the report, regarding the wheeled bin contribution, the reference to £175 is in error, and should be read as £170.

4(b) 22/01594/OUT - Outline application including matters of access, appearance, layout and scale (landscaping reserved for future consideration) for 26 dwellings - Land at Riversfield, Great North Road, Little Paxton.

In relation to paras. 7.152 and 7.154 of the report, regarding the wheeled bin contribution, the reference to £175 is in error, and should be read as £170. The overall bin contribution in paragraph 7.152 should therefore state £4,420 and not £4,550.

5(a) 23/01948/FUL - Construction of 15 no. dwellings with associated access, car parking and landscaping (re-submission of 23/00649/FUL) - Land East of Ivy Way Spaldwick.

A further letter of objection has been received from a neighbouring property, summarised as follows:

- Proposal would set a precedent for further development in Spaldwick
- HDC has met its 5-year housing supply and therefore additional dwellings are not required
- Flood risk and drainage issues, concern regarding pumping station capacity and subsequent impact to neighbouring properties/village
- Concern regarding ecological impacts
- Agricultural land loss
- Highway safety issues
- Lack of amenities and infrastructure in village to withstand additional dwellings.

It is considered that these concerns have all been raised previously during the consultation period for the application and have therefore already been thoroughly addressed in the officer report.

5(b) 23/01699/FUL - Conversion of existing church parish hall to 3 residential units (Use Class C3) - The Church Hall Ramsey Road St Ives PE27 5BZ.

A further representation has been received from a neighbouring property including recent photographs of the site showing the condition of the existing building and site.

A letter dated 15 April 2024 has been submitted from the current Archdeacon of Huntingdon and Wisbech. This is in response to an email from an objector to this application which included a private email from the former Archdeacon of Huntingdon and Wisbech dated 22nd March 2022 containing informal views on the potential sale of the church hall and works to the church of All Saints. It is understood that this email was sent to St Ives Town Council ahead of their meeting on 27th March 2024 and then forwarded to the planning department. This correspondence has now been removed from the public domain. The letter dated 15 April 2024 sets out that the Diocese of Ely has no position on the redevelopment of St Ives parish church hall and the current Archdeacon of Huntingdon and Wisbech supports the proposal.

5(c) 24/00242/FUL - Garage conversion to create Beauty Salon (Change of Use) - 36 Shackleton Way, Yaxley, PE7 3AB.

There are no late representations for this item.

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