



Dear Councillor

DEVELOPMENT MANAGEMENT COMMITTEE - MONDAY, 15 JULY 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 – 15th July 2024

LATE REPRESENTATIONS SUMMARY

3(a) 23/02358/FUL – Use of Land for Gypsy and Traveller Residential Use creating 7 pitches comprising the siting of 1 mobile home, 1 touring caravan, a Day Room and associated parking and a new Children's Play Area - Legacy Park, Chatteris Road, Somersham.

There are no late representations for these items.

3(b) 23/00500/FUL – Proposed change of use of golf clubhouse and hotel to form 14 dwellings, demolition of later extensions to the heritage assets, greenkeepers store, shop and office and the erection of 5 dwellings (19 dwellings total) - Abbotsley Golf Club, Drewels Lane, Abbotsley, St Neots, PE19 6XN. There are no late representations for these items.

Additional information submitted:

The applicant has now provided a completed and signed UU for the provision of bins.

Amendment to paragraph 7.65 of the officer report:

Part H of the Developer Contributions SPD (2011) requires a payment towards refuse bins for new residential development. A Unilateral Undertaking to secure the provision of wheeled bins has been submitted which is completed and signed. On this basis the proposal would provide a satisfactory contribution to meet the tests within the CIL Regulations. The proposal would accord with Policy LP4 of the Huntingdonshire Local Plan to 2036 and the Developer Contributions Supplementary Planning Document (2011).

Further comments received:

Cambridgeshire County Council Asset Information Definitive Mapping have provided the following comments:

The Design and Access Statement dated January 2023 incorrectly states “A public right of way runs along the south boundary”. Public Footpath No. 5, Abbotsley is recorded on the Definitive Map as presently obstructed by the building named as ‘Building G’ in the Design and Access Statement. The proposals for the dwellings and gardens of Plots 15 and 16 shown on the Proposed Site Layout – Ground Floor Plan DR-A-0110 PA5 would further obstruct the public footpath which will cause complications with the site at a later date. The public footpath should therefore be diverted as part of the proposed development under section 257 of the Town and Country Planning Act 1990 in order to alleviate the both the existing obstruction and the additional obstruction that will result from the development proposals.

No objection subject to a condition regarding replacement routes.

Amendment to paragraph 7.43 of the officer report:

The access road to the site is a Public Right of Way (Footpath1/5). It is also noted that the public right of way currently traverses the site but the existing green keepers store has been constructed over the line of the right of way as it legally exists. As outlined by the Highway Authority Officers the previous use of the site included hospitality. Although the number of staff and visitors would vary according to the time of year and day of the week, the number of vehicle movements was greater than what would be generated by the proposed 19 dwellings. The Planning Statement indicates that it is possible that one of the two courses could reopen in the future and there would be an average of 50, 2-way

trips per day. However, these movements plus the movements created by the dwellings would still be less than the previous use as two golf courses, a hotel and restaurant. Comments have been received from Cambridgeshire County Council Asset Information Definitive Mapping advising that the public footpath should therefore be diverted as part of the proposed development under section 257 of the Town and Country Planning Act 1990 in order to alleviate the both the existing obstruction and the additional obstruction that will result from the development proposals. A condition regarding the replacement routes is recommended.

Amendment to the recommendation:

Inclusion of a condition regarding replacement routes.

3(c) 24/00066/S73 – Variation of condition 2 (approved plans) and 13 (feedstock limit) of 22/01107/FUL to amend design/layout and increase amount of total feedstock tonnage permitted in 12 month period by 15% - Collmart Growers Ltd, The Drove, Pondersbridge, Huntingdon, PE26 2TP.

There are no late representations for these items.

3(d) 24/00136/FUL & 24/00137/LBC – Change of use from a vacant bank/indoor market (Class E) to a hot food takeaway (sui generis); installation of extract and ventilation equipment with alterations to interior and exterior of the building.

There are no late representations for these items.

3(e) 23/02183/S73 – Variation of Conditions 2 (Extension to duration of planning consent) and 5 (Biodiversity Management/Planting) of 1401623FUL - Land South West of Caldecote Manor Farm, St Neots Road, Abbotsley.

There are no late representations for these items.

3(f) 23/00814/FUL and 23/00815/LBC – To divide existing ground floor shop unit in to two smaller shop units fronting the high street, together with an executive car showroom within the existing building to the rear. Provision of 31 short stay hotel rooms to first floor with new windows set into existing side and rear elevations behind street frontage building, together with a first floor infill extension over existing flat roof between existing buildings- 111 High Street, Huntingdon, PE29 3LD.

There are no late representations for these items.