



Dear Councillor

**DEVELOPMENT MANAGEMENT COMMITTEE - MONDAY, 15 DECEMBER
2025**

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 DECEMBER 2025

LATE REPRESENTATIONS SUMMARY

3 (a) 25/00781/REM - Reserved Matters Application relating to the approval of appearance, layout, landscape and scale following outline approval 20/00164/OUT in respect of the construction of 16 Dwellings

There are no late representations for this item.

3 (b) 25/01029/FUL - Residential development of 65 dwellings together with new access, open space, SuDs features and associated infrastructure - Land North of Aragon Place, Stow Road, Kimbolton.

Amendments to Officer Report – paragraph 7.67

For clarification and completeness, Officers would like to amend paragraph 7.67 of the Officer Report to better reflect the potential foul water drainage solutions referred to at paragraph 7.64:

7.67 To secure this, a Grampian condition or a pre-commencement condition is recommended requiring the submission and approval of a foul water drainage strategy. A Grampian condition prevents development from starting or being occupied until specified off-site works or measures have been completed, whereas a pre-commencement condition would be appropriate for an on-site solution. Officers therefore request delegated authority to finalise condition wording. Subject to this condition, the proposed development would be safe for its lifetime and would not exacerbate foul water network capacity constraints or give rise to pollution risks.

Amendments to Officer recommendations

Accordingly, Officers are therefore amending the recommendation to reflect the above:

RECOMMENDATION – POWERS DELEGATED to the Head of Planning, Infrastructure & Public Protection to APPROVE subject to conditions (including final wording for a foul water drainage strategy condition) and completion of a Section 106 obligation.

OR

REFUSE in the event that the obligation referred to above has not been completed and the Applicant is unwilling to agree to an extended period for determination; or on the grounds that the Applicant is unwilling to complete the obligation necessary to make the development acceptable; or if the applicant is unwilling to agree to the pre-commencement conditions specified in this report as being necessary to make the development acceptable.

3(c) 25/01238/FUL – Erection of 2No. Dwellings and associated works – Eaton Socon, St Neots, PE19 8BZ

The planning agent for this application has submitted a representation via email in response to the DMC report. This includes referring to the benefits of the proposal as detailed in the report and the proposed onsite parking provision.

Points of clarification are made with regard to para 1.5 of the report which refers to ‘a new vehicular access’ when in fact the crossovers for the proposed parking areas have been approved by CCC and are already in place (also detailed on the submitted plans). As such the application is not proposing new vehicular access points but rather new hardstanding and off road parking provision for each of the dwellings proposed.

3(d) 25/01436/FUL – Proposed 2 No. replacement dwellings and 1 No. detached double garage - 3 Sheepwalk Cottages, Oundle Road, Elton, Peterborough, PE8 6SE.

Since the Officer Report was published, two neighbour objections have been received from The Stone Barn and Billing Brook Barn. In addition, an objection has been received from the County Councillor. The

objections raise new matters, including the validity of the submitted ownership certificate.

Officers therefore recommend that the application is withdrawn from consideration at the Monday 15th December DMC meeting so that the representations can be considered by Officers.

3(e) 25/01600/FUL – Change of use from day school to residential dwelling. Demolition of ancillary buildings to the rear and construction of new rear extensions with internal alterations – The Old Day School, High Street, Bluntisham

Two neighbour comments in support of the proposals have been received since the report was published. These do not present any new material planning considerations which have not been considered in the report.

3(f) 25/01601/LBC – Change of use from day school to residential dwelling. Demolition of ancillary buildings to the rear and construction of new rear extensions with internal alterations – The Old Day School, High Street, Bluntisham

Two neighbour comments in support of the proposals have been received since the report was published. These do not present any new material planning considerations which have not been considered in the report.

3(g) 25/00884/FUL – Proposed conversion of outbuilding to dwelling – 50 High Street, Brampton, PE28 4TH

There are no late representations for this item.

3(h) 25/00885/LBC – Proposed conversion of outbuilding to dwelling – 50 High Street, Brampton, PE28 4TH

There are no late representations for this item.

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