



Dear Councillor

DEVELOPMENT MANAGEMENT COMMITTEE - MONDAY, 16 MARCH 2026

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 - 14)

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DEVELOPMENT MANAGEMENT COMMITTEE – 16th March 2026

LATE REPRESENTATIONS SUMMARY

3(a) 25/01279/FUL - 43 affordable dwellings of mixed size and tenure along with associated infrastructure and open space - Land North of Sewage Pumping Station, Station Road, Warboys.

There are no late representations for this item.

3(b) 24/02116/FUL - Change of use of land for the stationing of two mobile homes and four touring caravans to include establishment of hardstanding and fences on a temporary or permanent basis (part retrospective) - Land at Rosefield, Parkhall Road, Somersham.

There are no late representations for this item.

3(c) - 3(j) 21/01481/FUL, 23/02167/FUL, 21/01476/FUL, 21/01477/FUL, 21/01478/FUL, 21/01479/FUL, 21/01480/FUL & 21/01475/FUL – Gypsy and Traveller Pitches – Harpers Drove & Middle Drove, Ramsey Heights

Given that these 8 items relate to applications on Harpers Drove and Middle Drove in Ramsey Heights, and the late representations received appear to relate to all the applications, Officers are therefore reporting the late representation under a heading for all the items.

Given how much time has passed since the original consultations on the applications, Officers deemed it appropriate in this case to carry out a re-consultations (this included site notices and Town Council).

Attached are two representations (Appendix 1 & 2) from a Ramsey Heights resident. These can be summarised as:

- The expansion results in a level of urbanisation which is detrimental to the openness of the countryside and is indeed now dominant to Ramsey Heights. The “Tipping Point “has been exceeded.
- The applications in general do not specify that the accommodation is required for travellers

- The applications make no reference to provision of infrastructure, services or drainage.
- The scale, Location and appearance of the development is now increasing in visual prominence and fails to be compatible with the rural location or to enhance the character of the landscape. (This is seen when approaching Ramsey Heights from either direction and from the end of Chapel Lane.
- The Environment Agency has already set out concern, as has the middle level drainage authority in relation to the issue of raw human sewage directly into the watercourse albeit via multiple cess pits.
- The expansion occupies a low lying area and goes against the site specific Flood Risk Assessment
- The unchecked expansion is attracting observed and widely reported criminal activity.
- The extensiveness and increased visibility of the expansion is adversely impacting local resident's enjoyment of their own homes, gardens and local environment.
- The desirability of the area is being eroded, impacting saleability of properties and indeed, their value.
- Retrospective nature of the planning applications

Updated comments have been received from Ramsey Town Council on the applications:

'REFUSE: RTC previous comments stood including being situated in flood risk zone 3. The application would have significant adverse effect on the amenity of nearby residents by restricting their access to walks on the right of ways for worries over safety. The application would affect and is affecting the character and appearance of the wider landscape is being harmed. Close to a site of special scientific interest Woodwalton Fen. The council had huge concerns over the health and safety for contamination due to no sewage access. The concern was shared with the Environment Agency who previously asked for conditions for sewage to be in place to enable approval. The traveller/gypsy community now dominates the number of settled community. Council had huge concerns over the lack of infrastructure including the electricity, gas, and water supplies and road. Local school places are stretched. Increased traffic movement. When static homes arrived, the transporters couldn't access the droves and blocked the main roads for residents. The Drove is not fit for purpose for this much traffic. The intimidation of residents who live near the droves and are fearful of reprisals if their objections are made public. Concerns over the increased criminal activity which has been highlighted with police raids recently. It also affected the desirability of the area which then impacted the saleability of properties and their value.'

A number of these points raised have already been addressed in the Officer reports. As always, these late representations should be read in conjunction with the Officer reports that accompany each application. Officers will respond to any new points below.

All the applications seek planning permission for the gypsy and traveller pitches.

Firstly, Article 1 of the First Protocol (Human Rights Act) sets out that a person is entitled to the peaceful enjoyment of his possessions and that no one shall be deprived of his possessions except in the public interest. Article 8 of the Human Rights Act states that everyone has the right to respect for his private and family life and his home. Refusing would represent an interference with the home and family life of the proposed occupiers, such that both Articles would be engaged. There is also a positive obligation imposed by Article 8 to facilitate the gypsy way of life.

Occupants of gypsy and traveller pitches are an ethnic minority and thus have the protected characteristic of race under s149(7) of the Equality Act 2010. The proposal would meet the needs of those persons with a relevant protected characteristic, by reason of race, and so, as required by section 149(1) of the Equality Act 2010, the public sector equality duty is applicable.

As outlined in the reports, Officers have assessed the cumulative impact of the applications and the existing authorised gypsy and traveller pitches. Officers cannot comment further on the alleged unauthorised development or any matters that be subject of current investigations as Officers do not wish to prejudice the position of the Local Planning Authority.

The applications are all retrospective. Carrying out works without planning permission is not, in itself, criminal offence; it is an unauthorised activity, but not illegal. In this case, the applicants have sought to regularise the situation by submitting planning applications. Retrospective planning applications must be treated the same as standard applications. It is also acknowledged that there has been a significant delay in determining these applications.

The concerns raised by the Town Council and the local residents about the recent police activity on the Drovers is noted. The fear of crime can be a material consideration. Paragraph 96 of the NPPF requires that developments “safe and accessible, so that crime and disorder and the fear of crime do not undermine the quality of life or community cohesion and resilience’. In this case, there are no significant concerns over the design or location of the proposed development in respect of fear of crime which amounts to conflict with the NPPF in this regard.

Officers have sympathy with the concerns raised, and the impact the recent police activity has had on all local residents. There is no substantive evidence in front of officers which links the applications to the alleged criminal or anti-social behaviour. In any event, such issues are best addressed through other legislation and are not inherent in the use of the land being applied for. Such issues fall under the responsibility of other agencies such as the Police.

Officer recommend the inclusion of condition on all the applications for a site development scheme which will include details of foul drainage/waste alongside a number of other things.

Negative effects on property value is not a material planning consideration. The planning system operates in the public interest and therefore a private loss, such as devaluation of a neighbouring property, cannot be considered to be a material planning consideration. Should there be any doubt that property devaluation is not a material planning consideration, a claim that failing to take into account impact on a neighbour's property value infringed article 1 of the first protocol of the Human Rights Convention was rejected by the High Court in *Rank v East Cambridgeshire District Council* [2002].

Likewise, the loss of a private view is not considered to be a material consideration.

Summary of Retrospective Applications posted in Ugg Mere Court Road on 19 February 2026

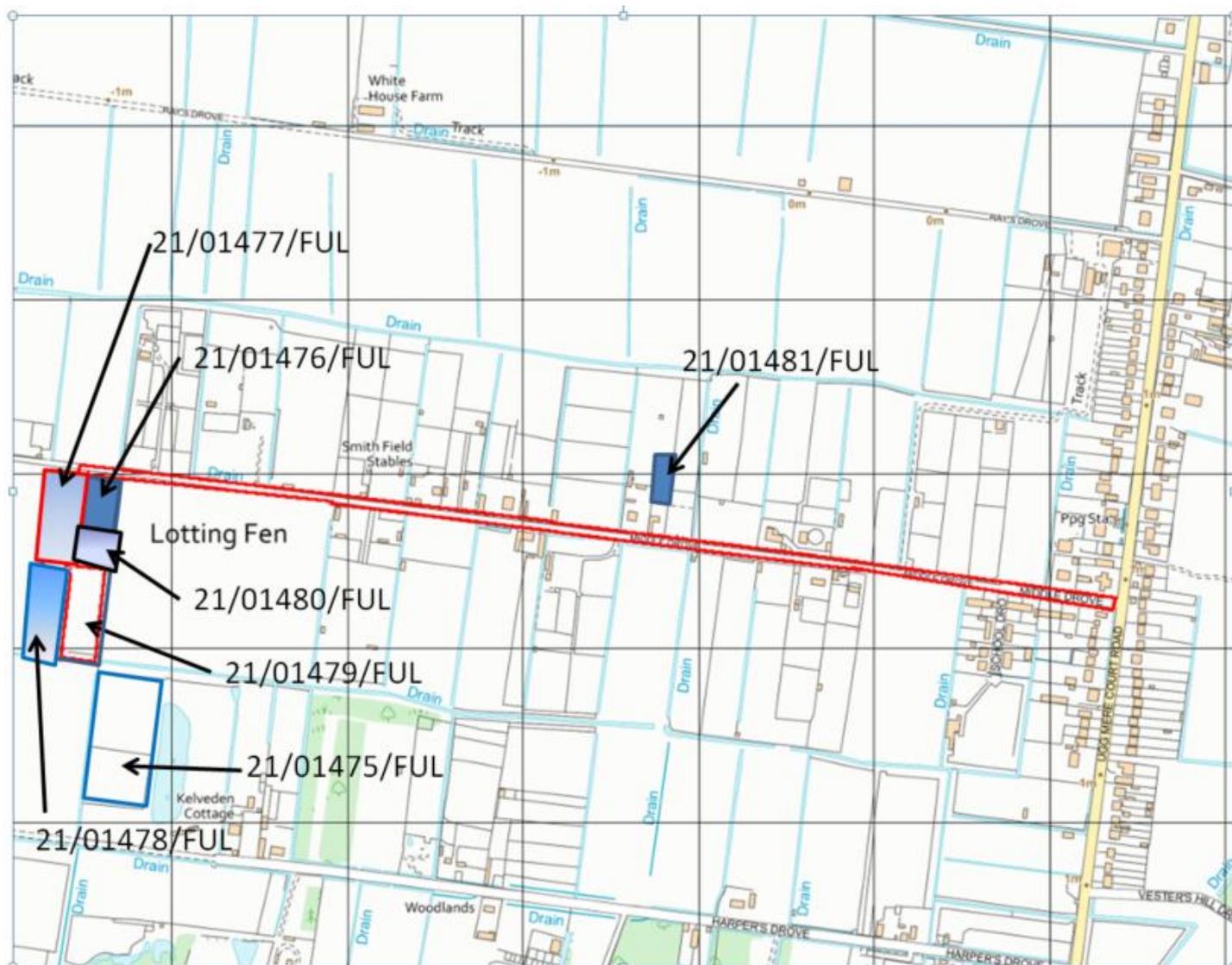
Retrospective Planning Applications 21/01476/FUL through to 21/01481/FUL & 01475/FUL comprise in principle, two sites and describe an expansion (if granted) of a total of 21 Static homes and 21 Touring caravans which if each occupied by a conservative 4 people, equates to an additional 168 people and an estimated 63 vehicles (2 vehicles per static home and 1 vehicle per touring caravan.

The application 21/01476/FUL describes a single encompassing area requesting 2 additional static homes and 2 additional Touring Caravans, However, this area is then sub divided into 5 separate plots totalling an expansion that does not equate with the primary application described in 21/01476/FUL. This may lead to confusion and should be clarified.

The separate application 21/01481/FUL describes a significant ground gain northwards into the fen encroaching into the Ramsey Heights vista as do the other applications.

All 6 retrospective applications are submitted by what appears to be three applicants, some of whom are related (by Surname) and all were submitted at the same time (27 June 2021) under the same Agent (Mr Carruthers).

The location of the applications are shown below and summarised in the table





Harpers Drove site is not shown here.
It's off the map

REF	Application Received	Proposal	Applicant Name	Agent	Comment	No of Static Caravans	No of Touring Caravans
21/01476/FUL	27 Jun 2021	Retrospective change of use of land to one Gypsy / Traveller Pitch with two residential static caravans and two touring caravans, establishment of access and formation of hardstanding (temporary or permanent) for extended Gypsy / Traveller family.	Mr Smith	Mr Stuart Carruthers	Boundary specified in application appears to encompass the TOTAL area between Middle and the drain running parallel to middle drove capturing applications Ref 77 thru to 80	2	2
21/01477/FUL	27 Jun 2021	Retrospective change of use of land to one Gypsy / Traveller Pitch with five residential static caravans and five touring caravans, establishment of access and change of use of existing hardstanding for occupation by the applicants and their family.	Mr Smith	Mr Stuart Carruthers		5	5
21/01478/FUL	27 Jun 2021	Retrospective change of use of land to one Gypsy / Traveller pitch with five residential static caravans and five touring caravans, establishment of access and use of hardstanding for occupation by the applicants and their family.	Mr Davis	Mr Stuart Carruthers		5	5
21/01479/FUL	27 Jun 2021	Retrospective change of use of land to one Gypsy / Traveller pitch with five residential static caravans, and five touring caravans, establishment of access and use of hardstanding for occupation by the applicants and their family (temporary or permanent).	Ms Holmes	Mr Stuart Carruthers		5	5
21/01480/FUL	27 Jun 2021	Retrospective change of use of land to one Gypsy / Traveller pitch with two residential static caravans and two touring caravans (temporary or permanent), development of day room, establishment of access and use of existing hardstanding for occupation by the applicants and their family.	Ms Holmes	Mr Stuart Carruthers		2	2
21/01481/FUL	27 Jun 2021	Restrospective development of day room and standing of two additional residential static caravans and two touring caravans on land granted planning consent in 2015 (Ref: 14/00997/FUL).	Ms Smith	Mr Stuart Carruthers		2	2
21/01475/FUL	27 Jun 2021	Retrospective change of use of land to one Gypsy / Traveller pitch with day room, two residential static caravans and a touring caravan (temporary or permanent), establishment of additional access and use of existing hardstanding for residential occupation by the applicants and their family.	Ms Crump	Mr Stuart Carruthers		2	1
TOTAL						21 (23)	21 (22)

[REDACTED]

The Middle Drove traveller site (s) / area has already expanded significantly beyond that which was granted planning permission originally and the Authority has already met its commitment to accommodate Traveller Needs. The settlement, much of which is in breach of planning has become dominant in Ramsey Heights and impacts residents enjoyment of the area and of their own properties.

It is documented and a widely reported fact that the Middle Drove area is being abused for criminal activity adversely affecting the quality of life, desirability and enjoyment of what was only 5 years ago a tranquil and desirable place to live.

Retrospective Planning applications are being adopted as a deliberate strategy to circumnavigate the planning process, the law, common decency and respect for the local community. Potential objectors are intimidated by fear of reprisal if they object as their name is then public [REDACTED]

It is estimated that the Traveller community is now approximately ten times larger than that for which planning permission was originally granted in 2014 /15 and is now in excess of 300 people.

These specific 7 retrospective applications represent a conservatively estimated additional 168 people and 63 additional vehicles. Further, it is evident that these plots are already being advertised for rent (Face book adverts observed) suggesting that this is simply a business opportunity and not necessarily for the purpose of traveller accommodation.

A quick look at google maps although not fully up to date, illustrates the scale of the settlement and the dominant impact on the locality.

Please, enough is enough. Specific objections relate to:

- The expansion results in a level of urbanisation which is detrimental to the openness of the countryside and is indeed now dominant to Ramsey Heights. The "Tipping Point "has been exceeded.
- The applications in general do not specify that the accommodation is required for travellers
- The applications make no reference to provision of infrastructure, services or drainage.
- The scale , Location and appearance of the development is now increasing in visual prominence and fails to be compatible with the rural location or to enhance the character of the landscape. (This is seen when approaching Ramsey Heights from either direction and from the end of Chapel Lane.
- The Environment Agency has already set out concern, as has the middle level drainage authority in relation to the issue of raw human sewage directly into the watercourse albeit via multiple cess pits..
- The expansion occupies a low lying area and goes against the site specific Flood Risk Assessment
- The unchecked expansion is attracting observed and widely reported criminal activity. [REDACTED]
- [REDACTED]
- The extensiveness and increased visibility of the expansion is adversely impacting local resident's enjoyment of their own homes, gardens and local environment.
- The desirability of the area is being eroded, impacting saleability of properties and indeed, their value.

In summary please will the council enforce Planning law uniformly and without distinction .After all we are all neighbours and should be treated equally.

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Reference: For DMC Meeting 16 Mar 2026 - Retrospective planning applications 21/01476/FUL through to 21/01481/FUL & 01475/FUL

I believe that the legality of the vote the council is about to hold in respect of seven retrospective applications for traveller sites in Ramsey Heights is both legally unsound and undemocratic and as such urge and request you to either postpone the agenda points from the scheduled DMC meeting on the 16th March 2026 or to reject the applications outright.

The council has made its considerations on the un verified default premise that the applicants are all travellers and that the accommodation is in fact for travellers AND this is NOT true in all cases. [REDACTED]

There have been adverts for renting on Facebook, (now removed) suggesting that some (or all??) of these retrospective applications are in fact simply and blatantly being used as business ventures to earn money, with the council being culpable in terms of facilitation of such a strategy.

[REDACTED] What about the rights of the Ramsey Heights residents who are suffering a blight in their environment and overwhelming expansion and degradation of the area through significant increase in traffic, environmental pollution, noise and drug and theft crime as well as adverse impact on area desirability , property price and saleability.

The council was first notified of much of this development activity in 2022 with specific notifications of planning breach and multiple complaints being held on record but failed to act promptly thereby missing the opportunity to stop this before it became the issue that it is today.

The council is at risk of failing in its civic duty to deliver its statutory obligation and commitment to its council tax payers whom it represents. Must the next stage of action really be to raise formal complaint in order to facilitate referral to the Government Ombudsman? Surely this is not necessary

Please, enough is enough. Specific objections relate to:

- Such blatant retrospective strategies are un democratic [REDACTED]
- The expansion results in a level of urbanisation which is detrimental to the openness of the countryside and is indeed now dominant to Ramsey Heights. The "Tipping Point "has been exceeded.
- The applications in general do not specify that the accommodation is required for travellers
- The applications make no reference to provision of infrastructure, services or drainage
- The scale, location and appearance of the development have increased in visual prominence and fails to be compatible with the rural location or to enhance the character of the landscape. (This is seen from Ugg Mere Court Road & from the end of Chapel Lane.
- The Environment Agency has already set out concern, as has the middle level drainage authority in relation to the issue of raw human sewage directly into the watercourse albeit via multiple cess pits which are not environmentally permissible due to high water table)
- The expansion occupies a low lying area and goes against the site specific Flood Risk Assessment
- [REDACTED]
- The extensiveness and increased visibility of the expansion is adversely impacting local resident's enjoyment of their own homes, gardens and local environment.
- The desirability of the area is being eroded, impacting saleability of properties and indeed, their value.
- These retrospective applications were unanimously rejected by Ramsey Town Council

This is Ramsey Heights.....



Ramsey Heights Traveller site activity in just the last 4 months

Police Helicopter over Traveller site 5 March 2023



Huntingdon: Van stolen from Soham ends up in Ramsey Heights river

15:30

NEWS

More than 300 cannabis plants seized from suspected stolen caravans in Ramsey

Pictures were posted to social media earlier this week

SHARE

BY MATTHEW SENIOR
11:51, 28 JUN 2023

See news near you

Enter your postcode



Massive police raid in Ramsey Heights uncovers stolen vehicles, guns, and cannabis factories

At least 20 vehicles reportedly involved as Huntingdonshire officers crack down on organised crime



By **John Elworthy** — 8:15pm, February 10 2023



Police have recovered suspected stolen property, vehicles and parts as part of a crackdown on criminal activity in Ramsey Heights, MK20



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