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## Development Control Panel

Report of the meetings held on 23rd February and  
15th March 2004

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### Matter for Decision

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**34. ERECTION OF BUILDINGS FOR PACKING, GRADING, PREPARATION AND DISTRIBUTION OF VEGETABLES, CONSTRUCTION OF HARDSTANDING AND ACCESS, THE DROVE, PONDEBSBRIDGE**

Reproduced as an Appendix are details of an application for the erection of buildings for vegetable processing and packing on land at The Drove, Pondersbridge. The application has been considered by the Panel on two occasions in February 2003 and March 2004 and was originally deferred at the request of Members to enable the Head of Environmental Health Services to reconsider the impact of the application and recommend noise attenuation measures to mitigate the potential nuisance from the site. An amended scheme has subsequently been submitted by the applicants to address the impact of the development on both the amenity of local residents and the local road network.

Although advised that the principle of development in the open countryside is contrary to the Development Plan, the Panel took the view that the scheme can provide employment for the local community and is sustainable and essential to support the efficient operation of local agriculture and the local agricultural economy. In the light of these reasons which, in Members' opinion, lent strong support to the proposed scheme, the Panel

#### **RECOMMEND**

- (i) that, subject to conditions to be determined by the Head of Planning Services, the Council approve the application for the erection of buildings for packing, grading, preparation and distribution of vegetables, construction of hard standing and access at The Drove, Pondersbridge; and**
- (ii) that, if the application is approved by the Council, the Government Office for the Eastern Region be requested to consider approval of the proposal and the Director of Operational Services authorised to advertise the application as a departure from the Local Plan.**

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## **Matters for Information**

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### **35. REVIEW OF CONSTITUTION**

The Panel has conveyed a suggestion to the Standards Committee on the present constitutional arrangements to the effect that a standard item be included on every agenda which would allow all interests identified by Members which required declaration in accordance with the Code of Conduct to be declared at a single point in the proceedings rather than in advance of individual items.

### **36. DEVELOPMENT CONTROL ACTIVITIES – 1ST OCTOBER – 31ST DECEMBER 2003**

During their consideration of the statistical report submitted on the performance of the Development Control Section of the Planning Division over the period 1st October – 31st December 2003, the Panel has noted the difficulty in meeting national performance targets when dealing with major applications because of the detailed and often lengthy negotiations involved in drafting Section 106 Agreements.

### **37. DEVELOPMENT APPLICATIONS**

Over two meetings, the Panel has determined a total of 34 applications of which 20 were approved, 6 refused, 6 deferred for various reasons and 2 delegated to the Head of Planning Services to determine following the receipt of observations from town and parish councils.

The District Council is a statutory consultee in respect of an application to be determined by the County Council for planning permission for the disposal of hazardous waste and historic co-disposal of hazardous and non-hazardous waste at Warboys Landfill site, Puddock Hill, Warboys. Following advice from consultants engaged by the Council, the Panel has advised the County Council that they object to the application on the basis that insufficient information has been provided within the Environmental Statement accompanying the application to enable the District Council to properly balance the various planning considerations, particularly in respect of the impact of odour, dust and air quality. The Panel has requested that prior to their reconsideration of the application when further information is provided by the applicants, arrangements be made for Members to visit the site.

At their meeting in October 2003, the Panel approved an application for a new agricultural dwelling on the site of a former rectory in Morborne subject to the agreement of various matters with the applicant by way of a Section 106 Agreement. As it is not within the gift of the applicant to comply with one of the requirements, the Panel

has agreed to rescind that part of their original resolution relating to the imposition of an agricultural occupancy condition in respect of the other dwellings in the applicant's control on the farm holding.

J G Rignall  
Chairman