

DEVELOPMENT MANAGEMENT COMMITTEE – 17TH NOVEMBER 2025

LATE REPRESENTATIONS SUMMARY

3a Hemingford Abbots - 25/01248/FUL - Change of use from dwelling (Use Class C3) & agricultural land to a wellness centre (Class E) and wedding and events venue (Sui Generis) with guest sleeping accommodation and parking

Hemingford Abbots Parish Council comments

Early afternoon on Wednesday 12th November, Officers received a further letter (Appendix 1) from Hemingford Abbots Parish Council (HAPC). The letter is 11 pages long (with 10 associated appendices) and sets out 30 questions that HAPC would like officers to answer.

This is the third month in a row the application has been put on a DMC agenda. Due to letters being received from HAPC either the working day before or the day of DMC, Officers had to withdraw the item from the previous agendas to fully consider the content of the letters. This letter is a 3rd letter which has been received very late in the process, leaving Officers with very limited time to respond in writing prior to DMC.

The letter raises concerns with three applications on the same site 24/01218/P3MPA, 25/01451/CLED and the application before DMC (25/01248/FUL). 24/01218/P3MPA was issued on the 24th of September 2024. 25/01451/CLED was issued on the 4th September 2025. Following a revocation request from HAPC, the Council issued its decision not to revoke the CLED on the 28th October 2025.

24/01218/P3MPA and 25/01451/CLED have not been challenged via the formal Judicial Review process and any challenge now would be outside of the 6 week period for bringing such a claim, and therefore out of time. Good public administration requires finality, and public authorities need to have certainty as to the validity of their decisions

and actions. That is the basis on which the Council have and will proceed to consider the current application.

Given that the letter appears to conflate the issues relating to different applications, as well as conflating issues relating to the planning process with the Council's complaint process, Officers do not consider it appropriate or necessary to respond to each question in turn especially given that Officers have responded in detail to the revocation request. If HAPC is dissatisfied with this response, they are entitled to seek a response via the formal complaint process.

Officers have sought legal advice on both the 25/01451/CLED and the current application.

The advice from Officers to Members is that both 24/01218/P3MPA and 25/01451/CLED are lawful decisions of the Council, and remain material considerations in the assessment of the application before them.

Letter from Richard Buxton Solicitors on behalf of residents

In the afternoon on Wednesday 12th November, Officers received a letter from Richard Buxton Solicitors on behalf of residents. The Council has been asked to check that representations relating to the application have been made appropriately and properly. Officers have taken steps to check the position, and are satisfied that there is nothing which prevents the application from proceeding.

Houghton and Wyton Parish Council comments

Houghton and Wyton Parish Council have commented on the application:

Houghton & Wyton Parish Council support Hemingford Abbots Parish Council in objecting to this application. The Parish Council has submitted objections to previous applications for this site related to the

proposed development as a wellness centre or wedding venue.

Reasons for objection include, but are not restricted to:

- i) Generation of excessive noise from events, which would cause a nuisance to neighbouring properties and further afield including across the river.*
- ii) Increase in traffic to this small village causing disruption to local traffic and a nuisance to residents*
- iii) Damage to a historic listed building and its setting, including damage to ridge and furrow landscape.*

These comments are noted. Houghton and Wyton Parish Council do not raise any new material considerations that have not already been considered and addressed within the Officer Report.

3b 24/01802/OUT - Hybrid planning application for up to 13,350 sqm floorspace in Use Classes E(g)(i) Office, E(g)(ii) Research and Development, E(g)(iii) Light Industrial, B2 (General Industrial), B8 (Storage and Distribution) and E/B8 (Trade Counter). Full planning permission for the access and internal road, landscaping and Plots 7 and 8 (up to 2861sqm floorspace). Outline application with all matters reserved except means of access for Plots 1 - 6 (up to 10,486sqm floor space). Land North Of Stocks Bridge Way, Compass Point Business Park, St Ives.

There are no late representations for this item.

3c Alwalton - 25/00922/FUL

There are no late representations for this item.

3d Fenstanton - 25/01003/FUL – Proposed erection of a self-build detached dwelling along with conversion of an existing garage into carport and associated works. (Resubmission of application ref 24/02387/FUL)

There are no late representations for this item.