

DEVELOPMENT MANAGEMENT COMMITTEE – 16th FEBRUARY 2026

LATE REPRESENTATIONS SUMMARY

3(a) 25/01922/OUT - Brookfield Farm Ermine Street Great Stukeley - Outline Planning Application with all matters reserved except for site access for construction of Storage and Distribution (Use Class B8), General Employment (Use Class B2), Bus Depot (Sui Generis) floorspace with ancillary offices and gatehouses, provision of landscaping, access infrastructure (including new and improved vehicular access from the A141, highway, parking, cycle and pedestrian access), utilities (including gas, electricity, water, sewerage, telecommunications), sustainable drainage systems, and all associated engineering works (including demolition of existing structures and buildings, breaking-up and reuse of hardstanding and ground remodelling and enabling works)

This item has been withdrawn from the agenda as Officers and the applicant have mutually agreed to liaise with the Local Highway Authority to secure further clarity.

3(b) 25/02361/HDC - One Leisure, St Peters Road, Huntingdon, PE29 7DA - Two-storey extension and refurbishment of leisure centre to include new swimming pools, fitness suites, the relocation of an artificial pitch, new racket courts, car parking, landscaping and other associated works.

Trees

Sections 5.6 and 7.101 of the Officer Report set out that revised arboricultural information had been submitted by the applicant for review. Updated comments from HDC's Arboricultural Officer have now been received and are summarised as follows:

- The Arboricultural Officer raises no objection to the proposal.
- An updated Arboricultural Impact Assessment and Tree Protection Plan has been provided, demonstrating that the arboricultural impacts arising from the all-weather pitch would be minimal.

- All Root Protection Areas are located well beyond any area likely to experience damage, and no tree removals are required to facilitate construction.

As outlined in the Officer Report, subject to a condition securing compliance with the updated Arboricultural Impact Assessment, Method Statement and Tree Protection Plan, the proposed development is considered to accord with Policy LP31 of the Local Plan.

Foul Drainage

Section 7.84 of the Officer Report advises that further information was requested from Anglian Water following their initial objection, with a response expected by 5 February 2026. No response has been received to date.

The applicant has submitted an updated Technical Note (received 3 February 2026), which is summarised below:

- Assessment of existing foul discharge based on peak occupancy and compared this with the anticipated discharge arising from the proposed extension and repurposing works;
- typical post-development operation is expected to produce a modest reduction in peak daily foul discharge (approximately – 6.2%), subject to confirmation of existing trade effluent volumes under the current agreement;
- Occasional “Gala Day” events are expected to generate higher usage and therefore temporarily increased foul discharge. These events are infrequent (approximately once per quarter) and the uplift applies to that day only;
- Typical day-to-day operation represents an improvement on the existing condition, while the modest uplift associated with infrequent event days would be temporary and in line with established leisure centre usage patterns.

Officers acknowledge that while the development is expected to reduce peak daily foul flows, some increases may still occur during events. This remains a material planning consideration and has been weighed in the planning balance at paragraph 7.109 of the Officer Report.

School Car Parking

As noted in paragraph 7.72 of the Officer Report, the applicant has indicated that 35 car parking spaces to the front of St Peter’s School could be made available for overflow use.

A letter dated 9 February 2026 has been received from the Cam Academy Trust stating:

"I confirm that The Cam Academy Trust have no objection in principle to leisure centre users parking in the St. Peter's Road school car park outside of school hours. We require full details of this to be set out and secured by way of a Parking Dual Use Agreement, and we look forward to a first draft of these being provided by the District Council's solicitor."

Officers remain of the view that a Grampian condition requiring the submission and approval of a scheme for off-site car parking provision would be appropriate, as there is a realistic prospect of such provision being secured.