
Development Control Panel

Report of the meetings held on 17th October and
21st November 2005

Matters for Information

14. DEVELOPMENT BRIEF – THE GRAND CINEMA, RAMSEY

The Panel has been invited to comment on the content of a Development Brief produced to guide development of land associated with the Grand Cinema site in Ramsey. Whilst indicating their support for a scheme which will improve that part of the town, the Panel has expressed concern that the development could result in the loss of 22 parking spaces and possibly impact upon the future viability of shopping in the town centre. In recommending the Cabinet to adopt the brief as Interim Planning Guidance to the Huntingdonshire Local Plan, 1995, the Panel has requested that further consideration be given to the possibility of an extension to Mews Close car park to compensate for the loss of car parking that might result from development of The Grand cinema site.

15. DRAFT SUPPLEMENTARY PLANNING DOCUMENT – WIND POWER

The Panel has acknowledged that it is essential for the Council to have guidance in place to enable proposals for wind turbine developments to be assessed in a structured, consistent and transparent way. Having been assured that every application site and turbine proposal will be supported by a detailed assessment of its potential impact and that town and parish councils would be consulted as part of the normal planning process, the Panel has recommended the Cabinet to adopt a Supplementary Planning Document on wind power as part of the Local Development Framework.

16. DRAFT STATEMENT OF COMMUNITY INVOLVEMENT

The Statement of Community Involvement (SCI) forms one of a range of documents required under the new system for the production of the development plan and details how the Council proposes to consult residents and other stakeholders in the preparation of the Local Development Framework and in the determination of planning applications. Having noted that the proposed approach to consultation reflects that currently practiced by the District Council and the mechanisms that will be used to encourage community involvement, the Panel has endorsed the content of the Statement of

Community Involvement and recommended the Cabinet to adopt the document as part of the Local Development Framework.

17. DESIGN GUIDANCE: RIPARIAN RESPONSIBILITIES AND DEVELOPING NEAR A WATERCOURSE – A GUIDE FOR OWNERS AND DEVELOPERS

Having requested that the content first be verified by the Middle Level Commissioners, the Panel has endorsed a proposal to publish a Guidance Note for owners and developers which explains the nature, rights and responsibilities of riparian ownership. A copy of the Guidance Note will be sent to all town and parish councils.

18. APPEAL DECISIONS

Pursuant to Item No.7 of their Report to the last meeting of the Council, the Panel has noted that the Planning Inspectorate has following a public enquiry, allowed an appeal against non determination by the Council of a planning application for residential development on land off Bydand Lane/rear of Park Crescent, Little Paxton. The recommendations by the Panel in respect of the application which were deferred by Council at their last meeting (Minute No.37 (e) refers) now will not require to be considered. Given the interest in the application the Panel has requested that a copy of the appeal decision be sent to all Members of the Council.

19. PERFORMANCE MONITORING

The Panel has considered a statistical report on the performance of the Development Control section of the Planning Division over the period 1st April – 30th June 2005.

Having been advised that 87.1% of all applications received in the quarter had been determined within the target period and that performance had improved to such an extent that the Council had avoided being designated as a planning applications “standards authority“ in 2005/06, the Panel has asked that their congratulations be conveyed to staff in the Development Control section on this achievement.

20. DEVELOPMENT APPLICATIONS

Over two meetings, the Panel has determined a total of 18 applications of which 6 were approved, 11 refused and 1 deferred.

In response to an appeal against non determination of an application for the erection of a bungalow on land adjacent to 19 Infield Road, Glatton, the Panel has indicated that they would have refused the application to enable the Council to respond appropriately at a forthcoming appeal hearing.

As Mineral Planning Authority, the County Council, also has been advised that the District Council has no objection subject to planning conditions, a Section 106 Agreement and other issues raised by the

Panel to the creation of wetland and reed bed habitat areas including agricultural restoration, through extraction of sand and gravel on land north east and south west of Manor Farm, Diddington Road, Diddington. The development will eventually increase the size of Paxton Pits Nature Reserve from 78 to 285 hectares.

P G Mitchell
Chairman