
Development Control Panel

Report of the meetings held on 24th April, 22nd May
and 19th June 2006

Matters for Information

**1. DIVERSION OF PUBLIC RIGHT OF WAY:
PUBLIC FOOTPATH NO.8 AT THE STUKELEYS**

Following action taken by Cambridgeshire County Council to reorganise public footpaths in the Stukeleys area under the Wildlife and Countryside Act 1981 and advice that the diversion was no longer necessary, the Panel has agreed not to confirm the Huntingdonshire (Public Footpath No.8 – The Stukeleys) Public Path Order made on 2nd February 2004.

**2. THE ENVIRONMENTAL INFORMATION REGULATIONS –
IMPLICATIONS FOR PRELIMINARY ENQUIRIES**

The Panel has noted the implications for the development control process of the introduction of the Environmental Information Regulations 2004. Requests for pre-application advice had previously been treated as confidential under the Freedom of Information Act. However, advice received from the Planning Officers Society has suggested that this type of enquiry could now be open to potential disclosure and to comply with the Regulations, revised arrangements have been put in place by the Development Control Section which have been noted by the Panel.

**3. PERFORMANCE MONITORING: DEVELOPMENT CONTROL
PROGRESS REPORT: 1ST JANUARY – 31ST MARCH 2006**

The Panel has received a statistical report on the performance of the Development Control Section over the period 1st January – 31st March 2006 and was pleased to note that all national performance targets had been met by the Section for the determination of major, minor and other applications which will contribute ultimately to the level of planning delivery grant awarded.

4. DEVELOPMENT APPLICATIONS

Over three meetings, the Panel has determined a total of thirty two applications of which eighteen were approved, thirteen refused and one deferred following representations from the Parish Council to enable the Head of Planning Services to undertake further negotiations with the applicant on the design and scale of a proposed dwelling.

**5. SUSTAINABLE CONSTRUCTION IN CAMBRIDGESHIRE –
A GOOD PRACTICE GUIDE**

The Panel has endorsed the content of a Good Practice Guide produced under a joint initiative by Cambridgeshire Horizons and Cambridgeshire County Council in response to a request from developers and consultants for guidance at sub-regional level. The District Council contributed to the production of the guide through a task group comprising representatives of councils in Cambridgeshire, Go East and the Home Builders Federation (Eastern Region). The purpose of the guide is to assist those involved in the planning, design and construction of new development in Cambridgeshire and it includes detailed guidance on sustainable construction issues in terms of climate change, energy, waste, water and materials in accordance with key principles set out in the Cambridgeshire and Peterborough Structure Plan, 2003.

**6. URBAN DESIGN FRAMEWORK AND MASTER PLAN:
ST MARY'S URBAN VILLAGE, ST NEOTS**

As part of the consultation process, the views of the Panel have been invited on the content of a draft Urban Design Framework (UDF) Master Plan document for St Mary's Urban Village, St Neots.

The UDF examines the redevelopment opportunities on land to the west of St Mary's Church between the High Street and Brook Street and seeks to deliver a new mixed use development with improved car parking and pedestrian links to enhance the environment in that part of the town. The Panel has welcomed the opportunity that the redevelopment might present to remove inappropriate uses that currently exist in the area which detract from the setting of Brook House and St Mary's Church. With this in mind the Panel have recommended the Cabinet to adopt the UDF as Interim Planning Guidance.

**7. BROUGHTON AND WARBOYS CONSERVATION AREAS:
DRAFT CHARACTER STATEMENTS AND MANAGEMENT PLANS**

In response to Best Practice guidance published by English Heritage and Best Value Performance Indicator (BPVI) criteria relating to the production of Conservation Area Character Statements and Management Plans on a five year programme, the Panel has endorsed the content of updated Character Statements and Management Plans produced for both Broughton and Warboys.

The Management Plans identify a series of projects for the enhancement of the Conservation Areas and the Character Statements assist in the determination of planning applications and the preservation and enhancement of those areas. All four documents have been recommended to the Cabinet for adoption as Council policy.

P G Mitchell
Chairman