
Development Control Panel

**Report of the meetings held on 25th February and
17th March 2008**

Matters for Information

**20. BOUNDARY REVIEW AND CHARACTER ASSESSMENT
STATEMENT: CONSULTATION DOCUMENTS FOR EARITH AND
THE HEMINGFORDS CONSERVATION AREAS**

The District Council is committed to the production of Conservation Area Character Statements which provide an analysis of the special interests of all 60 Conservation Areas in the District. These documents guide decisions on planning matters and other changes to the fabric of the Conservation Areas to ensure their character and appearance is not diminished. The boundaries of both the Hemingford and Earith Conservation Areas were first designated in the 1970s and, in each case, the proposed new boundaries will better reflect the historic interest of the settlements, the wider setting of the villages and significant views and vistas within the parishes. In terms of Earith, the boundary, when re-drawn, will include some later urban extensions.

Having commended the quality of all documents, the Panel has recommended the Cabinet to adopt the Hemingfords and Earith Conservation Area boundary reviews and character statement documents as Council policy.

**21. DESIGN BRIEF – FORMER PRIMARY CARE TRUST OFFICE
SUITE, PRIMROSE LANE, HUNTINGDON**

The Panel has been invited to comment on the content of a design brief which considers the development opportunities for a site to the south of Primrose Lane, Huntingdon formerly occupied as offices by the local Primary Care Trust. It is the purpose of the brief to establish principles for the development of the site and, in this respect, reference is made to proposed land use, site planning and building form with a view to achieving a high standard of design and sustainable development.

Given the opportunities presented by the site and its potential for development, the Panel has expressed a wish to have sight of the comments received on the brief from local and statutory bodies during the consultation period before drawing their own conclusions on preferred options for the site. Accordingly therefore, the design brief will be re-submitted to the Panel at a later date.

22. CONSULTATION – CREATION OF THE NEW TOWN OF NORTHSTOWE AND ASSOCIATED COMMUNITY AND HIGHWAY INFRASTRUCTURE WORKS

Formal consultation is being undertaken by South Cambridgeshire District Council on the proposed development of the new town of Northstowe and the Panel has been apprised of the details of the development which proposes to deliver 9,500 new homes, new employment opportunities and related infrastructure. As the proposed new town was a key element in the growth strategy for the Cambridge Sub-Region and essential if the District also was to preserve the validity of its Core Strategy and avoid any additional growth pressures, the Panel has advised South Cambridgeshire District Council that this Council offers its support for the early delivery of the proposed development of Northstowe.

Whilst having been reminded that a transport and vehicle access strategy was intended to manage the traffic implications of the development, that the proposed scheme of improvements to the A14 would include transport management measures in the vicinity of Northstowe and that progress had been achieved in the construction of the Cambridge guided bus way which would route through the new town, the Panel has requested the Head of Planning Services to encourage South Cambridgeshire District Council to require, by condition, the submission of a construction traffic access scheme and, in the event that such a scheme is provided, that the District Council be invited to participate in any consultation on the scheme content.

23. SUMMARY OF ENFORCEMENT ACTIVITY 2007

The Panel has noted the extent of enforcement activity undertaken by the Enforcement Team in the Planning Division during 2007 and has endorsed seven key objectives identified for the service in 2008. Of the objectives to be progressed, the Panel has welcomed the suggestion that work will commence on updating the enforcement website to raise the profile of the service and both awareness and understanding of enforcement issues. The Panel has indicated its support for the intention to provide greater feedback on the progress of cases to complainants. The Panel also has requested the reinstatement of the circulation to Members of the quarterly report of current enforcement cases via e-mail.

24. VALIDATION OF PLANNING APPLICATIONS – STANDARDISATION OF PLANNING APPLICATION FORMS

Further to Item No. 17 of their Report to the meeting of the Council held on 20th February 2008, the Panel has considered the response received from Town and Parish Councils, agents and statutory consultees to consultation undertaken on the local list of requirements necessary as part of the process for the standardisation of planning application forms (1APP). The Panel has endorsed the action proposed in response to the comments received from consultees and adopted the national and local list of requirements, definitions and guidance notes as the list of additional information which the District

Council can require to validate an application. The Panel also has authorised the Head of Planning Services, or in his absence, the Development Control Manager to vary the local list should this be necessary to reflect changes in Government guidance or local circumstances.

25. DIVERSION OF PUBLIC RIGHT OF WAY

Having been advised that no objections had been raised by the Ramblers Association and Buckden Parish Council, the Panel has approved a proposal to divert parts of Public Footpath No. 1, Buckden to a new route under the Town and Country Planning Act 1990 to enable a proposed residential development to proceed for which planning consent had previously been granted. In authorising the making of the appropriate Order under the 1990 Act, the Panel has noted that the legal and advertising costs involved will be met by the developer.

26. PERFORMANCE MONITORING: DEVELOPMENT CONTROL

In receiving a statistical report on the performance of the Development Control Section over the period 1st October – 30th December 2007, the Panel was pleased to note that 82% of all applications received had been determined within the timescales required and is hopeful that the improved performance will result in the lifting of the designation of the Council as a “standards authority” for major applications in 2007/08.

27. ENFORCEMENT ACTION

Having been acquainted with the detailed circumstances of a case which related to unauthorised residential occupation of various lodges, houseboats, narrowboats, boats and flats at Hartford Marina, Wyton, the Panel has endorsed a general approach proposed by the Development Control Manager to further investigate and address the alleged breaches of planning control to seek to resolve the question of alleged unauthorised occupation of the various accommodations as a sole or main residence.

28. DEVELOPMENT APPLICATIONS

Over two meetings, the Panel has determined a total of twenty three development applications of which nineteen were approved, three deferred and one refused.

Of interest to the Council will be the decision to approve both the creation of a skate park on land south of Stukeley Road, Huntingdon and residential development on the Pathfinder House site adjacent to St. Mary's Street.

P G Mitchell
Chairman