
Development Management Panel

Report of the meeting held on 16th November 2009

Matters for Information

13. PLANNING BRIEF - OLD FIRE STATION AND FORMER DEPOT SITE, HUNTINGDON STREET, ST. NEOTS

The Panel has considered the development opportunities presented by land around the Old Fire Station and former Depot off Huntingdon Street, St. Neots. In so doing, they have recognised the potential to incorporate adjacent land currently used as a car park and possibly part of the Shady Walk recreation ground in the proposed redevelopment of the site.

Whilst mindful of the amenity of neighbours, the importance of the built frontage and adjacent listed buildings, the Panel has considered that the site would be appropriate for a variety of town centre uses and in particular has welcomed the possibility of appropriate community and leisure development at the location.

It has also been suggested that a covered walkway from the potential new development to neighbouring car parks would be an asset to the town and that the space created could be used for exhibitions and displays of art work by local people.

The Panel has been assured that the scale and mass of any new development would be sympathetic to the town centre and that it would be complemented by a suitable landscaping scheme. These conclusions will be conveyed to the Cabinet together with the Panel's support for the principle of the proposed development of the site.

14. URBAN DESIGN FRAMEWORK, CHEQUERS COURT, HUNTINGDON

The purpose of an urban design framework is to ensure that all aspirations for a specific area can be drawn together to create a well-planned and appropriate development for this key location. Consultation has now commenced on options for the redevelopment of land around the Chequers Court shopping area in the centre of Huntingdon for both new shops and additional car parking and for this purpose two scenarios for development have been presented to the Panel.

In expressing a preference for scenario 1, the Panel has welcomed the opportunity that the redevelopment will bring to remove

unattractive buildings and create additional car parking and to improve the environment and routes into the heart of the town centre.

Although favouring scenario 1, the Panel has commented that any large retail space should have direct access to an adjacent car park. The Panel has indicated its support for the proposed redevelopment in principle subject to the incorporation of the foregoing comments in the draft document prior to its submission for adoption to the Cabinet.

15. APPEAL AGAINST NON-DETERMINATION

The Panel has been informed that the Head of Planning Services has received an appeal against the non-determination of an application for the demolition and clearance of redundant buildings, reclamation and remediation of land and redevelopment for mixed uses including housing, employment, a neighbourhood centre and open space at RAF Upwood, Ramsey Road, Bury. In these circumstances, the District Council's as local planning authority can no longer determine the application but Members have noted the reasons for refusal which would have been presented to them if the application had been considered by the Panel.

16. ENFORCEMENT ACTION - YAXLEY

Subject to the outcome of an appeal to the Planning Inspectorate, the Panel has authorised the Head of Planning Services to serve a breach of condition notice (28 days after the date of the appeal hearing if appropriate) in respect of the failure of Yaxley Parish Council to comply with a condition arising from a planning permission for the raising/lowering of safety netting around two sides of the recreation ground at Daimler Avenue, Yaxley.

17. DEVELOPMENT APPLICATIONS

The Panel has considered eleven applications of which nine were approved and two refused.

Of wider significance to the District was the Panel's decision to refuse an application for the erection of a wind farm and ancillary infrastructure on land north of Toseland Village, West of Graveley in the Offords Parish and to approve an application to construct a new link road on land between Brampton Road and Ermine Street, Huntingdon.

P G Mitchell
Chairman