

EMERGING DEVELOPMENT / PLANNING BRIEF

**OLD FIRE STATION AND DEPOT SITE, HUNTINGDON STREET,
ST NEOTS
(Report by HEAD OF PLANNING SERVICES)**

1. INTRODUCTION

- 1.1 The purpose of this report is to consider the draft Planning Brief to guide the redevelopment of Old Fire Station and Depot, off Huntingdon Street, St Neots, and to discuss the comments made by others. It presents the planning policy context for the potential redevelopment of this area for uses appropriate to the town centre.
- 1.2 Development Management Panel was asked to consider the draft brief and make relevant comments on 16th November, and the brief was exhibited at St Neots library from 26th November to 23rd December 2009. Once representations have been considered and reported to Cabinet, it is intended to approve the document as planning guidance to accompany sales particulars when marketing the land.

2. BACKGROUND

- 2.1 Now that the old fire station has been demolished and the household waste depot has been relocated, an opportunity has arisen to consider other possible uses for this site.
- 2.2 Cabinet resolved in its meeting of 23rd July 2009 to prepare a planning brief to aid with the marketing and disposal of the leasehold of the site.
- 2.3 It is important that we should not just look at the old fire station and depot sites in isolation, but should also look at the car park and the Shady Walk recreation ground as well, so as to make the most efficient use of this location.
- 2.4 It is considered that the site would be appropriate for a variety of town centre uses, possibly incorporating new community and leisure facilities.

3.0 THE PLANNING BRIEF

- 3.1 The purpose of this planning brief is to ensure that all of the aspirations for this area can be brought together to create well planned, designed and appropriate development on site.

- 3.2 Particularly important is ensuring that any potential development can be satisfactorily accommodated on the site, bearing in mind the constraints on this site; proximity to listed buildings / conservation area / important trees / relationships with neighbours.
- 3.3 The planning brief sets design parameters for the successful development of the site. Indicative layouts are shown that illustrate what could be achieved, and also highlights potential constraints.

4. CONCLUSION

- 4.1 Production of a planning brief is best practice and will help to secure the most appropriate form of development over this site.

5. RECOMMENDATION

- 5.1 That Cabinet notes the comments from the consultation and endorses the responses.
- 5.2 Delegates to the Head of Planning Services after consultation with the Executive Member for Planning Strategy the making of the necessary revisions and minor amendments to the Brief and that the revised document be approved to accompany any sales particulars for the site.

BACKGROUND INFORMATION

Huntingdonshire Core Strategy 2009
St Neots Town Centre Vision 2004

Contact Officer: Mike Huntington
 **01480 388404**