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## **Development Management Panel**

**Report of the meeting held on 15th November 2010**

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### **Matter for Decision**

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**14. DEVELOPMENT APPLICATION - PROPOSED DEPARTURE FROM DEVELOPMENT PLAN AND SECTION 106 APPLICATION - DEVELOPMENT OF WORLD WAR II AIRFIELD SITE TO PROVIDE TWO PURPOSE BUILT FACTORY UNITS WITH ASSOCIATED HARDSTANDING AND EXTERNAL STORAGE, LAND NORTH OF HIGHFIELD HOUSE, CHURCH ROAD, WARBOYS**

Enclosed at Agenda Item No. 7 for the Council meeting is a report by the Planning Service Manager (Development Management) containing details of an application considered by the Panel for the erection of two units comprising 13,620 square metres which would be used for B2 (General Industrial), ancillary storage and office purposes on a site east of the B1040, 1.4 kilometres south of Warboys. The application which has been submitted by Ruston's Engineering Company Ltd (RECO) would enable the company to vacate their existing site (within the Huntingdon West Action Plan Area) located on Brampton Road, Huntingdon, relocate approximately forty staff and consolidate its business on one site (by bringing its operations in Huntingdon and Wisbech together).

The application is placed before the Council as a departure because the site lies within the open countryside and its development in principle, would be contrary to policy En17 of the Huntingdonshire Local Plan, 1995 and policy P7 of the Development Management DPD: Proposed Submission. In considering the application, therefore, the Panel was required to consider whether there were material planning considerations which justified supporting the development as a departure from the adopted Development Plan. To assist their deliberations, the Panel received representations from Mr Ruston, the applicant. The Panel also were advised of the views of the Section 106 Agreement Advisory Group who had indicated their support for the terms proposed in a planning obligation which would ensure that RECO is the first occupier of the proposed site and secure the cessation of the use of the site in Huntingdon following their occupation of the new development.

In reaching its conclusion, the Panel was aware that planning consent already had been granted for a new road linking Brampton Road and Ermine Street through the area west of Huntingdon Town Centre. The link and the wider redevelopment of the area requires RECO to vacate the current premises at Brampton Road. Not wishing to see

any job losses, the Panel has been assured that the relocation would meet two key objectives of the adopted Core Strategy - the redevelopment of the area west of Huntingdon Town Centre (policies CS2 and CS7) and the retention/provision of employment opportunities. Therefore, having taken into account the relevant material considerations, having recognised that the proposal presents an opportunity to bring the Huntingdon and Wisbech operations to one site, that there would be only a limited visual impact and no significant detrimental impact on local residents and businesses, the Panel

## **RECOMMEND**

- (i) that the Director of Central Services be authorised to enter into an agreement under Section 106 of the Town and Country Planning Act 1990 to ensure that Ruston's Engineering Co Ltd is the first occupier of the proposed new factory units at Church Road, Warboys and to secure the cessation of the use of the company's existing site in Huntingdon following its occupation of the proposed new development; and**
- (ii) that, subject to the completion of the Agreement referred to in recommendation (i) above and to conditions to be determined by the Head of Planning Services the Council be recommended to approve the application.**

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### **Matters for Information**

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## **15. OTHER DEVELOPMENT APPLICATIONS**

In addition to the application discussed at Item No. 14, the Panel has determined a total of fourteen applications of which nine were approved and five were refused. Whilst the majority of applications determined related to minor development, three had wider public interest as the Panel, having indicated their support for the proposal, authorised the Head of Planning Services to determine an application for a new scout and guide centre at Great Drove and Mere View, Yaxley subject to the prior submission of a ground contamination risk assessment that demonstrates that the site is or can be made suitable for the proposed use. In addition, the Panel refused an application for the erection of a new Lidl neighbourhood foodstore on Stukeley Road, Huntingdon principally because the applicant had failed to demonstrate why the store could not be located in the town centre. Arising from the Panel's discussion of an application concerning a mobile home park at Wood Lane, Ramsey, the Head of Planning Services has undertaken to bring forward a policy which would enable the provision of affordable units to meet the housing needs identified in specific rural locations.

**16. SECTION 106 AGREEMENT ADVISORY GROUP**

The Panel has appointed Councillor P L E Bucknell to replace Councillor Mrs B E Boddington in the membership of the Section 106 Agreement Advisory Group.

**17. DEVELOPMENT MANAGEMENT:  
PROGRESS REPORT - 1ST JULY - 30TH SEPTEMBER 2010**

Further to Item No. 8 of their Report to the meeting of the Council held on 29th September 2010 and following the regular review of the activities of development management services over the period 1st July - 30th September, the Panel was pleased to note that the number of applications submitted in the quarter had improved over that recorded during April to June which had in turn resulted in a consequential increase in income.

P G Mitchell  
Chairman