
Development Management Panel

**Report of the meetings held on 18th July, 15th August
and 19th September 2011**

Matter for Decision

4. **ERECTION OF 6 BAY MODULAR BUILDING FOR USE AS
PRE SCHOOL AND OUT OF SCHOOL CLUB, UPWOOD PRIMARY
SCHOOL, RAMSEY, UPWOOD**

Enclosed at Agenda Item No 5 for the Council meeting is a report by the Planning Service Manager (Development Management) containing details of an application considered by the Panel from the County Council for the erection of a 6 bay modular classroom on part of the grass playing field to the rear of the main complex of Upwood Primary School, Ramsey Road, Upwood. The unit is required to provide additional accommodation for use by the Pre School and out of school groups. The County Council had received consent for a permanent extension to the school buildings in June 2010 but budgetary constraints mean that this permission will not be implemented in the short term.

In accordance with the District Council's Constitution, the application is placed before the Council because Sports England have raised an objection to the development having expressed the view that the loss of approximately 230 square metres of school playing field would have a negative impact on sport contrary to policy E3 of the Sport England Playing Fields Policy.

However, on balance the Panel has taken the view that the benefit which the development would bring to the local community outweighed the loss of a small part of the existing playing field, that it would not harm the character and appearance of the countryside nor the amenities of neighbouring occupiers or highway safety.

For these reasons, the Panel

RECOMMEND

- (a) that the Council approve the application for a temporary period of 5 years only after which the classroom is to be removed and the land reinstated to its former condition and use as a playing field; and**

- (b) that, should the Council be minded to support the foregoing recommendation, the application be referred to the Secretary of State in accordance with the Town & Country Planning (Consultation) (England) Directive 2009.

Matter for Information

5. EXTINGUISHMENT OF PART OF PUBLIC FOOTPATH NO 9, HUNTINGDON UNDER SECTION 257, TOWN & COUNTRY PLANNING ACT 1990

As the definitive route of Public Footpath No 9 crosses the development site for the proposed new foodstore, petrol filling station and other development on land between St John's Street and George Street in Huntingdon, the Panel has agreed that an appropriate Order be made under Section 257 of the Town & Country Planning Act 1990 for the stopping up of part of Public Footpath No 9 on the granting of planning permission for the development application.

The Panel has been assured that provision has been made for a new footway and that the existing route will not be stopped up until work to provide an alternative route has been completed.

6. ST IVES WEST: DRAFT URBAN DESIGN FRAMEWORK

Having noted that the draft Urban Design Framework for St Ives West had been published for consultation, the Panel has been invited to consider the content of the Framework in detail in advance of further discussion of the document at a future meeting. The Framework will seek to achieve a balance between the development of 500 new houses and the delivery of substantial areas of open space and, once adopted, will be a material planning consideration when determining future development applications.

**7. DEVELOPMENT MANAGEMENT PROGRESS REPORT:
1ST APRIL – 30TH JUNE 2011**

The Panel regularly monitors the performance of the Development Management service. As part of its review of the period 1st April – 30th June 2011 in comparison with the corresponding period in 2010, the Panel has noted an increase in applications and income received and was hopeful that this served to indicate a rise in confidence in the economy locally and in development in the District.

8. DEVELOPMENT MANAGEMENT APPLICATIONS

Over three meetings, the Panel has determined 35 applications for minor and other development and of these, twenty six have been approved, seven refused and two deferred. In the case of the deferred applications which both relate to development in Ramsey,

the Head of Planning Services has been requested to negotiate further with an applicant to secure an amended scheme to reflect the location of a proposed new dwelling in the Conservation Area and, in the second instance, has undertaken to investigate land ownership issues to ascertain whether proposed new housing could be linked, by condition, to the delivery of employment consents to the north west of land at the corner of Stocking Fen and St Mary's Roads.

D B Dew
Chairman