
Development Management Panel

Report of the meetings held on 21st May and 18th June 2012

Matters for Information

1. IMPLEMENTATION OF THE COMMUNITY INFRASTRUCTURE LEVY – FINALISATION OF OUTSTANDING SECTION 106 AGREEMENTS

The Panel has considered proposed procedures to finalise outstanding Section 106 Agreements in view of the recent adoption of the Huntingdonshire CIL Charging Schedule. Providing the overall amount to be collected towards infrastructure provision is not materially different to that previously agreed, the Panel has authorised the Head of Planning and Housing Strategy, in conjunction with the Head of Legal and Democratic Services and after consultation with the Chairmen of the Section 106 Agreement Advisory Group and the Panel to finalise all outstanding Section 106 Agreements in accordance with agreed operating principles. In the event that the proposals might result in a materially different outcome, the Panel has agreed that they should be re-submitted to the Section 106 Agreement Advisory Group.

2. DIVERSION OF PUBLIC RIGHT OF WAY – PART OF PUBLIC FOOTPATH NO. 13 – FENSTANTON: TOWN AND COUNTRY PLANNING ACT 1990

The Panel has considered a proposal to divert the route of part of Public Footpath No. 13 at Fenstanton following the approval of planning permission to extend the existing marina at that location and to excavate a new marina basin. Having been advised that the applicant has agreed to meet all legal and advertising costs, the Panel has agreed that an appropriate Order be made under Section 257 of the Town and Country Planning Act 1990 to enable the diversion of the footpath and to allow the development to proceed.

3. DEVELOPMENT MANAGEMENT PROGRESS REPORT: 1ST JANUARY – 31ST MARCH 2012

The Panel has undertaken its regular review of the activities of the Development Management Service over the period 1st January – 31st March 2012 in comparison with the corresponding period in 2011. Having drawn attention to the number of applications delayed for processing reasons, the Planning Service Manager (Development

Management) undertook to report to a future meeting on the reasons for the increase over previous quarters.

4. DEVELOPMENT APPLICATIONS

Over two meetings, the Panel has considered a total of nine applications and of these four have been approved, four refused and one deferred to enable the Panel and Ward Councillors to undertake an accompanied visit to a site at 154B St. Neots Road, Eaton Ford. Following the opportunity to view the development site, the Panel approved the application when it was re-submitted to them.

5. APPEAL DECISIONS

As part of its regular update, the Panel has noted that HM Planning Inspectorate has allowed an appeal against the District Council's decision to refuse planning permission for the erection of 4 wind turbines and associated development at Woolley Hill, Ellington.

The principal reasons for the Inspector's decision were as follows –

- the proposal would have a limited impact on the perception of church spires in the landscape and therefore minimal conflict with the Council's Wind Power SPD 2006;
- the proposed turbines would not be out of scale with the landscape as a whole nor in terms of their relationship with settlements in the landscape. Although the view of Ellington from the south would 'rest more easily' without Turbine No 4, the three turbines visible in the open landscape beyond and to the east of the village would not be 'overly unnerving';
- the effect upon the heritage asset of All Saints Church, Ellington, would not appear overbearing or dominant given the diminishing effects of distance nor impair the use of the Church so the degree of harm would be limited; and
- in terms of the impact on the residents of Ellington, the effects of the development would not reach a level which should lead to planning consent being refused.

D B Dew
Chairman