
Development Management Panel

**Report of the meetings held on 16th July, 20th August
and 17th September 2012**

Matters for Information

**6. BEARSCROFT FARM, GODMANCHESTER:
DRAFT URBAN DESIGN FRAMEWORK**

The Panel has had the opportunity to comment, as a consultee, on the Draft Urban Development Framework for land at Bearscroft Farm, Godmanchester. The Panel was aware that the principle for development at Bearscroft Farm had been established in the Huntingdonshire Core Strategy and that it was the purpose of the UDF to describe the principal planning and design factors that prospective developers of the site should seek to address in delivering a sustainable urban extension to the east and south east of Godmanchester. An outline planning application has already been received for development at the location.

After detailed discussion, the Panel made the following observations to be taken forward as the Panel's formal submission on the UDF to the Cabinet –

- ◆ the likelihood of the developers being able to fund both a new primary school and realignment of the A1198;
- ◆ the viability of the proposed development given the infrastructure provision which might be required;
- ◆ the preference for the re-routing of the A1198 to ensure that the proposed development was sustainable and integral to Godmanchester;
- ◆ the importance of “trigger points” within a planning consent to ensure that the proposed new primary school and road improvements were delivered by the developers at an early stage to address any concerns that appropriate infrastructure would not be provided;
- ◆ the size of the proposed development and the ability of the existing road network to absorb the additional traffic likely to be generated;
- ◆ an opportunity for the Section 106 Agreement Advisory Group to contribute to the debate given the potential for use of a Section 106 Agreement to secure infrastructure requirements from the developer;
- ◆ the critical requirement for improvements to the A14; and

- ◆ the impact of the additional traffic likely to be generated by the development on the medieval bridge in Huntingdon.

**7. DEVELOPMENT MANAGEMENT PROGRESS REPORT:
1ST APRIL – 30TH JUNE 2012**

During their regular quarterly review of the activities of the Development Management Service, the Panel has drawn attention to the lower percentage of major applications determined in the period 1st April – 30th June in comparison with the previous quarter. However, it was noted that the reasons for this was in large part the attempt, on the part of developers, to conclude outstanding applications involving Section 106 Agreements in advance of the commencement of the CIL charging regime on 1st April.

8. DEVELOPMENT APPLICATIONS

Over three meetings, the Panel has considered a total of sixteen applications and of these eleven have been approved, three refused and one deferred to enable the Panel and Ward Councillors to undertake an accompanied visit to a site at Hamerton Zoo Park, Steeple Gidding where an application has been received to install two wind turbines and ancillary equipment. Having expressed their views on proposed development at Nordic House, Old Great North Road, Sawtry, the Panel has authorised the Head of Planning and Housing Strategy to determine the application, subject to conditions, on the expiry of the neighbour consultation period. The Panel also was pleased to approve a proposal, subject to conditions, which will provide a sports pavilion adjacent to the village hall on the playing field in Little Paxton. This will accommodate changing facilities and an opportunity to serve refreshments to local football and cricket clubs.

D B Dew
Chairman