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## **Development Management Panel**

**Report of the meetings held on 24th February,  
17th March and 7th April 2014**

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### **Matters for Information**

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**16. ADDITION OF 'CIL' FORM TO 'LOCAL LIST' APPLICATION  
VALIDATION REQUIREMENT**

In Item No. 7 of their Report to the meeting of the Council held on 13th November 2013, the Panel reported that it had, following consultation with the local community, undertaken a review and approved revisions to its 'Local List' of the information necessary to validate a planning application.

Since then, a review of the process for the administration of CIL has revealed that it would be of benefit to applicants and the District Council to also insist on the submission of a 'CIL Planning Application Additional Information Requirement Form' as necessary to validate a planning application. Asking for this additional information, at this stage, would ensure all applicants were aware of any liability to CIL before committing to the submission of a formal planning application thereby, ultimately, saving both the applicant and the local planning authority time, effort and money.

Having received one representation during a further round of consultation undertaken on this issue between 11th November and 8th January, the Panel has agreed that the form be introduced for certain categories of application with effect from 1st July which would enable the Planning Service to give applicants advance notice of the new requirement. The Panel also has reaffirmed its decision to authorise the Planning Service Manager (Development Management) to make any necessary changes to the 'Local List' in the future in response to Government guidance and changes in local policy or circumstances.

**17. DEVELOPMENT MANAGEMENT PROGRESS REPORT:  
1ST OCTOBER TO 31ST DECEMBER 2013**

The Panel has undertaken its regular review of the activities and performance of the Development Management Service over the period 1st October to 31st December 2013 in comparison with the preceding quarter and the corresponding period in 2012. The Panel was pleased to note that 84% of all applications received had been determined within the timescales prescribed in comparison with the

previous quarter with fee income marginally better than in the corresponding quarter in 2012.

## **18. DEVELOPMENT APPLICATIONS**

The Panel has determined thirty three development applications over three meetings of which twenty six were approved, five refused and two deferred, principally for further information on issues which had arisen at the meeting. Several significant applications were determined by the Panel as follows.

Having received legal advice that it would not be reasonable or appropriate to refuse an application on the basis of the non-implementation of previous but expired consents, the Panel approved, subject to conditions, an application for the erection of a petrol filling station on the car park of the Co Op supermarket, Constable Road, St Ives. Still in St Ives and having been made aware of the support for the proposal by Holywell cum Needingworth Parish and St Ives Town Council, the Panel has approved the establishment of a new supermarket on part of St Ives Business Park. The development is subject to completion of a Section 106 Agreement which will secure the provision of local bus services through the site, pedestrian signage to the store from St Ives town centre, a community notice board and travel plan. The hours of opening of the new, largely food store, will be determined by the Assistant Director, Environment, Growth & Planning after consultation with the Chairman.

Lastly, the Panel has indicated its support, in principle, for a proposed mixed use urban extension including some 2800 dwellings, employment land, community facilities and services, schools, shops and open space on a site to the east of St Neots known as Wintringham Park. This application is one of two which, if approved, will form the proposed St Neots Eastern Expansion. The Assistant Director, Environment, Growth & Planning has been requested to negotiate obligations to make the development acceptable in planning terms based on the principles supported by the Panel as well as suggest matters which should be the subject of conditions.

D B Dew  
Chairman