
Development Management Panel

**Report of the meetings held on 18th August and
15th September 2014**

Matters for Information

5. DEVELOPMENT APPLICATIONS

Over two meetings, the Panel has considered sixteen applications of which twelve were approved, three refused and one deferred following strong representations from a local resident. In deferring the application to vary the opening hours of a hot food takeaway at Longsands Parade in St Neots, the Panel has requested further advice from the Environmental Protection and Community Safety teams on existing anti-social issues which appeared to be associated with the location and encouraged the objector to compile and return an incident log to give the Panel further information on the nature of the problems associated with the takeaway business.

Although largely dealing with proposals for minor residential development elsewhere in the District, the Panel has determined several more significant applications with implications as follows –

- ◆ varied, by supplemental deed, Section 106 Agreements associated with land and development at Water's Edge, Wansford which will rationalise an existing situation relating to occupancy restrictions and result in contributions to improve access to the river in Wansford village and land/buildings at Wansford Station, base for the Nene Valley Railway;
- ◆ refused, for a number of reasons, an application for two gypsy and traveller sites with a facilities block on land adjacent to Conquest House, Straight Drove, Farcet because, in the view of the Panel, the site was not sustainable and nor did not have reasonable access to facilities, including health services and primary schools. It was also the view that the site would have an adverse effect on the amenity of residents of the adjoining Conquest House residential facility; and
- ◆ approved subject to conditions and a Section 106 obligation relating to transport and highway related matters, an outline application for a business park adjacent to the existing development at Ermine Business Park, Ermine Street in Great Stukeley.

**6. DEVELOPMENT MANAGEMENT PROGRESS REPORT:
1ST APRIL TO 30TH JUNE 2014**

The Panel continues to monitor the activities and performance of the Development Management Service and most recently has looked at the period 1st April to 30th June 2014 in comparison with the preceding quarter and the corresponding period in 2013.

Whilst disappointed that the percentage of minor applications determined within 8 weeks had fallen to 55% of those received (with 69% of all applications determined within the prescribed timescale as opposed to 78% in the previous quarter), the Panel has recognised that performance should begin to improve now the newly appointed team managers were in place. More encouraging was the position on overall fees received for applications validated during the quarter in comparison with the corresponding period in 2013. These had increased by approximately £54k from £204,923 to £258,730.50.

Mrs B E Boddington
Chairman