
Development Management Panel

Report of the meetings held on 20th October and 17th November 2014

Matters for Information

7. DEVELOPMENT APPLICATIONS

Over two meetings, the Panel has considered twenty nine applications of which twenty one were approved, seven refused and one deferred.

Following strong representations from local Councillors and objectors, the Panel deferred an application for 43 dwellings and associated matters on land between St Andrew's Way and Chapel End, Sawtry. This decision was taken to enable the Head of Development to obtain definitive advice from the relevant agencies – Anglian Water Authority, Environment Agency and the Middle Level Commissioners on flooding and drainage matters and to clarify with the applicant the position in respect of the adoption by the relevant authorities of estate roads and drainage. The Panel will reconsider the application at its December meeting.

Although the remainder of the Panel's work largely dealt with proposals for minor residential development, there were several of wider interest for the District as follows –

- subject to completion of a Section 106 Agreement to delete a requirement for affordable housing but to secure a contribution for open space and wheeled bins, the Panel approved an application for a mixed used development comprising 21 houses, 3 flats, one retained retail unit, two workshops and conversion of listed buildings into residential units on land at the Old Forge, 22 High Street, St Neots. The Panel welcomed the scheme which complies with the relevant Urban Design Framework, is a good solution for a sensitive central location and secures a viable use for a listed building;
- the Panel was pleased to approve the erection of a new scout hut/community building at the One Leisure Outdoor Complex, California Road, St Ives to provide a base for the Gateway Scout Group. Conditions will limit the number of users of the building to 60 persons at any given time and restrict use to scouts and beavers only; and

- subject to conditions and satisfactory resolution of matters relating to surface water drainage, works to High Lode, ecology and minor adjustments to the layout, the Panel has authorised the Head of Development, after consultation with the Chairman, the Executive Councillor for Planning and Housing Strategy and a ward Councillor for Ramsey to determine a reserved matters application for the residential phase of the development at Stocking Fen Road and St Mary's Road, Ramsey. This will provide 110 flats and houses.

8. ENFORCEMENT ACTION: MANOR FARM HOUSE, 15 HIGH STREET, SPALDWICK

In accordance with its scheme of delegation, the Panel has commended action taken to secure an injunction order under the Town and Country Planning Act 1990 to prevent any further works to a Grade II listed building known as Manor Farm House, on the High Street in Spaldwick. The Farm House has also been included on the Council's Buildings at Risk register. The injunction will prevent the owner from carrying out any works of extension or alteration to the building which would affect its character as a building of special architectural or historic interest without first obtaining listed building consent or prior written authorisation from the local planning authority.

The owner is bound by these undertakings until further order of the Court and was asked to pay the Council's costs which amounted to £3,852.60.

Mrs B E Boddington
Chairman