
Development Management Panel

Report of the meeting held on 20th April 2015.

Matters for Information

15. DEVELOPMENT APPLICATIONS

The Panel has considered 12 applications of which 11 have been approved. The remaining item is the subject of an appeal to the Planning Inspectorate on the grounds of non-determination. In the circumstances the Panel has confirmed that, if it had been empowered to determine the application, it would have been refused. This will be referred to the Planning Inspectorate as part of the Council's case when the appeal is heard.

16. OTHER DEVELOPMENT APPLICATION

Pursuant to Item No. 13 of the Report of the Panel's March meeting, subject to the satisfactory resolution of the issues relating to the local highway network, and subject to the satisfactory completion of the Section 106 Legal Agreement (including the amount of formal open space to be provided) and conditions to be determined by the Head of Development after consultation with the Chairmen of the Section 106 Advisory Group and the Development Management Panel and the Executive Councillor for Planning and Housing Strategy, the Panel has approved the application for land at Wintringham Park, St Neots.

The application is for residential development of up to 2,800 dwellings, up to 63,500 square metres of employment development, District Centre including shops, services, community and health uses, local centre, two primary schools, open space, play areas, recreation facilities and landscaping, strategic access improvements including four new access points and associated infrastructure. In reaching a decision, Members have taken into account the views of the Section 106 Agreement Advisory Group.

The Panel will receive regular updates on the progress of this application.

17. DEFERRED DEVELOPMENT APPLICATION

Further to Item No. 13 of the Report of the Panel's March meeting, subject to the prior completion of a S106 Agreement, the application has been approved for residential development of up to 80 dwellings including access, open space, landscaping, drainage and associated infrastructure on land East of Glebe Farm, Gidding Road, Sawtry. The

Section 106 Agreement Advisory Group has endorsed the terms of the proposed Agreement.

18. POLICY MATTER – ARTICLE 4 DIRECTIONS

Pursuant to Item No. 10 of the Report to the meeting of the Council held on 25th February 2015, the Panel has authorised revised Article 4 Directions in respect of The Royal Oak, High Street, Hail Weston. The effect of the Directions is to remove permitted development rights under:

- Class A of the Town and Country Planning (General Permitted Development) Order 1995 (the GPDO) to change from Class A3 (restaurant and café) to Class A1 (shops); and
- Class C of the GPDO to change from Class A3 (restaurant and café) to Class A2 (financial and professional services).

Although, from 6th April 2015, a new Statutory Instrument removed certain permitted development rights, including those relating to drinking establishments, owing to a lack of clarity over the distinction between drinking establishments serving food and a restaurant serving food and drink or drink only to its customers, it is considered appropriate to serve new limited Article 4 Directions.

This matter has been reported to the Panel because of the liability for compensation, which might be a consequence of the service of a Direction. The Council has safeguarded its position in this respect as far as possible by obtaining a valuation report. The report suggests that there would be no significant difference in the value of the property between the existing use and the uses which the Article 4 Directions would directly bring under the Council's control as the Local Planning Authority. The valuation report has been funded by the Hail Weston Community Pub Society.

19. APPEAL DECISIONS

The Panel has been acquainted with four recent decisions by the Planning Inspectorate. The Inspector dismissed three of the appeals and the fourth was withdrawn.

Mrs B E Boddington
Chairman