
Development Management Panel.

Report of the meeting held on 15th February and 14th March 2016.

Matters for Information

17. DEVELOPMENT APPLICATIONS

The Development Management Panel has considered seven applications for planning permission. Of these, five have been approved, one refused and one deferred. The deferral is to allow further discussions with planning Officers to take place.

One other decision has meant the Head of Development has been authorised to secure a future road connection point and a travel plan by planning conditions on land South of Farriers Way and Bencroft Lane, Warboys rather than by S106 Agreement.

18. DEVELOPMENT MANAGEMENT – DEFERRED ITEMS

The Panel has given further consideration to two applications, which had previously been deferred. One is to change the use 8 Market Hill, St Ives to A4 public house. The application has been approved but, owing to concerns about the potential for noise disturbance at nearby residential properties, the Panel has decided to impose additional conditions requiring the installation of an acoustic fence and noise sensors, the production of a management plan and a construction management plan and that the beer garden is not used after 2100hrs. The other application concerns the Masonic Hall, High Street, Huntingdon. One of the reasons for deferring the application was to enable discussion to take place with the Cromwell Care Home. However, the Care Home has not taken up this opportunity. In the circumstances, and given that the other reasons for deferral have been resolved, the Panel has amended the conditions relating to the Masonic Hall, including the operating hours and the playing of music and the storage of refuse and recycling.

19. DEVELOPMENT MANAGEMENT – SECTION 106 AGREEMENT

The Panel has authorised the Head of Development to agree terms of S106 agreements in respect of two applications. The first is an extension to a previous delegation relating to Wintringham Park, Cambridge Road, St Neots, which will allow the Head of Development to refuse the application if the applicant is unwilling to complete the obligation necessary to make the development acceptable. The

second decision concerns Houghton Grange, Houghton. On the advice of the Section 106 Agreement Advisory Group it has been agreed that the green space obligation should include the acquisition of green space in the village with a project to undertake drainage works at the St Ivo Outdoor Centre being retained in the event that it is not possible to reach an agreement on the green space acquisition.

Other Matter of Interest

20. APPEAL DECISIONS

The Development Management Panel has been acquainted with recent decisions by the Planning Inspectorate. Four appeals recently have been heard, three of which have been dismissed. Members have noted the key reasons for each decision.

Mrs B E Boddington
Chairman