From:	Brown, Sheila (Planning)
Sent:	13 June 2014 14:38
To:	Ali, Habbiba (Admin); Deller, Christine (Admin); Development Management Panel; DevelopmentControl; DMAdmin; Fox, Charlotte (Planning); Holland, Jackie (Planning); Kerr, Clara (Planning Serv); Lindsay, Sheila (Plan. Serv.); Lloyd, James (Planning); Moffat, Andy (Planning); Morris, Barbara (Legal); Nash, Michelle (Planning); Nuttall, Laura (Planning); Owen, Dallas (Planning Serv.); Swaby, Nigel (Planning); Sylvester, Gavin (Planning); Walker, Linda (Planning)
Cc:	'paul.askew@outlook.com'; Sanderson, Tom (Cllr.); 'nicky.parsons@pegasuspg.co.uk'; 'pcroft@estiabc.co.uk'; 'amyslaw@ntlworld.com'; 'roy.reeves@warboyspc.freeserve.co.uk'
Subject:	Development Management Panel 16th June 2014
Attachments:	Item 4(a) plan 13 6 14.pdf; Item 5(a) Town Council Comments.pdf; Friday letter June 2014.docx

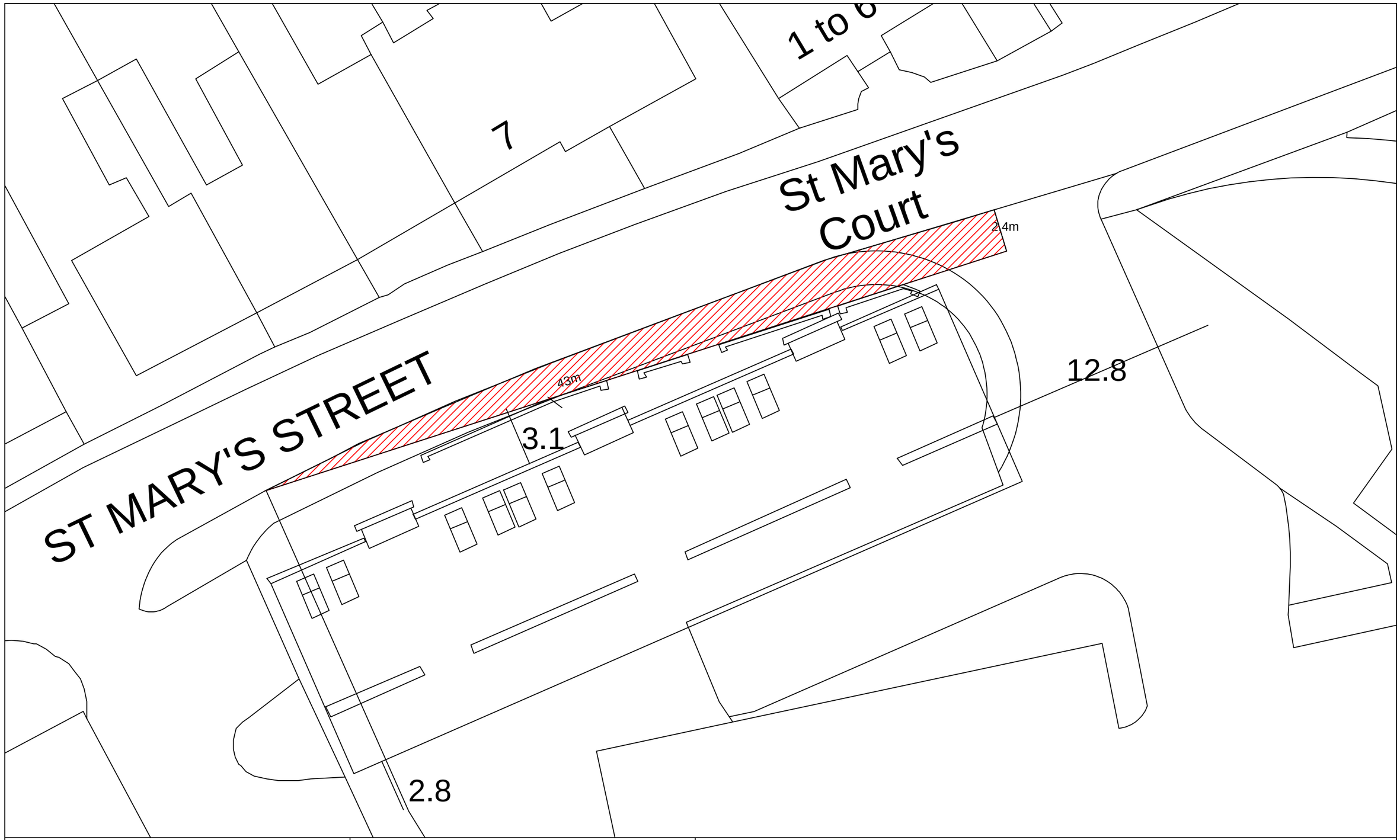
Dear Councillor,

Please see attached Friday letter showing changes to the agenda.

Kind Regards

Sheila Brown
On behalf of Andy Moffat – Head of Development
Huntingdonshire District Council

For your information, this e-mail does not constitute a formal determination under the Town and Country Planning Act, 1990. I hope the above is of assistance. The comments contained within this letter are made without prejudice to the eventual determination of any planning application that may be submitted.



JOB
14 New flats , St Mary's Street, Huntingdon

TITLE
visibility splay

Huntingdonshire DISTRICT COUNCIL
Pathfinder House, St Mary's Street
Huntingdon, Cambs PE29 3TN
Telephone 01480 388388

Chris Allen, B.Sc.,CEng,DIP.RSA
Project and Assets Manager
Environmental Management Division

SCALE	DATE
1:200@A3	June 2014

DRAWN BY PR L

DRG. No. 4862 vis splay + flats

From: Kate Yerbury <Kate.Yerbury@huntingdontown.gov.uk>
Sent: 06 June 2014 10:04
To: DevelopmentControl
Subject: Huntingdon Town Council Comments
Attachments: comments M2 5th June 2014.docx

Hello

Please see attached comments from last night's meeting. (these have not been approved by the Chairman as of yet)
Members also commented on the following:

Street naming 1-7 Sapley Road, proposed Chapel Close. Members commented that it would be nice to use deceased Mayor's names for naming new streets.

Percy Green Place- Ref 0700045REM : Members commented that HDC should forgo receipt of £136,115.00 as landscaping of the area would be of benefit to residents. Concerns were raised over the health and safety of the old industrial tanks, and assurance should be required.

Many thanks,

Kate Yerbury
Administration Assistant
Huntingdon Town Council
Town Hall, Market Hill,Huntingdon, PE29 3PJ
Tel : 01480 410381
Fax : 01480 410388
e-mail: kate.yerbury@huntingdontown.gov.uk
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The information in this message should be regarded as confidential and is intended for the addressee only unless explicitly stated. If you have received this message in error it must be deleted and the sender notified. The views expressed in this message are personal and not necessarily those of Huntingdon Town Council unless explicity stated.

Please note our new address and contact numbers.

TO: ALL DEVELOPMENT MANAGEMENT PANEL MEMBERS

Dear Councillor,

DEVELOPMENT MANAGEMENT PANEL– 16th June 2014

CHANGES TO THE AGENDA

Item 4(a)
Fourteen new flats and associated external works
Land North of Pathfinder House Car Park, St Mary's Street

HDC Operations:

- The expected off-site contribution for Green Space provision would be in the region of £8,868.
- revised advice -refuse will not be collected via plastic sacks but from 4 large bins accessed from St Marys Street, as shown on the proposed ground floor plan.
- Approve subject to a scheme to secure the bins contribution.

Building Control: No objections to bin store under flats. Building Regulations require the bin storage area to be fire resistant, ventilated and drained. Note the fire service recommend the provision of sprinkler systems in flats.

CCC Highways: Approved revised plan (attached) showing the remodelling of the land in front of the site to avoid obstruction of the western visibility splay from the access.

Revised report regarding Wheeled bins:

HDC Operations advise that the refuse will be collected via wheeled bins and so a contribution for the bins is required. Usually a Unilateral undertaking would be entailed. However, in this case, as the Council cannot enter an Obligation with itself, a condition will be required to secure the contribution instead.

Taking national and local planning policies into account, and having regard for all relevant material considerations, it is therefore recommended that Panel approve the application subject to conditions to include those summarised in the report and an additional condition to secure a wheeled bin scheme.

RECOMMEND APPROVE

Nonstand - wheeled bin scheme.

Item 5(a)
Residential Development
Land off Ullswater and Handcrofts Lane Ullswater Huntingdon

Town Council Comments (attached)

Item 5(b)
Demolition of 43 Station Road and the residential development of the site to provide up to 120 dwellings with associated infrastructure
Land Between Old Mill Avenue and Station Road and 43 Station Road

Paragraph 7.38 of the officer report relates to open space provision to be secured via a Section 106 agreement. The policy position is that developer contributions may be sought for land for open space provision on schemes of less than 200 units. Accordingly, it is recommended that land for informal open space should be secured, with the distribution of this land across the site to be determined at the reserved matters stage. No requirement is made for outdoor sports facilities as no specific project is envisaged that any contributions could provide for. Irrespective of this point, any obligation that is secured must comply with regulations 122 and 123 of the Community Infrastructure Levy Regulations 2010 (as amended), which, in relation to outdoor sports, is not considered to be the case in this instance.

Item 6(d)
Conversion into four dwellings including demolition of single storey garage
Marron House Montagu Square Eynesbury

In addition to a condition relating to the bathroom window, the agent has agreed to a smaller bedroom window on the 1st floor rear elevation and this can be secured by way of a planning condition.

Item 6(e)
Proposed meat processing unit, offices and chill storage/distribution with ancillary cash and carry
Plot 1A Eagle Business Park Broadway

Update to section 5 'Consultations' of the Panel report:
The Middle Level Commissioners advise that provided that the proposal complies with the principles contained in the flood risk assessment that formed part of planning permission 0802567FUL, then this proposal should not adversely affect the commissioners system. However, the Middle Level Commissioners advise that a recent approval by the Council for the partial infilling of the approved surface water balancing lagoon (ref. 1400174FUL) introduces some dubiety that remains unresolved.

Update to paragraph 7.27 of the Panel report:
In response to the Middle Level Commissioners, the Council is satisfied that the partial infilling of the surface water balancing pond approved under ref. 1400174FUL, would not reduce storage capacity to less than the designed volume. This is because the pond was excavated with a storage volume greater than necessary and the infilling makes use of this excess capacity.

Yours faithfully



Andy Moffat
Head of Development