

**DEVELOPMENT MANAGEMENT COMMITTEE – 19<sup>th</sup> August 2019**  
**LATE REPRESENTATIONS SUMMARY**

Agenda Item Number	Planning Reference	Description	Address
3 (a)	18/02448/REM	Application for Reserved Matters approval for the creation of a landscape corridor to include: hard and soft landscaping, creation and upgrade of footpaths and cycleways, and all ancillary works, associated infrastructure and engineering works (Part Retrospective).	Wintringham Park Cambridge Road St Neots

Network Rail has made representations requesting the completion of an “Asset Protection Initial Enquiry Questionnaire” as they request more detailed discussions regarding the proposed development; in the interests of railway safety and the safety of non-railway personnel working in proximity to the railway environment. Network Rail has provided guidance notes relevant to the works to assist in organising the construction works and to provide the basis for the discussions; it goes on to advise that following the completion of the questionnaire, and following confirmation that the developer wishes to proceed with more detailed discussions, an Asset Protection Construction Manager will be appointed to arrange an initial meeting to agree what level of Network Rail involvement is appropriate.

**Officer Response:** David Lock Associates (Agent acting on behalf of Urban and Civic) advise that they have passed a copy of the questionnaire to Urban and Civic (Landowners) for completion and that they are aware of Network Rail asset protection requirements in relation to the development of the wider site in general.

Officers note that the application site is situated in excess of 815m from the Railway Line (Network Rail Land) at the closest point and therefore do not anticipate any implications for Network Rail Land associated with the landscape corridor.

Having reviewed the Network Rail questionnaire, it is noted that this asks for confirmation as whether planning permission has been granted; including details of that authority name, reference number and the date approval have been granted. It is also noted that the questionnaire focuses upon the construction process, including the process for appointing an Asset Protection Construction Manager.

Given this focus, and the separation distance (in excess of 815m) between the application site and Network Rail Land, it appears that the completion of the questionnaire is not a pre-planning requirement; rather it can be completed following the determination of a planning application.

It is therefore considered that the determination of this reserved matters application would not prejudice the separate Network Rail control process, which is distinct from the planning process.

The Officer recommendation therefore remains one of approval, as per Section 8 of the Committee Report.

3 (b)	19/00829/S73	Variation of condition 2 for application 0803557FUL in order to extend the lighting from 9pm to 10pm	The Queen Elizabeth II Playing Field The Rookery Little Paxton
<b>No late representations</b>			
3 (c)	19/00364/OUT	Outline planning application for a mixed-use development in two phases comprising A1, A3, A4 and A5 (retail) and a mix of B1, B2 and B8 (employment), D2 (skate park and MUGA), and sui generis uses (car sales, car repairs and veterinary clinic) with all matters reserved except access.	Land North West Of Tesco St Marys Road Ramsey
<b>No late representations</b>			
3(d)	19/00702/OUT	Construction of new chalet bungalow	Starcross Daintree Road Ramsey St Marys Huntingdon PE26 2TF
<p>Please add at the end of paragraph 7.3 of the report for 19/00702/OUT:</p> <p>“The proposal would therefore be contrary to Policy LP2 of the Huntingdonshire Local plan to 2036.”</p> <p>Please also add LP2 to the first reason for refusal.</p>			