

HUNTINGDONSHIRE DISTRICT COUNCIL

MINUTES of the meeting of the DEVELOPMENT MANAGEMENT PANEL held in the Civic Suite, Pathfinder House, St Mary's Street, Huntingdon, PE29 3TN on Monday, 17 December 2012.

PRESENT: Councillor D B Dew – Chairman.

Councillors Mrs M Banerjee,
Mrs B E Boddington, P L E Bucknell, G J Bull,
E R Butler, W T Clough, N J Guyatt,
S M Van De Kerkhove, Mrs P J Longford,
A J Mackender-Lawrence, P D Reeve,
R G Tuplin and R J West.

APOLOGIES: Apologies for absence from the meeting were submitted on behalf of Councillors R B Howe and P K Ursell.

IN ATTENDANCE: Councillors R Carter and T V Rogers.

43. MINUTES

The Minutes of the meeting of the Panel held on 19th November 2012 were approved as a correct record and signed by the Chairman.

44. MEMBERS' INTERESTS

Councillor R J West declared a non-pecuniary interest in Minute No. 46 (b) having given advice to Southoe and Midloe Parish Council in his role as County Councillor for Buckden, Gransden and The Offords.

Councillor P L E Bucknell declared a non-pecuniary interest in Minute No. 46 (c) by virtue of an association with the applicant and chose not to participate in debate or vote on the application.

Councillor P L E Bucknell declared a non pecuniary interest in Minute No. 46 (d) as the local District Ward Councillor but confirmed that he had no association with the applicant.

Councillors N J Guyatt, P D Reeve and R J West declared a non-pecuniary interest in Minute No. 46 (d) by virtue of their membership of Cambridgeshire County Council.

Councillor D B Dew declared a non pecuniary interest in Minute No 46(g) by virtue of an association with the applicant.

45. LANDSCAPE SENSITIVITY TO WIND TURBINE DEVELOPMENT - DRAFT REVISION TO WIND POWER SPD 2006

(The Chairman acknowledged receipt of an e-mail sent to the Panel containing the views of Councillor R B Howe on the draft SPD.)

A report by the Head of Planning and Housing Strategy was submitted (a copy of which is appended in the Minute Book) requesting the Panel's views, as a consultee, on the content of the Draft SPD: Landscape Sensitivity to Wind Turbine Development. A copy of the Draft SPD also is appended in the Minute Book.

Bearing in mind, the disparate views held by Members on wind farm development, the Chairman encouraged the Panel to respond individually to the consultation and suggested that, notwithstanding Members' views, the Panel would determine future applications in accordance with the new guidance ultimately adopted by the Council.

In introducing the document, the Head of Planning and Housing Strategy acknowledged that the subject of wind turbine development evoked varied emotions but it was important to update the Council's current guidance to take account of the National Planning Policy Framework and the evolving assessment of landscape sensitivity to development. It was anticipated that extensive representations would be made in response to publication of the Draft SPD by the deadline of 4th January 2013 although it was made clear that submissions after this date also would be considered.

The Panel acknowledged that the 2006 SPD required updating and in response to a question from a Member, it was understood that the new draft guidance would refer specifically to the Great Fen and Paxton Pits. It also was noted that a companion document might be produced, in due course, to offer guidance on the development of large scale solar farms. Whereupon, it was

RESOLVED

that, having indicated their support for the work being undertaken to revise the 2006 wind power SPD and their intention to apply the adopted new SPD in the determination of future applications, Panel Members be encouraged to respond individually to the consultation exercise on the Draft SPD: Landscape Sensitivity to Wind Turbine Development.

46. DEVELOPMENT MANAGEMENT

The Planning Service Manager (Development Management) submitted reports (copies of which are appended in the Minute Book) on applications for development to be determined by the Panel and advised Members of further representations (details of which also are appended in the Minute Book) which had been received in connection therewith since the reports had been prepared. Whereupon, it was

RESOLVED

- (a) **Porch Extension, 136 Ramsey Road, St. Ives – 12/01595/FUL**

that the application be approved subject to conditions to be determined by the Head of Planning and Housing Strategy to include 02003 – time limit (3 years) and

05003 – extension to match.

- (b) **Erection of three wind turbines up to a height of 125 metres and associated development, including meteorological mast, control building, electricity transformers, underground cabling, track, crane hardstandings and alterations to vehicular access, for a period of 25 years, land north west of Church Farm, Rectory Lane, Southoe – 12/00803/FUL**

(See Minute No 44 for Members' interests.)

(Councillor R Saw, Southoe and Midloe Parish Council, Mr D Felce (SCBWFA), objector, Mr A Marnes, supporter and Ms H Ide on behalf of the agent, addressed the Panel on the application.)

that, having regard to the appeal against non-determination of the application, the Planning Inspectorate be advised that the Local Planning Authority would have been minded to refuse the application for the following reasons –

- (i) the development is unacceptable on highway safety grounds unless and until the Highways Agency removes its direction that planning permission shall not be granted (in which case this reason would be retracted);
- (ii) the impact on the amenity of the occupiers of Church Farm Cottages and Church Farm House is unacceptable unless and until the Head of Planning and Housing Strategy in consultation with the Environmental Health Officer is satisfied that the extent of financial involvement of the occupiers is sufficient to offset the noise levels (in which case this reason would be retracted);
- (iii) it has not been demonstrated that the impact of the development on archaeological assets is outweighed by the benefits of the renewable energy that will be generated unless and until the Head of Planning and Housing Strategy is satisfied that investigation clearly identifies the impact on these assets and concludes that the benefits of the renewable energy that will be generated outweighs this harm (in which case this reason would be retracted); and
- (iv) that the Head of Planning and Housing Strategy be requested, after consultation with the Chairman and Vice-Chairman of the Panel to draft an additional reason for refusal relating to the proximity of the proposed turbines to the adjacent rights of way/bridleway which could

not be overcome by mitigation measures.

(This resolution was approved unanimously by the Panel).

At 9.30pm the meeting was adjourned.

Upon resumption at 9.35pm.

(c) Proposed agricultural improvements (removal of disused railway embankment) including the importation of soil via access road and improved junction onto the B1086 (previously approved), land at Park Farm, St. Ives Road, Somersham – 12/01309/FUL

- (i) that, having been informed of the views of the Section 106 Agreement Advisory Group, the Head of Legal and Democratic Services be authorised to enter into an Agreement under the Town and Country Planning Act 1990 to secure the contributions detailed in paragraph 7.11 and 7.25 of the report now submitted;
- (ii) that, subject to the completion of the Agreement referred to in resolution (i) above and to the conditions set out in paragraph 8 of the report now submitted the application be approved.

At 9.40pm Councillor R G Tuplin left the meeting.

(d) Change of use from agriculture to equestrian to include erection of three timber stables, feed store and tack room, hardstanding for parking and use of adjacent paddock for schooling, jumping and exercising of horses, land south of Broadpool Farm, Fenside Road, Warboys – 12/00867/FUL

(See Minute No. 44 for Members' interests.)

(Mrs A Robinson, objector and Mr M Ferguson, applicant, addressed the Panel on the application.)

that the application be approved subject to conditions to be determined by the Head of Planning and Housing Strategy to include those listed in paragraph 8 of the report now submitted.

(e) Use of land for the stationing of caravans for residential purposes for 10 gypsy pitches together with the formation of additional hardstanding and utility/day rooms ancillary to that use, Brington Gorse, Brington Road, Catworth – 12/01230/FUL

(In the absence of the Ward Councillor, Councillor M G Baker, the Chairman referred to a copy of his

observations on the application which had been tabled and also read these aloud to the Panel.)

(Councillor J Hurley, Catworth Parish Council and Mr M Green, agent addressed the Panel on the application.)

that the application be approved subject to conditions to be determined by the Head of Planning and Housing Strategy to include those listed in paragraph 8 of the report now submitted.

- (f) **Installation of a single micro-scale wind turbine, 14.97 metres to hub, 5.6 metre diameter blades, Ashfield, 64 Meadow Road, Great Gransden – 12/01268/FUL**

(Mr P Glee on behalf of Great Gransden Parish Council and Mr J Kenny, objector addressed the Panel on the application.)

that the application be approved subject to conditions to be determined by the Head of Planning and Housing Strategy to include those listed in paragraph 8 of the report now submitted and additionally to secure a scheme which would provide for a highway cross-over, where the track meets the public highway and a traffic management plan for when deliveries occur.

- (g) **Erection of 2, 2 bed room dwellings following demolition of existing building and barn, land at and including 1 Church Street, Needingworth – 12/01544/FUL**

(See Minute No 44 for members' interests.)

(Councillor T V Rogers, Ward Councillor and Mr J Tyers, agent addressed the Panel on the application.)

that the application be approved subject to conditions to be determined by the Head of Planning and Housing Strategy to include those listed in paragraph 8 of the report now submitted.

- (h) **Change of use from Class (C1) to Class (C3) partial demolition, alterations and extension to outbuilding and installation of flue to create dwelling. Partial demolition of garden wall to create access and erection of new boundary enclosure – 12/01470/FUL**

Partial demolition, alterations and extension to outbuilding and installation of flue to create dwelling. Partial demolition of additional garden wall to create access and erection of new boundary enclosure – 12/01471/LBC

25 Main Street, Hartford

- (i) that planning application 12/01470/FUL be refused for the following reason:-

the development would, due to the harmful detailing of the alterations to the outbuilding, the erection of the unduly long and bulky extension to the outbuilding, the proposed sub-division of the property between the two proposed dwellings and introduction of a sub-dividing fence, the demolition of part of the Main Street frontage wall to provide a new access, together with the intrusion of the hard engineering to provide the new parking area in the garden, harm the character and appearance of the setting of the listed building and the Conservation Area. The proposal is therefore considered to be contrary to the guidance of the National Planning Policy Framework, 2012 and policies ENV6 and ENV7 of the East of England Plan – Revision to the Regional Spatial Strategy, May 2008, En2, En5, En6, En9, En25 and H33 of the Huntingdonshire Local Plan 1995, HL5 of the Huntingdonshire Local Plan Alteration, 2002, CS1 of the adopted Huntingdonshire Core Strategy 2009, E1 and E3 of the Development Management DPD: Proposed Submission 2010, DM13 and DM27 of the Huntingdonshire Local Plan to 2036 - Draft Development Management Policies, 2012 and guidance contained in the Huntingdonshire Design Guide Supplementary Planning Document 2007. The advantages of securing a use for the outbuildings and securing the demolition of the flat roof garage and replacement of part of the rear timber fence adjoining Longstaff Way have been taken into account but are not considered to outweigh the harm caused by the development. The deletion of the sub-dividing fence between the main dwelling and the Annex/outbuilding to reduce harm to the setting of the listed building would be likely to result in unsatisfactory private amenity space and privacy and amenities for the occupiers of both new properties which would be contrary to policy H31 of the Huntingdonshire Local Plan 1995, H7 of the Development Management DPD Proposed Submission 2010 and Draft Policy DM14 of the Local Plan to 2036; and

- (ii) that application No. 12/01471/LBC be refused for the following reason –

the development would, due to the harmful detailing of the alterations to the outbuilding, the erection of the unduly long and bulky extension to the outbuilding, the proposed sub-division of the

property between the two proposed dwellings and introduction of a sub-divided fence and the demolition of part of the main street frontage wall to provide a new access would harm the character and appearance of the setting of the listed building. The proposal is therefore considered to be contrary to the guidance of the National Planning Policy Framework, 2012 and Policies ENV6 and ENV7 of the East of England Plan – Revision to the Regional Spatial Strategy, May 2008, En2 of the Huntingdonshire Local Plan 1995, HL5 of the Huntingdonshire Local Plan Alteration, 2002, CS1 of the adopted Huntingdonshire Core Strategy 2009, E3 of the Development Management DPD: Proposed Submission 2010, DM27 of the Huntingdonshire Local Plan to 2036 – Draft Development Management Policies, 2012 and guidance contained in the Huntingdonshire Design Guide Supplementary Planning Document 2007. The advantages of securing a use for the outbuildings and securing the demolition of the flat roof garage and replacement of part of the rear timber fence adjoining Longstaff Way have been taken into account but are not considered to outweigh the harm caused by the development.

At 10.20pm, the meeting was adjourned.

Upon resumption at 10.25pm.

- (i) **Installation of a micro-generation 10kw wind turbine on a 15 metre tower, Mill House, Layton Road, Old Weston – 12/1408/FUL**

(Mrs C Park, applicant and Mr G Hill, agent addressed the Panel on the application.)

that the application be approved subject to conditions to be determined by the Head of Planning and Housing Strategy to include those listed in paragraph 8 of the report now submitted.

- (j) **Erection of a three bed room detached dwelling with vehicular access to George Lane, land north of 15 High Street, Warboys – 12/01339/FUL**

that the application be approved subject to conditions to be determined by the Head of Planning and Housing Strategy to include those listed in paragraph 8 of the report now submitted and in addition to require the submission and agreement, of the local planning authority, prior to the commencement of the development on-site, a scheme to protect the retained trees with a pre-commencement meeting to be held between the Tree Officer and the developer to discuss

the tree issues and details of the actions to be taken to safeguard any great crested newts which may be present on the site.

- (k) **Demolition of existing dwelling and the erection of two blocks providing 14 units of one and two bed apartments for the elderly, 6 London Road, Yaxley – 12/01535/OUT**

that the application be approved subject to conditions to be determined by the Head of Planning and Housing Strategy to include those listed in paragraph 8 of the report now submitted and additionally to provide for satisfactory cycle parking and a minimum of 14 cycle spaces.

- (l) **Erection of a three bed detached dwelling, 2 Globe Lane, Alconbury – 12/01434/FUL**

(Mr R Hopwood, agent addressed the Panel on the application.)

that, contrary to the recommendation of the Head of Planning and Housing Strategy, the application be approved subject to conditions as the Panel concluded that the development would enhance the appearance of the street scene at that location.

- (m) **Change of use to offices plus single storey addition – 12/01518/FUL**

Removal of Condition 1 of PP G.53.60 which limits occupation to persons employed locally in agriculture – 12/01519/S73

New Farm, Buckworth Road, Alconbury Weston

(i) that application no. 12/01519/S73 be approved; and

(ii) that application no. 12/01518/FUL be approved subject to conditions to be determined by the Head of Planning and Housing Strategy to include those listed in paragraph 8.1 of the report now submitted.

- (n) **Erection of agricultural dwelling with associated access, land north of Orchard Estates, Station Road, Bluntisham – 12/00413/OUT**

(Councillor R Carter, Ward Councillor and Mr G Cooper on behalf of the applicant, addressed the Panel on the application.)

that the application be approved subject to conditions to be determined by the Head of Planning and Housing

Strategy to include those listed in paragraph 8 of the report now submitted.

- (o) **Proposed two storey detached three bedroom dwelling, land adjacent 49 Lucks Lane, Buckden – 12/01261/FUL**

that the application be approved subject to conditions to be determined by the Head of Planning and Housing Strategy to include 02003 – time limit (three years) and 05004 – notwithstanding submitted material details required.

- (p) **Erection of three bedroom detached dwelling, land at 5 Hall Green Lane, Fenstanton – 12/01545/FUL**

that the application be approved subject to conditions to be determined by the Head of Planning and Housing Strategy to include those listed in paragraph 8 of the report now submitted and in addition to ensure that the potential flood plain to remain exempt from permitted development is that area set out in the location map distributed to the Panel as part of the late representations.

47. APPEAL DECISIONS

The Planning Service Manager (Development Management) reported on the outcome of four appeals against refusal of planning permission by the District Council (a copy of the report and a summary of the cases with wider implications for the planning process are appended in the Minute Book).

Chairman