

HUNTINGDONSHIRE DISTRICT COUNCIL

MINUTES of the meeting of the DEVELOPMENT MANAGEMENT COMMITTEE held in THE CIVIC SUITE (LANCASTER/STIRLING ROOMS), PATHFINDER HOUSE, ST MARY'S STREET, HUNTINGDON, PE29 3TN on Monday, 17 November 2025

PRESENT: Councillor D L Mickelburgh – Chair.

Councillors E R Butler, J Clarke, S J Corney, K P Gulson, P A Jordan, S Mokbul, J Neish, B M Pitt, T D Sanderson, R A Slade, C H Tevlin and S Wakeford.

APOLOGIES: Apologies for absence from the meeting were submitted on behalf of Councillors R J Brereton, D B Dew and S R McAdam.

33 MINUTES

The Minutes of the meeting of the Committee held on 20th October 2025 were approved as a correct record and signed by the Chair.

34 MEMBERS' INTERESTS

Councillor J Neish declared a Non-Registrable interest in Minute No 35 (b) by virtue of the fact that the application related to the Ward he represented.

Councillor C Tevlin declared a Non-Registrable interest in Minute No 35 (d) by virtue of the fact that the application related to the Ward she represented.

Councillor S Mokbul declared an Other Registrable interest in Minute No 35 (b) by virtue of the fact that she was a Member of St Ives Town Council.

Councillor S Wakeford placed on record the fact that he was Executive Councillor with responsibility for Economy, Regeneration and Housing, but was present as a Member of the Development Management Committee and had not discussed any of the applications for determination in his capacity as Executive Councillor.

Councillor D Mickelburgh declared a Non-Registrable interest in Minute no 35 (a) by virtue of the fact that the application related to the Ward she represented, left the room and took no part in the discussion or voting on the application.

Councillor T Sanderson placed on record the fact that he was Executive Councillor with responsibility for Planning, he had had no discussions on any of the items for determination, and was present as a Member of the Development Management Committee.

35 APPLICATIONS REQUIRING REFERENCE TO DEVELOPMENT MANAGEMENT COMMITTEE

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 Committee. Members were advised of further representations, which had been received since the reports had been prepared. Whereupon, it was

RESOLVED

- a) **Change of use from dwelling (Use Class C3) & agricultural land to a wellness centre (Class E) and wedding and events venue (Sui Generis) with guest sleeping accommodation and parking - Hemingford Park, Common Lane, Hemingford Abbots - 25/01248/FUL**

Councillor S Mokbul in the Chair.

(Councillor M Whewell, Hemingford Abbots Parish Council, Councillor P Boothman, Houghton and Wyton Parish Council, S Painter, objector, and M Short, Agent, addressed the Committee on the application).

See Minute No 34 for Members' interests.

that the application be approved subject to conditions to be determined by the Planning Service Manager (Development Management) to include those listed in paragraph 8 of the report now submitted together with additional conditions relating to the prohibition of outdoor lighting without prior consent and the prohibition of lanterns.

At 8.25 pm the meeting was adjourned.

At 8.32 pm the meeting resumed.

- b) **Hybrid planning application for up to 13,350 sqm floorspace in Use Classes E(g)(i) Office, E(g)(ii) Research and Development, E(g)(iii) Light Industrial, B2 (General Industrial), B8 (Storage and Distribution) and E/B8 (Trade Counter). Full planning permission for the access and internal road, landscaping and Plots 7 and 8 (up to 2861sqm floorspace). Outline application with all matters reserved except means of access for Plots 1 - 6 (up to 10,486sqm floor space) - Land North of Stocks Bridge Way Compass Point Business Park St Ives - 24/01802/OUT**

Councillor D Mickelburgh in the Chair.

(Councillor M Gleadow, St Ives Town Council, J Bowd, Holywell-cum-Needlingworth Parish Council, and T Waller, Agent, addressed the Committee on the application).

See Minute No 34 for Members' interests.

that the application be approve subject to conditions to be determined by the Planning Service Manager (Development Management) to include those listed in paragraph 8 of the report now submitted.

At 9.25 pm the meeting was adjourned.

At 9.28 pm the meeting resumed.

c) Detached self-build dwelling - 8 Mill Lane, Alwalton - 25/00922/FUL

(Councillor I Hadley, Alwalton Parish Council, and J Richards, Agent, addressed the Committee on the application).

that the application be approved subject to conditions to be determined by the Planning Service Manager (Development Management) to include those listed in paragraph 8 of the report now submitted.

d) Proposed erection of a self-build detached dwelling along with conversion of an existing garage into carport and associated works (Resubmission of Application Ref:24/02387/FUL) - 26 - 28 High Street, Fenstanton - 25/01003/FUL

(Councillor T Yates, Fenstanton Parish Council, addressed the Committee on the application).

See Minute No 34 for Members' interests.

that the application be approved subject to conditions to be determined by the Planning Service Manager (Development Management) to include those listed in paragraph 8 of the report now submitted.

36 APPEAL DECISIONS

The Committee received and noted a report by the Planning Service Manager (Development Management), which contained details of four recent decisions by the Planning Inspectorate. A copy of the report is appended in the Minute Book.

RESOLVED

that the contents of the report be noted.

Chair

