

HUNTINGDONSHIRE DISTRICT COUNCIL

MINUTES of the meeting of the DEVELOPMENT CONTROL PANEL held in the Village Hall, Owls End, Great Stukely, Huntingdon, PE28 4AQ on Monday, 23 February 2009.

PRESENT: Councillor P G Mitchell – Chairman.

Councillors J D Ablewhite, Mrs M Banerjee, Mrs B E Boddington, P L E Bucknell, E R Butler, W T Clough, P A Swales, G S E Thorpe, R G Tuplin, P K Ursell, P R Ward, and R J West.

APOLOGIES: Apologies for absence from the meeting were submitted on behalf of Councillors J J Dutton, C J Stephens and Ms M J Thomas.

IN ATTENDANCE: Councillors K M Baker and D B Dew.

61. MINUTES

The Minutes of the meeting of the Panel held on 19th January 2009 were approved as a correct record and signed by the Chairman.

62. MEMBERS' INTERESTS

Councillor P L E Bucknell declared a personal interest in Minute No. 64 (e) and (f) by virtue of his appointment as Executive Councillor for Planning Strategy and Transport.

Councillor W T Clough declared a personal interest in Minute No. 64 (g) by virtue of his membership of Buckden Parish Council.

63. PROPOSED SERVICE ENHANCEMENTS - THE TRANSFORMATION FROM DEVELOPMENT CONTROL TO DEVELOPMENT MANAGEMENT

A report by the Head of Planning Services was submitted (a copy of which is appended in the Minute Book) regarding a proposal to formally transform the development control function to development management.

It was explained that the nature of the Local Development Framework had prompted a change in emphasis with focus now being placed on the importance of a sustainable and deliverable vision for development in the District as opposed to the negative and reactive reputation held formerly in some quarters about the development control function. It was accepted that the transformation would require cultural change and a wider range of skills with the process described as a "journey" rather than a "sudden event".

The Panel welcomed the elements of development management which the service already was taking forward as referred to in points 3, 4 and 5 of Appendix B to the report now submitted and requested Officers to present a session on the changes at a training event being arranged for the Panel in May.

Whilst commending the transformation, Members did express some concern over the suggested resource implications of the new proactive approach required by development management and were anxious that their decision to endorse the proposal was not considered to represent support for any additional financial implications that might be forthcoming. Subject to this reservation, the Panel

RESOLVED

that the proposed transformation from Development Control to Development Management be endorsed and the Head of Planning Services authorised to implement the necessary administrative and procedural changes required.

64. DEVELOPMENT CONTROL

The Development Control Manager 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) **Erection of a pair of semi-detached town houses, 9 Merryland, St. Ives - 08/01352/FUL**

(Councillor D B Dew, Ward Councillor, Councillor M Clark, St. Ives Town Council and Mr T Reynolds, objector addressed the Panel on the application).

that the application be refused for the following reasons -

- ◆ the proposed development would be contrary to the provisions of policies ENV7 the East of England Plan - Revision to the Regional Spatial Strategy 2008, policy HL5 of the Huntingdonshire Local Plan Alteration, 2002, policies En2, En5 and En6 of the Huntingdonshire Local Plan 1995, and policies B1, B7 and B8 of the Huntingdonshire Interim Planning Policy Statement, 2007 in that the development, by reason of its scale, location and design would not be sympathetic to the historical development of the site nor the locality and would therefore be detrimental to the character and appearance of the site and the Conservation Area and the setting of the

- adjacent listed building;
- ◆ the proposed development would be contrary to the provisions of policy H31 of the Huntingdonshire Local Plan, 1995 and policy B4 of the Huntingdonshire Interim Planning Policy Statement 2007 in that the development would result in an unacceptable loss of amenity to the adjoining properties by reason of loss of light, loss of privacy and over-bearing impact;
 - ◆ the proposal would be contrary to the provisions of policy CS8 of the Huntingdonshire Local Plan, 1995, policy P10 of the Huntingdonshire Interim Planning Policy Statement, 2007 and Planning Policy Statement No. 25 in that the application does not adequately demonstrate that due regard has been taken of the potential flood risk to the site during the likely lifetime of the building nor has assessed the flood risk resulting from climate change; and
 - ◆ the proposed development would be contrary to the provisions of policy H37 of the Huntingdonshire Local Plan, 1995 and policy B4 of the Huntingdonshire Interim Planning Policy Statement, 2007 in that it does not demonstrate how the development would incorporate measures to adequately protect the amenities of the inhabitants of the dwellings from noise, disturbance and odours emanating from adjacent properties.

(b) **Erection of three town houses and five apartments, land rear of 12 to 22 Mill Hill Road, Eaton Ford, St. Neots - 08/03231/FUL**

(Mr S Richardson, agent, addressed the Panel on the application).

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

(c) **Erection of 2 storey residential care home with associated access road, parking and landscaping, land east of West Newlands, Somersham - 08/05248/OUT**

(Mr P Staden, applicant, addressed the Panel on the application).

that the application be refused for the following reason:-

the erection of the care home in the location shown, whilst providing some employment, would prejudice the development of the remainder of the site allocation

for employment purposes contrary to the aims of policy CS1 of the Huntingdonshire Submission Code Strategy 2008, the provisions of E3 of the Huntingdonshire Local Plan, 1995 and Planning Policy Statement No. 1.

- (d) **Alterations and Change of Use of Chapel to a dwelling, Toseland Methodist Church, High Street, Toseland - 08/02703/FUL**

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

- (e) **Erection of dwelling and garage, land adjacent 5 Harbins Lane, Abbotsley - 08/02557/FUL**

(See Minute No. 62 for Members' interests).

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

- (f) **Erection of post office with flat over. Erection of two houses, 1 Bell Lane, Alconbury - 08/03128/FUL and 08/03129/CAC**

(See Minute No. 62 for Members' interests).

(Councillor K M Baker, Ward Councillor and Mr G Campbell, agent, addressed the Panel on the application).

that the Head of Planning Services be authorised to determine the applications subject to conditions and to agreement with the applicant on the height of the new wall along Bell Lane and to revisions to the roof line of the new dwellings to ensure a satisfactory relationship between the new and the retained buildings.

- (g) **Demolition of existing buildings and erection of four flats, 21 High Street, Buckden - 08/02818/FUL and 08/03317/CAC**

(See Minute No. 62 for Members' Interests).

(Mr S Richardson, agent, addressed the Panel on the applications).

- (i) that application number 08/02818/FUL be refused for the following reasons -

- ◆ the proposed residential development by reason of its layout, design, form, bulk and detailing would appear out of keeping with the character and

appearance of the street scene and would result in an unduly prominent and inharmonious development which would fail to preserve and enhance the character and appearance of the Conservation Area. This would be contrary to policy ENV7 of the East of England Plan - Revision to the Regional Spatial Strategy 2008; policies En5, En6, En9, En25 of the Huntingdonshire Local Plan 1995, HL5 of the Huntingdonshire Local Plan Alteration, 2002, policies B1 and B8 of the Huntingdonshire Interim Planning Policy Statement, 2007 and CS1 of the Huntingdonshire Local Development Framework submission Core Strategy 2008; and

- ◆ the application site lies within Noise Exposure Category D (NEC D; Planning Policy Guidance Note No.24: 1994). The NEC is derived from average day time and night time noise levels which have been found to be very high. In addition to the very high average noise levels, the site is also subject to extremely high maximum noise levels and the maximum noise level found during the recent survey was in 101dB L(A)max. The impact of these high maximum levels is that, even with very substantial noise mitigation incorporated into a building envelope, there could still potentially be frequent disturbance of occupiers. The proposal would therefore result in poor living conditions for the future occupiers of the proposed properties and would be contrary to policies H37 and H38 of the Huntingdonshire Local Plan, 1995, B4 of the Huntingdonshire Interim Planning Policy Statement, 2007 and Planning Policy Guidance Note No. 24; Planning and Noise, 1994.

- (ii) that application number 08/03317/CAC be refused for the following reason -

the proposed development fails to justify the demolition of the existing property which contributes positively to the character and appearance of the Conservation Area. The merits of the proposed replacement building are not sufficient to justify the demolition of the existing property. This would be contrary to guidance contained in Planning Policy Guidance No. 15, policy En8 of the

Huntingdonshire Local Plan, 1995 and policy B8 of the Huntingdonshire Interim Planning Policy Statement, 2007.

(h) **Erection of single storey dwelling, store at 11 High Street, Fenstanton - 07/02876/FUL**

(Mr Butt, objector and Mr G Campbell, agent, addressed the Panel on the application).

that the application be refused for the following reason

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the proposed development by virtue of its close proximity to existing and surrounding buildings would not provide adequate living conditions for future occupiers of the dwelling, contrary to policy H31 of the Huntingdonshire Local Plan, 1995 and policy B4 of the Huntingdonshire Interim Planning Policy Statement, 2007.

(i) **Erection of dormer windows to form accommodation at first floor and part demolition of existing dwelling. Erection of new dwelling, land at and including 34 Common Lane, Hemingford Abbots - 06/03872/FUL**

(Mr Dilley, objector, addressed the Panel on the application).

that the application be refused for the following reason

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the proposed development to alter an existing chalet bungalow and erect a new two-storey dwelling would be harmful to the character and appearance of the Hemingford Abbots Conservation Area because the two dwellings in relatively close proximity within the plot would be out of keeping with the loose, fragmented character of the area. The designs of both buildings are also unsatisfactory in that the alterations to the chalet bungalow result in a foreshortened building of poor proportions with unduly prominent roof lights and rear dormer window. In combination with the poorly proportioned fenestration of the new house, this exacerbates the over-developed appearance of the site. The proposal would be contrary to policy ENV7 of the East of England Plan, H32, H33, En5, En6, En25 of the Huntingdonshire Local Plan, 1995, HL5 of the Huntingdonshire Local Plan Alteration, 2002 and B1 and B8 of the Huntingdonshire Interim Planning Policy Statement 2007. The proposal does not accord with the design guidance in the Huntingdonshire Design Guide Supplementary Planning Document 2007.

(j) **Alterations and a sub-division of dwelling into two**

**dwellings, 45 High Street, Hemingford Grey,
08/03236/FUL and 08/03242/FUL**

- (i) that application number 08/03236/FUL be approved subject to conditions to be determined by the Head of Planning Services to include 02003 - time limit (3 years), 03022 - parking, one non-standard condition relating to bin storage and flood resilience measures to minimise damage to internal fixtures and fittings; and
- (ii) that application number 08/03242/FUL be approved subject to conditions to be determined by the Head of Planning Services to include 02003 - time limit (3 years), two non-standard conditions relating to bin storage and no parking on the west side of the access and flood resilient measures to minimise damage to internal fixtures and fittings.

(k) Removal of Condition 9 of reserved matters approval 07/02174/REM to allow floodlighting, land at Giffords Farm, Needingworth Road, St. Ives - 08/03318/S73

that consideration of the application be deferred in view of the late receipt of amended plans which proposed adjustments to the original development which were considered to be sufficiently significant to warrant further consultation.

(l) Retention of use of land as a caravan site for gypsy and traveller residential purposes, pumping station, Paxton Road, Offord D'Arcy - 08/02744/FUL

(Councillor J Gimblett, Offord Cluny and Offord D'Arcy Parish Council addressed the Panel on the application).

that the application be approved subject to conditions to be determined by the Head of Planning Services to include those listed in paragraph 8 of the report now submitted and additionally to require the colour of the caravan to be agreed with the local planning authority and to restrict the undertaking of any business operations on the site in line with the recent appeal decision at Brington.

65. APPEAL DECISIONS

The Panel received and noted a report by the Development Control Manager (a copy of which is appended in the Minute Book) in respect of four appeals against refusal of planning permission by the District Council.

Chairman