

HUNTINGDONSHIRE DISTRICT COUNCIL

MINUTES of the meeting of the DEVELOPMENT CONTROL PANEL held in the VILLAGE HALL, OWLS END, GREAT STUKELEY, HUNTINGDON, CAMBS, PE28 4AQ on Monday, 16 March 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, J J Dutton,
C J Stephens, 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 P A Swales and Ms M J Thomas.

IN ATTENDANCE: Councillor R Powell

66. MINUTES

The Minutes of the meeting of the Panel held on 23rd February 2009 were approved as a correct record and signed by the Chairman.

67. MEMBERS' INTERESTS

Councillor P L E Bucknell declared a personal interest in Minute No. 68 (a) by virtue of an association with the applicant.

Councillor C J Stephens declared a personal and prejudicial interest in Minute No. 68 (c) by virtue of his family relationship with the applicant and left the hall during discussion and voting on the application.

Councillor J J Dutton declared a personal interest in Minute No. 68 (e) and (f) by virtue of his membership of Godmanchester Town Council.

68. 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) **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**

(See Minute No. 67 for Members' interests).

(Mr A Campbell, agent, addressed the Panel on the application).

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

- (b) **Conversion of former stables to holiday homes, Crystal Lake Touring Park, Low Road, Fenstanton - 08/03455/FUL**

that, as the application had been withdrawn, no further consideration be given to the proposal.

- (c) **Extension to dwelling, 10 Madeley Court, Hemingford Grey - 08/03546/FUL**

(See Minute No. 67 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.

- (d) **Erection of agricultural building to house free range hens, Rectory Farm, Wistow Road, Broughton - 09/00055/FUL**

(Councillor A Towler, Broughton Parish Council and Mr I Pick, agent, addressed the Panel on the application).

- ◆ that the Head of Planning Services be authorised to determine the application by the 20th April either by: approving it subject to conditions to include those listed if the archaeological investigations have been satisfactorily completed and the County Council has withdrawn its request for a pre determination archaeological investigation; or by refusing it for the reason set out in the report now submitted if the archaeological investigations have not been satisfactorily completed or the County Council has not withdrawn its request for a predetermination archaeological investigation;
- ◆ should the application be approved the conditions should include 02003 time limit, 05001 materials, 06011 approval of landscaping, 06017 maintenance of landscaping, 06003 replacement of planting, 04003 surface water drainage and one non-standard condition relating to a restriction on the use of the agricultural building for free range hens.

- (e) **Use of land for domestic purposes and erection of tennis court, 5 Offord Road, Godmanchester - 08/03447/FUL**

(Mr S Embley, applicant, 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 a requirement for additional landscaping, the removal of permitted development rights and to prohibit lighting of the tennis courts and commercial use of the facility.

(f) Alterations and extension to form a new dwelling, 28 Kisby Avenue, Godmanchester - 09/00058/FUL

(Mr A Campbell, agent, addressed the Panel on the application).

that the application be refused for the following reason -

the proposed new dwelling and associated cycle bin stores, by virtue of their siting, design and layout would result in a visually cluttered appearance that will be dominant in the street scene and out of keeping with the scale and form of buildings in the locality. This over-development of the site will be detrimental to the character and appearance of the area. The proposal is therefore contrary to Planning Policy Statement Nos. 1 and 3, policies ENV7 of the East of England Plan, 2008, En25 of the Huntingdonshire Local Plan, 1995, B1 and B2 of the Huntingdonshire Interim Planning Policy Statement, 2007 and the Huntingdonshire Design Guide, 2007.

(g) Change of use of existing food preparation premises to A5 (food takeaway) use, 20 Halcyon Court, Huntingdon - 08/03572/FUL

that the application be refused for the following reason -

the proposed change of use of the industrial unit would result in the loss of an existing unit in an established industrial estate without justification. It is necessary to ensure that an adequate range of sites/premises are available to accommodate the full range of sectoral requirements to achieve indicative job growth targets. The loss of this unit would undermine this aim and would be contrary to policy E2 of the East of England Regional Spatial Strategy 2008 and policy E3 of the Huntingdonshire Interim Planning Policy Statement, 2007.

(h) Land south-west of the Orchard, Lodesend Drove, Ramsey Mereside - 08/03031/FUL

(Councillor M Cusak, Ramsey Town Council and Mr B Barcas, applicant, 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 materials, landscaping and the removal of permitted development rights.

- (i) **Re-design of playground area, install new buggy store and changes to external fence, Unit 3, Stocking Fen Road, Ramsey - 09/00078/FUL**

that the application be approved subject to conditions to be determined by the Head of Planning Services to include 02003 time limit (three years) and one non-standard condition relating to revised proposals with landscaping.

- (j) **Alterations to elevation, 17 Bridge Street, St. Ives - 08/03575/FUL**

that, as the application had been withdrawn at the request of the applicant, no further consideration be given to the proposal.

- (k) **Demolition of existing buildings and erection of four dwellings, Grooms Cottage, Coppingford Road, Sawtry - 08/03534/FUL**

that, as the application had been withdrawn at the request of the applicant, no further consideration be given to the proposal.

- (l) **Demolition of office building and erection of eight dwellings with refuse and cycle store and parking, Grooms Cottage, Coppingford, Sawtry - 08/03579/FUL**

that, as the application had been withdrawn at the request of the applicant, no further consideration be given to the proposal.

69. 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 five appeals against refusal of planning permission by the District Council.

In response to a question from a Member, the Panel was advised that the District Council had not been required to meet any costs arising from the decision to allow the appeal at North Farm, Potton Road, Abbotsley.

70. S106 AGREEMENT ADVISORY GROUP

Following the resignation from the Advisory Group of Councillor A N Gilbert, it was

RESOLVED

that Councillor J S Watt be appointed to the vacancy in the membership of the Section 106 Agreement Advisory Group.

71. EXCLUSION OF PRESS AND PUBLIC

RESOLVED

that the public be excluded from the meeting because the business to be transacted contains exempt information under paragraphs one and six of Schedule 12A to the Local Government Act 1972 (as amended) relating to individuals and action which the Authority proposes to take under an enactment.

(Under Section 100 (b) 3 and (4) of the Local Government Act 1972 (as amended by the Local Government (Access to Information) Act, 1985), the Chairman agreed to admit to the agenda an additional item of business relating to unauthorised development at a site in Ramsey Heights being satisfied that the item should be considered as a matter of urgency because of the possible need to seek injunction proceedings).

72. CHANGE OF USE TO GYPSY SITE WITHOUT PLANNING PERMISSION, LAND 800 METRES EAST OF WOODWALTON NATURE RESERVE AND SOUTH OF HARPERS DROVE, RAMSEY HEIGHTS, HUNTINGDON - 09/00038/ENCARA

A report by the Head of Planning Services was submitted (a copy of which is appended in the Minute Book) regarding the options available to the District Council in managing the unauthorised occupation of a site by gypsy travellers at Harpers Drove, Ramsey Heights.

Following advice from the Head of Legal, Governance and Property and the Development Control Manager, it was

RESOLVED

that the approach outlined in the report now submitted be endorsed, namely the issuing of an enforcement notice to secure the cessation of unauthorised use of land at Harpers Drove, Ramsey Heights, Ramsey and the removal of the caravans and mobile home from the site.

Chairman