

HUNTINGDONSHIRE DISTRICT COUNCIL

MINUTES of the meeting of the DEVELOPMENT CONTROL PANEL held in the BURGESS HALL, ST IVO LEISURE CENTRE, WESTWOOD ROAD, ST IVES on Monday, 20 April 2009.

PRESENT: Councillor P G Mitchell – Chairman.
Councillors J D Ablewhite, 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 Mrs M Banerjee and Ms M J Thomas.

IN ATTENDANCE: Councillors M G Baker, S J Criswell and J A Gray.

73. MINUTES

Subject to it being clarified that Councillor P L E Bucknell had declared a personal interest in Minute No. 68 (d) and not 68 (a) as recorded in Minute No. 67, the Minutes of the meeting of the Panel held on 16th March 2009 were approved as a correct record and signed by the Chairman.

74. MEMBERS' INTERESTS

No interests were declared.

75. ENFORCEMENT ACTION - REPORT ON ENFORCEMENT ACTION - LAND SOUTH OF CARAVAN SITE, NEEDINGWORTH ROAD, BLUNTISHAM

The Panel received and noted a report by the Development Control Manager (a copy of which is appended in the Minute Book) regarding the action taken by the Head of Legal, Property and Governance to obtain an injunction to prevent unauthorised occupation of a site for residential development off the A1123, Needingworth Road, Bluntisham.

Members were advised that the Order, served on the land owner on 3rd March 2009, restricted use of the land for the occupation of caravans and mobile homes, the storage of vehicles, caravans and residential paraphernalia, the laying of hard core and the creation of a hardstanding or access road. It was further reported that no further development had subsequently taken place on site.

76. 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 four floodlight columns and floodlights, informal open space, north-east of 46 High Street, Little Paxton - 08/03557/FUL**

(Councillor P Hagger, Little Paxton Parish Council and Mr Dean, objector, 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 02003 - time limit (3 years) and one non-standard condition relating to time limit and months of use.

[Whilst approving the application, the Panel had regard to the representations received and requested that Little Paxton Parish Council be encouraged to provide for the lighting columns to fade out gradually when turned off].

- (b) **Permanent change of use of agricultural land to a travellers site with six pitches including new vehicular access roadway and hardstanding, land north of The Paddock, Chatteris Road, Somersham - 08/03522 FUL**

(Councillors S J Criswell, Ward Councillor and Mrs J Bullard, Somersham Parish Council, Ms T Osborne, objector and Mr F Adams, applicant, addressed the Panel on the application).

that the application be refused for the following reasons:-

- (i) the site is not sufficiently accessible to services and facilities by means of travel other than by private motor vehicles to justify granting permanent planning permission in advance of the consideration of alternative sites as part of the preparation of the Council's Gypsy and Traveller Sites Development Plan Document and the proposal would thereby be contrary to policy CS6 of the Huntingdonshire Local Development Framework Submission Core Strategy, 2008 and advice contained in Circular 1/2006 - Planning for Gypsy and Traveller Caravan Sites;
- (ii) the impact on views and the character of the countryside is such that the site does not perform well enough to justify granting permanent planning permission in advance of the detailed

consideration of a range of sites that will take place in the DPD and thereby the proposal would be contrary to the provisions of policy CS6 of the Huntingdonshire Local Development Framework Submission Core Strategy, 2008;

- (iii) the development of the site as proposed, if permitted in conjunction with the development of application site 08/03523/FUL for a temporary period or permanently, would result in a number and extent of pitches that would be detrimental to the amenities and nearby residential properties because it would not respect the scale of, and would dominate the nearest part of the settled community contrary to policy CS6 of the Huntingdonshire Local Development Framework Submission Core Strategy, 2008 and to advice contained in Paragraph 54 of ODPM Circular 1/2006; and
- (iv) the proposal would be contrary to the provisions of policy CS6 of the Huntingdonshire Local Development Framework Submission Core Strategy 2008 in that the development would, by reason of the noise and disturbance likely to be generated by the proposed use, have a significant adverse effect on the operations of the adjoining dressage centre, whether permitted for a temporary period or permanently.

[The Development Control Manager circulated a flow chart (a copy of which is appended in the Minute Book) to assist the Panel in their assessment of the applications referred to in Minute Nos. 76 (b) (c) and (d).]

- (c) **Permanent change of use of agricultural land to a traveller site for two pitches including vehicular access, associated roadway and hardstanding, land north of The Paddock, Chatteris Road, Somersham - 08/03523/FUL**

(Councillors S J Criswell, Ward Councillor and Mrs J Bullard, Somersham Parish Council, Ms T Osborne, objector and Mr F Adams, applicant addressed the Panel on the application).

that the application be refused for the following reasons:-

- (i) the site is not sufficiently accessible to services and facilities by means of travel other than by private motor vehicles to justify granting permanent planning permission in advance of the consideration of alternative sites as part of the preparation of the Council's Gypsy and Traveller Sites Development Plan Document and the

proposal would therefore be contrary to policy CS6 of the Huntingdonshire Local Development Framework Submission Core Strategy, 2008 and advice contained in Circular 1/2006 - Planning for Gypsy and Traveller Caravan Sites;

- (ii) the impact on views and the character of the countryside is such that the site does not perform well enough to justify granting permanent planning permission in advance of the detailed consideration of a range of sites that will take place in the DPD and thereby the proposal would be contrary to the provisions of policy CS6 of the Huntingdonshire Local Development Framework Submission Core Strategy, 2008;
 - (iii) the development of the site as proposed would, if permitted, in conjunction with the development of application site 08/03522/FUL, for a temporary period or permanently, result in a number and extent of pitches that would be detrimental to the amenities of nearby residential properties because it would not respect the scale of, and would dominate the nearest part of the settled community, contrary to policy CS6 of the Huntingdonshire Local Development Framework Submission Core Strategy, 2008 and advice contained in paragraph 54 of ODPM Circular 1/2006;
 - (iv) the proposal would be contrary to the provisions of policy CS6 of the Huntingdonshire Local Development Framework Submission Core Strategy, 2008 in that the development would by reason of noise and disturbance likely to be generated by the proposed use, have a significant adverse effect on the operations of the adjoining dressage centre whether permitted for a temporary period or permanently.
- (d) **Change of use of land to travellers site with the stationing of a mobile home and travellers caravans for a traveller family, land south-east of Old Tollbar House, Toll Bar Lane, Keyston - 09/00013/FUL**

(Councillors M G Baker, Ward Councillor, A McEwen, Bythorn and Keyston Parish Council and Messrs M Dyson and J Lightfoot, objectors addressed the Panel on the application).

that the application be refused for the following reasons:-

- (i) the site has limited access to services and facilities and is considered to be in an unsustainable location for either a temporary or a

permanent consent for a travellers site. The applicant has failed to consider other more suitable and available sites. There are no personal circumstances which would override the unsuitability of this site and allow a temporary consent to be granted under the transitional arrangements set out in Circular 01/2006. The proposed development is therefore considered to be contrary to Circular 01/2006, Planning Policy Statement Nos. 1 and 7, policy SS1 of the Regional Spatial Strategy (East of England) and policies CS1 and CS6 of the Submission Core Strategy; and

- (ii) the site is located in close proximity to the A14 and the noise levels associated with the site fall within Category B of the Noise Exposure Category. Mitigation measures would normally be required to ensure residential development is acceptable. In this instance, this would not be possible with a caravan and as such there would be a harmful level of residential amenity afforded to the applicant and family which is not considered acceptable. The proposal is considered to be contrary to Planning Policy Guidance Note No. 24 and policy B4 of the Huntingdonshire Interim Planning Policy Statement, 2007.

(e) **Construction of sand arena, land north-west of New Manor Farm, Sawtry Way, Wyton - 09/00130/FUL**

that the application be refused for the following reason:-

the proposed sand arena fails to protect and enhance the natural environment and quality of the countryside. The proposal would result in the introduction of an incongruous element into the landscape, by reason of its size and siting. Mitigation methods would not overcome the harm caused by this proposal. The proposal is contrary to Planning Policy Statement Nos. 1 and 7, policy G2 of the Huntingdonshire Interim Planning Policy Statement, policy CS1 of the Submission Core Strategy and the Huntingdonshire Landscape and Townscape Assessment, 2007.

(f) **Change of use and alterations to buildings 1 and 5 and demolition and replacement of buildings 2, 3 and 4 for B1, B2 and B8 use, Houghton Hill Farm, Houghton Hill, Houghton - 09/00134/FUL**

(Mr W Allwood, Agent, addressed the Panel on the application).

that the application be refused for the following

reasons:-

- (i) the proposed demolition and replacement of buildings, 2, 3 and 4 would result in a larger scale industrial development in this rural location. The proposal would amount to new development in the countryside without reasoned justification. The replacement of these buildings would not result in a more acceptable or sustainable development. The proposal is therefore contrary to Planning Policy Statement Nos. 1 and 7, policy SS1 of the East of England Regional Spatial Strategy, policy E10 of the Huntingdonshire Local Plan, 1995, policies P8 and B6 of the Huntingdonshire Interim Planning Policy Statement, policy CS1 of the Submission Core Strategy and Supplementary Planning Guidance on Re-use and Redevelopment of Farmed Outbuildings; and
- (ii) the applicant has failed to demonstrate how the proposed development would minimise the need for new resources or that 10% of their energy shall be from de-centralised and renewable or low carbon sources. The proposal is therefore contrary to Planning Policy Statement No. 1, Supplement to Planning Policy Statement No. 1 Planning and Climate Change, policies SS1 and ENG1 of the East of England Regional Spatial Strategy and policy B5 of the Huntingdonshire Interim Planning Policy Statement.

- (g) **Extension and Alterations and use of part of the existing premises as a children's creche, 138 High Street, Huntingdon - 09/00177/FUL and 09/00178/LBC**

that the application be approved subject to conditions to be determined by the Head of Planning Services to include 02/003 time limit (3 years) and 05005 materials - samples.

- (h) **Approval of reserved matters in respect of the erection of 128 dwellings, part of St. Ives Golf Course and the How, Houghton Road, St. Ives - 09/0023/REM**

that consideration of the application be deferred to allow highways and drainage issues to be clarified with Cambridgeshire County Council and the Environment Agency/Anglian Water Services.

- (i) **Continued use of wood shavings line with existing running hours; proposed discharge of condition 3 of planning permission 07/01444/FUL relating to the use of alternative access in association with the wood pelleting process, Sundown Straw**

Products, Station Road, Tilbrook - 08/03545/FUL

(Councillor J Gray, Ward Councillor, Mr G Hunter, objector and Mr D Cubitt, applicant addressed the Panel on the application).

- (i) 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
- (ii) that, given the completion of an acceptable scheme under application No. 07/04009/FUL, Condition 3 of planning consent 07/01444/FUL be discharged.

(j) **Erection of dwelling and stables, land rear of Prince of Wales, Rectory Road, Bluntisham - 09/00034/FUL**

(Councillor Mrs K Searle, Bluntisham Parish Council and Mr D Mead, Agent, addressed the Panel on the application).

that the application be refused for the following reason:-

the proposed development would be contrary to the provisions of policy CS3 of the Huntingdonshire Local Development Framework Submission Core Strategy, 2008, policy P8 of the Huntingdonshire Interim Planning Policy Statement 2007 and policies H23 and En17 of the Huntingdonshire Local Plan, 1995 in that development outside the environmental limits and existing built form of settlements will be restricted to that which is essential to the efficient operation of agriculture and other rural activities, alterations, replacement or changes of use of existing buildings in accordance with other policies and limited and specific forms of development. The proposal would result in an unacceptable consolidation and intensification of development beyond the built-up area of Bluntisham, which would be detrimental to the form, character and appearance of the site and the locality in general.

77. 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.

78. DEVELOPMENT CONTROL PROGRESS REPORT: 1ST OCTOBER - 31ST DECEMBER 2008

The Panel received a report by the Development Control Manager (a copy of which is appended in the Minute Book) regarding the activities

of the Development Control Service for the quarter 1st October - 31st December 2008.

Members were pleased to note that Government performance targets for the determination of major, minor and other applications within the prescribed timescales all had been exceeded. The Panel conveyed their congratulations to the Development Control Manager and his team on their achievement.

Chairman