

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 October 2011.

PRESENT: Councillor D B Dew – Chairman.

Councillors Mrs B E Boddington,
P L E Bucknell, G J Bull, E R Butler,
W T Clough, J J Dutton, N J Guyatt,
R B Howe, Mrs P J Longford, P D Reeve,
P A Swales, R G Tuplin, P K Ursell,
P R Ward and R J West.

IN ATTENDANCE: Councillors J D Ablewhite, I C Bates, J W Davies, Mrs J A Dew and A Williams.

33. MINUTES

The Minutes of the meeting of the Panel held on 19th September 2011 were approved as a correct record and signed by the Chairman.

The Panel was informed that this would be the last meeting that Elizabeth Fitzgerald would attend in her role of Development Management Team Leader prior to starting a new post with Harlow District Council. Members thanked Elizabeth for her help and advice during her time with Huntingdonshire and wished her well in her future career.

34. MEMBERS' INTERESTS

Councillor N J Guyatt declared a personal and prejudicial interest in Minute No. 36(a) and left the room during discussion and voting thereon.

Councillor E R Butler declared a personal interest in Minute No 36(a) by virtue of his appointment as the District Council's representative on the Ramsey Internal Drainage Board.

Councillor P D Reeve declared a personal interest in Minute No. 36(a) by virtue of his membership of Ramsey Town Council.

Councillor D B Dew declared a personal interest in Minute No. 36 (c) by virtue of his appointment as the District Council's representative on the Great Fen Project Steering Group.

Councillor G J Bull declared a personal interest in Minute No. 36 (c) by virtue of his appointment as the District Council's representative on Holme Internal Drainage Board.

Councillor P A Swales declared a personal and prejudicial interest in

Minute No. 36 (c) by virtue of his family relationship with an individual who had a commercial connection with the Great Fen Project. Councillor Swales left the table during discussion and voting thereon.

35. ST. IVES WEST URBAN DESIGN FRAMEWORK

(Councillors J D Ablewhite, I C Bates, J W Davies, Mrs J A Dew and A Williams addressed the Panel on the following item.)

Further to Minute No. 25, the Panel considered a report by the Head of Planning Services (a copy of which is appended in the Minute Book) regarding the response received to consultation on the draft St. Ives West Urban Design Framework (UDF). Members were reminded that the Panel was being invited, as a consultee, to make their observations on the content of the proposed document.

In forming their conclusions, the Panel had regard to the representations made by the District Councillors who had addressed them. Although aware of varying degrees of support for the draft UDF, the Panel were of the view that the principles to be established would provide a robust framework within which to deliver new housing to the west of St. Ives in accordance with the strategic direction of growth identified within the adopted Core Strategy, a high quality designed development and facilities and a large area of new publically accessible strategic green space which could help to effectively separate St. Ives town and the village of Houghton and Wyton.

With these conclusions in mind, the Panel

RESOLVED

that the Cabinet be recommended to authorise the Head of Planning Services, after consultation with the Executive Councillor for Strategic Planning and Housing and the Chairman of the Panel to finalise and approve the St. Ives West Urban Design Framework as planning guidance to inform Council policy and future decisions on potential development applications.

At 7.55pm, it was

RESOLVED

that the meeting stand adjourned.

Upon resumption at 8.00pm.

36. 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) **Application to replace planning permission 05/01658/OUT for erection of food store, petrol filling station, residential development, community facilities and associated highways and infrastructure works, land at the corner of Stocking Fen Road and St. Mary's Road, Ramsey.**

(See Minute No. 34 for Members' interests.)

(Councillor R Brown, Ramsey Town Council and Mr W Allwood, agent addressed the Panel on the application.)

that the Head of Planning Services be authorised, after consultation with the Executive Councillor for Strategic Planning and Housing and the Chairman and Vice-Chairman of the Panel, to determine the application subject to –

- ◆ consideration of the surface water drainage and flood risk implications of the proposal;
- ◆ the varied time limit and the re-imposition of the other conditions relevant to the outstanding residential phases of development, modified as appropriate to take account of any details which already had been approved; and
- ◆ prior completion of a supplemental Agreement under Section 106 of the Town and Country Planning Act 1990, the terms of which shall be determined by the Head of Planning Services following consultation with Ward Members.

- (b) **Erection of a temporary building and the creation of temporary car parking, British Red Cross Society, Castle Moat Road, Huntingdon – 11/00668/FUL**

(Mr K Davies, objector on behalf of Mrs M Renwick, addressed the Panel on the application.)

that the application be approved for a temporary period of three years only 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) **Alterations to existing car park entrance and road access, erection of a bird watchers hide, construction of granular material footpath, culverting of two ditches to form a crossing point for grass footpath and construction of ditches as part of The Great Fen Project, Halfway Farm, Long Drove, Holme – 11/01418/FUL**

(See Minute No 34 for Members' Interests.)

(Ms K Carver, 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 those listed in paragraph 8 of the report now submitted.

- (d) **Variation of Condition 10 of Planning Permission 08/00897/FUL for erection of supermarket to: the use hereby permitted shall not be open to customers outside the following times; 0700 to 2200 Monday to Sunday including public/bank holidays, 20 Glatton Road, Sawtry – 11/01473/S73**

that the application be approved subject to conditions to be determined by the Head of Planning Services to include an additional condition relating to a restriction on deliveries.

- (e) **Replacement dwelling, Rose Cottage, Puddock Road, Warboys – 11/01037/FUL**

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

that determination of the application be deferred to a future meeting to enable the applicant to submit further information to the Head of Planning Services on the history and size of the original dwelling on-site (1948) and to allow further consideration to be given to reducing the extent of the curtilage.

- (f) **Retention of Annexe as detached dwelling, 32 Cranfield Way, Brampton – 11/01350/FUL**

(Councillor S Jordan, Brampton Parish Council and Mr D Mead, 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 that listed in paragraph 8 of the report now submitted.

- (g) **Proposed additional dwelling and garage, 4 The Close, Godmanchester – 11/01436/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.

- (h) **Sub-division of existing dwelling and erection of extensions to form a new two-bed dwelling, 13 Windsor Road, Godmanchester – 11/01525/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.

- (i) **Variation of Condition 1 of Planning Permission 08/02184/FUL to extend temporary consent to December 2015 for continuation of use of portable building as two class rooms, Huntingdonshire Regional College, California Road, Huntingdon – 11/01264/S73**

(Mrs E Megson, applicant addressed the Panel on the application.)

that the application be approved for a temporary period to 31st December 2015 subject to conditions to be determined by the Head of Planning Services to include that listed in paragraph 8 of the report now submitted.

- (j) **Removal of brick wall and replacement with 1.8 metre high close boarded fence, land off Bydand Lane and rear of Park Crescent, Little Paxton – 11/01200/FUL**

(Mr J Griffiths, 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 those listed in paragraph 8 of the report now submitted.

37. APPEAL DECISIONS

The Planning Service Manager (Development Management) advised the Panel on the progress of various appeals against refusal of planning permission by the District Council.

Referring to the application for four wind turbines at Woolley Hill, Ellington, Councillors R B Howe and R J West indicated that they were prepared to support the Council's case at the appeal hearing scheduled to take place between 9th – 20th January 2012.

On a different subject, the Chairman reported that an update on progress at Hartford Marina would be given at the next meeting.

Chairman