

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, 21 November 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: District Councillors J D Ablewhite and M F Shellens.

38. MINUTES

The Minutes of the meeting of the Panel held on 17th October 2011 were approved as a correct record and signed by the Chairman.

39. MEMBERS' INTERESTS

Councillor P L E Bucknell declared a personal interest in Minute No. 41 as a former Member of the Great Fen Project Steering Group.

Councillor D B Dew declared a personal interest in Minute No. 41 as a Member of the Great Fen Project Steering Group.

Councillor P A Swales declared a personal and prejudicial interest in Minute No. 41 by virtue of his family relationship with an individual who had a commercial connection with the Great Fen Project. Councillor Swales withdrew from discussion and voting on the Item.

Councillor J J Dutton declared a personal interest in Minute Nos. 44 (b) and 44 (f) as County Councillor for the Ward in which the proposed developments were located.

Councillor R B Howe declared a personal interest in Minute No. 44 (h) by virtue of his membership of Upwood and The Raveleys Parish Council.

40. RAF BRAMPTON URBAN DESIGN FRAMEWORK

(Councillor M F Shellens addressed the Panel on the Item.)

The Head of Planning Services introduced a report (a copy of which is appended in the Minute Book) to which was attached a summary of responses received during consultation on the draft RAF Brampton Urban Design Framework (UDF).

It was explained that the UDF established a series of planning principles which would enable the delivery of a high quality, sustainable, and mixed use development for an important and sensitive site in Brampton.

The Panel noted that, with one exception, there was broad support for the development of the site. The remaining area of objection related to the future of the Brampton Park Theatre. To overcome these objections, it had been suggested that the final (UDF) should include reference to potential options for retention of the theatre building which would then be subject to negotiation with any future developer. Members were hopeful that the planning process might deliver a multi-use or community building but it was accepted that this outcome would be dependent upon the viability of the project.

The Executive Councillor for Planning and Housing Strategy, Councillor Guyatt and the Chairman of the Panel, Councillor Dew paid tribute to the contributions made to the process by local Ward Councillors, Brampton Parish Council and the RAF Brampton Development Working Group. These sentiments were endorsed by the Speaker, Councillor M F Shellens who thanked Members and Officers for securing such a positive outcome to the Working Group.

Having been assured that the military heritage of selected buildings had been taken into account in the UDF and that it was the objective to generate and retain employment as part of the development site, 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 Chairman of the Panel to finalise and approve the RAF Brampton Urban Design Framework as planning guidance to inform Council policy and development management decisions on potential planning applications.

41. GREAT FEN MASTERPLAN - PLANNING GUIDANCE

(See Minute No. 41 for Members' Interests.)

Having regard to a report by the Head of Planning Services (a copy of which is appended in the Minute Book) the views of the Panel were invited on the content of the Great Fen Masterplan: Statement of Consultation (a copy of which also is appended in the Minute Book).

Members noted that the Masterplan, which had been prepared in partnership with the Environment Agency, Natural England, the Middle Level Commissioners and Bedfordshire, Cambridgeshire, Northamptonshire and Peterborough Wildlife Trusts would be used to guide the delivery of the Great Fen Vision over a period of 50 years or so. As such, it was explained that the masterplan should be adopted as planning guidance to inform Council Policy and to act as a material consideration in respect of potential planning proposals.

During discussion and whilst it was not the intention to build on the fen, the Panel acknowledged the possibility of some economic and tourist development in the locality and the need for consideration to be given to how this might be achieved and marketed without detriment to the Great Fen. The potential to attract funding to the Great Fen Project through development and the possibility of commercial interest in water storage for local farms and businesses also was discussed. It was suggested that the Environment Agency had already recognised the opportunity for water storage on the fen and the possibility of attracting grant funding towards achieving a project of this nature in the short-term. Whereupon, it was

RESOLVED

that the content of the Statement of Consultation be endorsed and the Cabinet recommended to approve the preface text as set out in Appendix A to the report now submitted and adopt the Great Fen Masterplan as District Council policy guidance to inform Council policy and guide development management decisions.

42. DEVELOPER CONTRIBUTIONS SUPPLEMENTARY PLANNING DOCUMENT

As a consultee in the process, the Panel considered a report by the Head of Planning Services to which was attached a supplementary planning document (SPD) on developer contributions which would establish the Council's framework for securing planning obligations from new development that required planning consent (copies of both documents are appended in the Minute Book).

The Panel was informed that it had been necessary to update the SPD to complement the draft charging schedule for the Huntingdonshire Community Infrastructure Levy which also was subject to preliminary consultation in November/December 2011 and Examination in Public by Spring 2012. The updated SPD also would comprise the Government's statutory tests for developments capable of being charged CIL.

In discussion, Members raised their concern at the need for infrastructure improvements in St. Neots and notably to the A428 before further development occurred. It was noted that the SPD would help to direct funds towards infrastructure improvements generally but that there clearly were issues with all main roads around St. Neots about which leading Members were continuing to lobby the Highways Agency.

In response to further questions, the Head of Planning Services assured Members that an annual monitoring report would be produced to identify where CIL funds had been directed and on what items. It also was confirmed that Section 106 Agreements would continue to be used to secure affordable housing and more local site specific infrastructure requirements such as open space. Although it was envisaged that local communities which accepted new development in their areas would be allocated a "meaningful proportion" of CIL funds to support infrastructure projects, the Panel noted that the Government had not yet specified what percentage of

contribution this would be.

Whereupon, it was

RESOLVED

that the content of the Developer Contributions Supplementary Planning Document be endorsed and the Cabinet recommended to adopt the document as District Council planning policy guidance.

43. UNAUTHORISED OCCUPATION OF LODGES, HOUSE BOATS, NARROW BOATS AND BOATS, HARTFORD MARINA, BANKS END, WYTON, HUNTINGDON

Further to Minute No. 8 of the meeting held on 23rd May 2011 and by way of a report by the Head of Planning Services (a copy of which is appended in the Minute Book) the Panel received an update on the outstanding enforcement issues at Hartford Marina.

The Chairman reported on the outcome of a meeting held subsequently with local Ward Councillors, the Parish Council, Marina owners and Manager, representatives of the residential Boat Owners' Association, the Hartford Marina Community Association and members of the public at which it was agreed that the effective date for any proposed planning consent for residential use should be 22nd August 2011.

The Panel was advised that, since then, discussions had continued with the Marina owners and that it was the expectation that a series of applications for planning permission would be submitted in the New Year. During discussion, it was confirmed that Officers would ultimately possess a definitive list of Marina Occupiers requiring planning permission, that few were not required to apply having lived at the Marina for 10 years or more and that the action taken at Hartford would not set a precedent for marinas elsewhere in the District. It was further confirmed that residency at the Marina would be monitored on an annual basis and that ultimately, over time, the Marina should return to use as a holiday complex. Whereupon, it was

RESOLVED

that the report now submitted be noted.

At 7.21 pm, it was

RESOLVED

that the meeting stand adjourned.

Upon resumption at 7.30 pm.

44. 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) **Replacement dwelling, Rose Cottage, Puddock Road, Warboys – 11/01037/FUL**

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

that contrary to the recommendation, the application be approved subject to conditions to be determined by the Head of Planning Services to include the removal of permitted development rights, demolition of the existing dwelling and outbuildings, return of the original curtilage to agriculture and any further conditions recommended by the Head of Environment and Community Health Services and the Environment Agency.

- (b) **The Demolition of 20 – 24 Chequers Court and 31 – 54 Chequers Court, comprising 2 retail units with offices above, 5 ground floor and basement retail units, together with two floors of vacant offices above. The buildings will be replaced by construction of a new supermarket, 7 retail units, a restaurant/café and 2 kiosks, Chequers Court site, Chequers Court, Huntingdon – 11/00979/FUL and 11/00980/CAC**

It was proposed by Councillor N J Guyatt, seconded by Councillor P L E Bucknell and

RESOLVED

that Councillor J D Ablewhite, in his capacity as Executive Councillor with responsibility for Strategic Economic Development be permitted to address the Panel.

(Councillor J D Ablewhite, Ms L Millington, objector and Messrs N Ruffles and R Evans, representing the applicant addressed the Panel on the applications.)

that, subject to the completion of an obligation to make an appropriate contribution towards car parking provision as part of the redevelopment of Chequers Court, the Head of Planning Services be authorised to determine the applications subject to conditions to include those listed

in paragraph 8 of the report now submitted and additionally to ensure that the method of demolition for Chequers Court minimises the disruption to and respects the occupiers of neighbouring buildings.

[Further to Minute No. 31 (c) of the meeting held on 19th September 2011, the Executive Councillor for Strategic Planning and Housing, Councillor N J Guyatt indicated that he would continue to pursue the possibility of the installation of a pedestrian crossing across Hartford Road in the vicinity of Saxongate with Cambridgeshire County Council and that he would continue to lobby for egress from the development for delivery and service vehicles directly to Huntingdon Ring Road and not via Hartford Road.]

- (c) **Demolition of existing outbuildings and replacement with single storey extension to provide ancillary guest/tourist accommodation. Alterations to listed building and provision of new vehicular access, West Farm, The Lane, Easton – 11/01250/FUL and 11/01251/LBC**

that the applications 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 farmhouse with offices, outbuilding and livestock barn, land south of Folksworth Lodge, Folksworth Road, Norman Cross – 11/01267/OUT**

(Mr B Nicholls, agent and Mrs L Blackman addressed the Panel on the application.)

that, contrary to the recommendation, the application be approved subject to conditions to be determined by the Head of Planning Services to include those attached to application No. 11/00118/OUT.

- (e) **Agricultural dwelling, land north of Orchard Estates, Station Road, Bluntisham – 10/02113/OUT**

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

that the application be refused for the following reasons:-

the proposal would be contrary to the provisions of policies H23 and En17 of the Huntingdonshire Local Plan 1995, policy CS3 of the adopted Huntingdonshire

Local Development Framework Core Strategy 2009 and policy P7 of the Development Management DPD Proposed Submission 2010 in that development in the countryside should be restricted to essential operational development for agriculture, horticulture, forestry and other rural uses. The applicant has not adequately demonstrated that the proposal is essential to the efficient operation of the enterprise, or that there are any material planning considerations which suggest that the provisions of the above policies should not prevail in this instance. The erection of a proposed dwelling on the site would intensify the built environment of this part of the village and would have an adverse impact on its rural appearance and character.

- (f) **Erection of 36 residential units (including 14 affordable units), public open space, paths, roadways, garden stores, hard and soft landscaping and car parking. Demolition of existing buildings and structures, amended description, Huntingdon Health Authority, Primrose Lane, Huntingdon – 11/01193/FUL and 11/001196/CAC**

(Mr D Simons, objector and Mr A Girvan, applicant addressed the Panel on the application.)

- (i) that the Head of Legal and Democratic Services be authorised to enter into an Agreement under Section 106 of the Town and Country Planning Act 1990 to secure a contribution for affordable housing, primary school spaces and off-site open space as detailed in paragraphs 7.58 – 7.65 of the report now submitted; and
- (ii) that, subject to the completion of the Agreement referred to in resolution (i) above, the applications be approved subject to conditions to be determined by the Head of Planning Services as listed in paragraph 8 of the report now submitted.

- (g) **Extend to the rear (two-storey extension) ground floor store room and first-floor living accommodation, 17 East Street, St. Ives – 11/01414/FUL**

(Councillor N Dibben, St. Ives Town 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 02003 – time limit (3 years) and 05003 – extension to match.

- (h) **Change of use of existing buildings from agriculture to B1 (offices), Common Farm, Chapel**

Road, Ramsey Heights, Huntingdon – 10/01782/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) **Proposed residential development (two dwellings), land opposite 18 Bencroft Lane, Warboys – 11/01461/FUL**

that, as the proposal had been withdrawn by the applicant, the application be not determined.

- (j) **Re-build of main and annexed sections of barn, Palmers Barn, Two Pole Drove, Farcet – 11/01563/FUL**

(Mr R D'Amore, applicant addressed the Panel on the application.)

that the application be refused for the following reason:-

It has not been demonstrated that the proposed building which is part way through construction is of a scale, form and design that is essential for agricultural purposes within the 0.17 hectare unit and as such the additional built form and appearance of this non-essential building would have an un-justifiable visual impact that would harm the character and appearance of the countryside contrary to Planning Policy Statement No. 7, policy ENV7 of the East of England Plan 2008, policies En17 and En25 of the Huntingdonshire Local Plan 1995, policies CS1 and CS3 of the Huntingdonshire Core Strategy 2009 and policies E1, E2 and P7 of the Huntingdonshire Development Management DPD: Proposed Submission 2010.

45. APPEAL DECISIONS

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

In view of increasing constraints on resources, the Panel was informed that, in future, the Planning Service Manager would report only upon the outcome of those appeals of key interest or impact on the District Council's interpretation of planning issues. Members were reminded that details of the outcome of planning hearings would continue to be circulated weekly together with the list of applications received.

46. DEVELOPMENT MANAGEMENT PROGRESS REPORT: 1ST JULY - 30TH SEPTEMBER 2011

By way of a report by the Planning Service Manager (Development Management) (a copy of which is appended in the Minute Book) the Panel reviewed the performance of the Development Management Service over the period 1st July – 30th September 2011 in comparison with the corresponding period in 2010.

Attention having been drawn to a reduction in the percentage of major applications determined in 13 weeks in comparison with the previous quarter, the Planning Service Manager assured the Panel that overall, the District Council continued to meet the targets required for the determination of such applications annually.

Chairman