

## 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, 16 April 2012.

PRESENT: Councillor D B Dew – Chairman.

Councillors I C Bates, Mrs B E Boddington,  
P L E Bucknell, G J Bull, E R Butler,  
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.

APOLOGY: An apology for absence from the meeting was submitted on behalf of Councillor W T Clough.

IN ATTENDANCE: Councillor I C Bates.

### 66. MINUTES

The Minutes of the meeting of the Panel held on 19th March 2012 were approved as a correct record and signed by the Chairman.

As Councillor Swales and Ward had indicated their intention to retire as District Councillors at the forthcoming elections, the Chairman took the opportunity to thank both Councillors for their contributions to the Panel over many years and to extend his best wishes to them for their future. Personal tributes to both Members were made by Councillors Mrs B E Boddington and P L E Bucknell.

In response, Councillor Swales thanked Members for their kind words and added that it had been a privilege and pleasure to serve on the Panel.

The Planning Service Manager (Development Management) announced that the final National Planning Policy Framework (NPPF) had been published at the end of March. This had replaced all former Planning Policy Guidance and Statements. In addition to the Framework, technical policy guidance had been issued on flood risk, minerals and traveller sites. Members noted that the NPPF was now considered to be a material consideration in the determination of future development applications and had been taken into account in the recommendations made to the Panel on the applications submitted.

### 67. MEMBERS' INTERESTS

Councillor P L E Bucknell declared a personal interest in Minute No. 69 (d) by virtue of his membership of the Middle Level Commissioners.

Councillor P D Reeve declared a personal interest in Minute Nos. 69 (d) and (e) by virtue of his membership of Ramsey Town Council.

Councillor R G Tuplin declared a personal interest in Minute Nos. 69 (f) and (g) by virtue of his membership of Sawtry Parish Council.

Councillor N J Guyatt declared a personal interest in Minute No. 69 (h) by virtue of his residency of Stibbington Village.

## **68. STATEMENT OF COMMUNITY INVOLVEMENT**

By way of a report by the Head of Planning Services (a copy of which is appended in the Minute Book) the Panel considered the response received to consultation on a draft statement of community involvement which was undertaken over the period 3rd February to 10th March 2012.

Members noted that the Statement (SCI) was the requirement of the Planning and Compulsory Purchase Act 2004 which clearly sets out how the District Council intended to undertake public consultation on planning matters. It would be the role of the Inspector who examined the Council's new local plan to consider whether a Plan had been prepared in accordance with the SCI.

Having been advised that the draft SCI was considered to be fit for purpose and that no amendments had been required as a result of the consultation, 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 a new Statement of Community Involvement.

## **69. 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) **Demolition of existing buildings and redevelopment of the site to provide 72 bedroom care home, together with associated landscaping and parking with access from London Road, St. Ives Motel, London Road, St. Ives – 11/02099/FUL**

*(Councillor I C Bates, Ward Councillor, Mrs J Turney, objector and Mr A Kearley, agent addressed the Panel on the application.)*

that, on the understanding that six of the eight first floor windows in the projecting element of the northern elevation are fixed with obscure glazing, 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 in addition to require the applicants to submit a travel plan.

- (b) **Retrospective approval for siting of green house, container and small touring caravan, 2 Hoots Farm, Sawtry Way, Wyton – 12/00356/FUL**

that the application be approved with permission for the touring caravan and container limited to a temporary period of five years only in the interests of maintaining the visual appearance of the container subject to conditions to be determined by the Head of Planning Services to include two non-standard conditions listed in paragraph 8 of the report now submitted.

- (c) **Variation of condition 2.1 of planning permission 09/01530/FUL to retain existing access on a permanent basis. Variation of condition 10 of planning permission 100720REP to provide alternative access via adjacent temporary car park, redundant Hinchingsbrooke Water Tower, Brampton Road, Huntingdon – 11/02112/S73**

*(Mr J Dadge, 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.

- (d) **Replacement dwelling, Sherwood House, Chapel Road, Ramsey Heights, Huntingdon – 11/02140/FUL**

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

*(Mr M Woolcott, applicant 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 policies ENV7 of the East of England Plan 2008, policies H27 and En25 of the Huntingdonshire Local Plan 1995 and policies E1 and H5 of the Development Management DPD Proposed Submission 2010 in that the development by reason of its form, bulk and massing would not adequately respect or reflect the scale and nature of the dwelling it

is intended to replace and it would, thereby, result in an over-dominant feature which would be detrimental to and have an adverse impact on the open character and rural appearance of the site and the area in general. The proposed dwelling is unduly uniform in terms of its overall shape and massing and it lacks the hierarchical elements and varying roof heights which are traditionally associated with dwellings located in a Fenland landscape and which give these buildings their essential character and appearance.

(e) **New single storey dwelling, land opposite 11 to 17 Tower Close, Ramsey – 11/02068/FUL**

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

*(Ms K Money, objector and Mr N Bacon, 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 and in addition to provide for surface water drainage.

(f) **Variation of Condition 1 of planning permission 11/001875/S73 to extend the expiry of temporary use until February 2014, Spicelands, Old Great North Road, Sawtry – 12/00179/S73**

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

*(Councillor Mrs J Day, Sawtry Parish Council and Mr S Richardson, agent addressed the Panel on the application.)*

that the application be approved for a temporary period of one year only to enable the applicant to resolve, on a permanent basis, the accommodation issues prevalent on the site.

(g) **Erection of primary health care facility as required by unilateral undertaking which formed part of outline planning permission, land west of 21 Windsor Road, Sawtry – 12/00159/FUL**

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

*(Councillor Mrs J Day, Sawtry Parish Council and Mr T Slater, agent addressed the Panel on the application.)*

that the Head of Planning Services be authorised to determine the application subject to the following conditions and after consultation with the Executive Councillor for Strategic Planning and Housing and the Chairman and Vice-Chairman of the Panel on the timescale for the delivery of the Primary Health Care

facility given local concerns regarding the proposed temporary access to the new building from Windsor Road –  
02003 time limit (3 years)  
non-standard – details of materials  
non-standard – drainage  
non-standard - provide car parking prior to first use  
non-standard – cycle parking details.

(h) **Erection of dwelling with double garage and car port with room above and construction of new access, land at 95 Elton Road, Stibbington – 12/00180/FUL**

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

*(Mr M Sibthorpe, on behalf of the applicant, addressed the Panel on the application.)*

that the application be refused for the following reasons:-

- (i) the proposed development is not essential development in the countryside. The proposal is not sustainable because the occupiers will be heavily dependent upon the motor car for access to day to day services. The proposal is therefore contrary to the guidance of the National Planning Policy Framework, 2012 and policies SS1 and ENG1 of the East of England Plan – Revision to the Regional Spatial Strategy, May 2008, H23 and En17 of the Huntingdonshire Local Plan 1995, CS1 and CS3 of the adopted Huntingdonshire Core Strategy 2009, E2 and P7 of the Development Management DPD Proposed Submission 2010;
- (ii) the backland position of the dwelling would result in the harmful consolidation of the existing loose-knit predominantly linear, pattern of development and the erosion of the space around the existing buildings, which with the incongruous bulk, scale and design of the house and the incongruous size and shape of the resulting curtilages, would significantly harm the character and appearance of the area. The development is therefore considered to be contrary to policies ENV7 of the East of England Plan – Revision to the Regional Spatial Strategy, May 2008, En25 and H32 of the Huntingdonshire Local Plan 1995, HL5 of the Huntingdonshire Local Plan Alteration 2002, CS1 of the adopted Huntingdonshire Core Strategy 2009 and E1 of the Development Management DPD Proposed Submission 2010 and contrary to the guidance of the National Planning Policy Framework, 2012 and the

Huntingdonshire Design Guide Supplementary Planning Document 2007 which seek high standards of development; and

- (iii) the proximity of the proposed dwelling to the proposed rear boundary of 95 Elton Road would result in an unacceptable loss of amenity to the occupiers of 95 Elton Road by reason of undue over-looking and loss of privacy in the rear garden and adverse over-bearing effects. This would be contrary to policies H31 of the Huntingdonshire Local Plan 1995 and H7 of the Development Management DPD Proposed Submission 2010.

- (i) **Erection of replacement dwelling and associated works, Greenacres, St. Ives Road, Somersham – 12/00299/FUL**

*(Mr S Richardson, 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 H27 of the Huntingdonshire Local Plan 1995 and policy E5 of the Development Management DPD Proposed Submission 2010 in that the development, by reason of its form, bulk and massing does not adequately respect or reflect the scale and nature of the dwelling it is intended to replace and it would thereby result in an over-dominant feature which will be detrimental to and have an adverse impact on the open character and rural appearance of the site and the area in general.

- (j) **Erection of replacement electrical sub-station and associated works, land adjacent 11 Stow Road, Spaldwick – 11/02077/FUL**

*(Mr S Foster, objector and 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 02003 time limit (3 years) and one non-standard condition relating to the colour of the sub-station.

- (k) **Erection of dwelling with detached double garage and alteration to existing property to include porch link and single garage, land at and including 116 St. Neots Road, Eaton Ford, St. Neots – 12/00129/FUL**

*(Mr C Campbell, agent addressed the Panel on the*

*application.)*

that the application be refused for the following reason:-

the proposed dwelling and garages would result in the loss of openness, spaciousness and visual amenity at the prominent location at St. Neots Road and River Road and would result in an un-sympathetic cramped form of development that would have an unduly adverse impact on the character and appearance of the locality, the street scene and the adjacent Conservation Area. The north-east facing side elevation in particular would be readily visible along St. Neots Road and, with the eaves of the height proposed and long dormers on a relatively shallow roof, the dwelling is not of the necessary high standards of design. The proposal is therefore contrary to policies ENV6 and ENV7 of the Regional Spatial Strategy 2008, policies En25, En9, En5, H32 of the Huntingdonshire Local Plan 1995, HL5 of the Huntingdonshire Local Plan Alteration 2002, E1 and E3 of the Huntingdonshire Local Development Framework Development Management DPD Proposed Submission 2010, policy CS1 of the Huntingdonshire Local Development Framework Submission Core Strategy 2008 and guidance contained in the supplementary planning document – Huntingdonshire Design Guide and the requirements of the National Planning Policy Framework.

- (l) **Change of use of land to form camping and touring caravan site, land north of Club House, Abbotsley Golf and Squash Club Limited, Potton Road, Abbotsley – 12/00012/FUL**

*(Mr D Mead, agent addressed the Panel on the application.)*

that the application be refused for the following reason:-

this site lies in a prominent location in the open countryside over 2.5km to the nearest settlement, St. Neots and Potton Road is a 60mph road with no footways or cycle routes. The applicant has failed to provide justification for the need of this type of development in such an unsustainable location and the scale of the proposal would be significantly detrimental to the character and appearance of the open countryside. This proposal would be directly contrary to policy To9 of the Huntingdonshire Local Plan 1995 and policies E1, E8, P7 and P12 of the Huntingdonshire Local Plan 1995.

- (m) **Change of use from A1 (retail) to A1 (retail) and A5 (take-away), 28 High Street, Fenstanton –**

## **11/01884/FUL**

that the application be approved subject to conditions to be determined by the Head of Planning Services to include those listed after paragraph 7.24 of the report now submitted.

### **70. APPEAL DECISIONS**

By reference to a report by the Planning Service Manager (Development Management), the Panel noted the outcome of four appeals against refusal of planning permission by the District Council and the reasons for refusal in respect of the appeal against the Panel's decision to refuse permission for the erection of four wind turbines, crane pads, access tracks and ancillary works, on a site west of Bicton Industrial Estate, Kimbolton.

The Planning Service Manager (Development Management) reported that the Planning Inspectorate had decided to allow the appeal in respect of the application for 4 wind turbines at Woolley Hill, Ellington and the reasons for this decision would be reported to the next meeting.

The Executive Councillor for Strategic Planning and Housing, Councillor N J Guyatt indicated that it was his intention to request that the Head of Planning Services to commence work on updating the supplementary planning document on wind power.

### **71. SECTION 106 AGREEMENT/CIL UPDATE**

As Chairman of the Section 106 Agreement Advisory Group, Councillor R G Tuplin reported that, at a recent meeting, the Advisory Group had been informed that due to a lack of resources, the Group would no longer be able to continue to monitor income and expenditure arising from Section 106 Agreements on a quarterly basis. Councillor Ursell added that this information also had been of benefit to Town and Parish Councils.

Councillor Guyatt assured the Panel that arrangements were being made for Members to continue to monitor the progress of Section 106 income and expenditure. However, given the introduction of CIL and the requirement similarly to monitor those resources, he would request the Head of Planning Services to consider how best this could be achieved and to report accordingly to a future meeting.

Chairman