

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 June 2014.

PRESENT: Councillor Mrs B E Boddington – Chairman.

Councillors P L E Bucknell, G J Bull, E R Butler, R C Carter, Conboy, D B Dew, Dickinson, R S Farrer, A J Mackender-Lawrence, P D Reeve, R G Tuplin and R J West.

APOLOGIES: Apologies for absence from the meeting were submitted on behalf of Councillors Mrs P J Longford and J P Morris.

IN ATTENDANCE: Councillors T F Hayward and T D Sanderson.

6. MINUTES

The Minutes of the meetings of the Panel held on 19th May and 4th June 2014 were approved as a correct record and signed by the Chairman.

The Chairman welcomed Councillors R Carter, Mrs S Conboy and Mrs A Dickinson to their first meeting of the Panel.

The Panel congratulated Mr A Moffat on his recent appointment as Head of Development.

Councillor D B Dew took the opportunity to thank Members for their support to him whilst Chairman of the Panel.

7. MEMBERS INTERESTS

Councillor P L E Bucknell declared a non-statutory disclosable interest in Minute No. 7 (g) by virtue of an acquaintance with the applicant and indicated that he would not participate in discussion on the matter nor vote on the application.

Councillor P D Reeve declared a non-statutory disclosable interest in Minute No. 7 (g) by virtue of his membership of Ramsey Town Council.

Councillor R S Farrer declared a non-statutory disclosable interest in Minute No. 7 (h) by virtue of his membership of St. Neots Town Council.

8. WIND ENERGY DEVELOPMENT IN HUNTINGDONSHIRE - SUPPLEMENTARY PLANNING DOCUMENT 2014

The Panel was invited to comment, by way of a report by the Head of Development (a copy of which is appended in the Minute Book) on the content of an updated supplementary planning document (SPD)

relating to “Wind Energy Development in Huntingdonshire”. A copy of the SPD and the revised statement of consultation had been circulated separately to Panel Members.

The Head of Development reported that the new SPD would consist of two parts. The first would replace that adopted in 2006 and better reflect the National Planning Policy Framework (NPPF) and recent Planning Practice Guidance on renewable and low carbon energy. It would also acknowledge the development of a methodical approach to landscape sensitivity, seek to overcome inconsistencies in the previous SPD and recognise the need for guidance on the siting and design of small turbines. Part 2 would respond to concerns in respect of cumulative impacts of wind turbine development. Both the NPPF and Planning Practice Guidance had confirmed that cumulative landscape and visual impact needed to be addressed as part of a Planning Authority’s renewables strategy.

Although not comprehensive, the Executive Councillor advised that the update SPD would provide more robust evidence and stronger support for the Council’s position on wind energy development in the District at public inquiries and during the development management process. Councillor Dew added that it would be his intention to revisit the SPD in early 2015 to develop policies on other forms of green energy.

Members raised questions in respect of the scale of development, turbine group sizes in terms of the assessment of landscape sensitivity and separation distances. Officers also responded, in detail, to two proposed amendments to the SPD which had been outlined in a letter received by Members from the Stop Molesworth Windfarm Action Group.

Having expressed their satisfaction with the responses received, the Panel

RESOLVED

that the content of the proposed Supplementary Planning Guidance on Wind Energy Development in Huntingdonshire 2014 be endorsed and the Cabinet be recommended to adopt the SPD as Council policy.

9. DEVELOPMENT MANAGEMENT

The Head of Development 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) **Fourteen new flats and associated external works, land north of Pathfinder House car park, St. Mary’s Street, Huntingdon – 14/00102/FUL**

(Messrs P Askew and R Meredith, objectors, addressed the Panel on the application.)

that the application be approved subject to conditions to be determined by the Head of Development to include those listed in paragraph 8 of the report now submitted and additionally - one non-standard condition to secure a wheeled bin scheme.

(b) Provision of sports pavilion, new recreation ground, at Alison Lane, Offord Cluny and Offord D’Arcy – 14/00283/FUL

that the Head of Development be authorised to determine the application, subject to conditions, on the expiry of the consultation period and providing no adverse comments have been received from Sport England and the Police Architectural Liaison Officer.

(c) Residential development, land off Ullswater and Handcrofts Lane, Huntingdon – 00/01451/OUT

(Councillor T D Sanderson, Ward Councillor, addressed the Panel on the application.)

that, having been advised by Councillor R G Tuplin of the views of the Section 106 Agreement Advisory Group, the Head of Legal and Democratic Services be authorised to vary an existing Section 106 Agreement by using a Supplemental Deed to waive outstanding contributions and planning conditions on the understanding that the administrators, Baker Tilly Restructuring and Recovery LLP enter into an undertaking to complete the remedial works identified in paragraph 7.8 of the report now submitted.

(d) Demolition of 43 Station Road and the residential development of site to provide up to 120 dwellings with associated infrastructure, land between Old Mill Avenue and Station Road and 43 Station Road, Warboys – 13/01790/OUT

(Councillor G Willis, Warboys Parish Council and Ms N Parsons, agent addressed the Panel on the application.)

(i) that, having been advised by Councillor R G Tuplin of the views of the Section 106 Agreement Advisory Group, the Head of Legal and Democratic Services be authorised to enter into an Agreement under the Town and Country Planning Act 1990 to secure the provision of affordable housing, open space, public rights of way and wheeled bins;

(ii) that, subject to completion of the Agreement referred to in resolution (i) above, the application

be approved subject to conditions to be determined by the Head of Development to include those listed in paragraph 8 of the report now submitted; and

- (iii) that, the application be refused in the event that the applicant does not complete the necessary obligation to secure the S106 contributions and is unwilling to agree to an extended period for the determination of the application on the grounds that the applicant is unwilling to complete the obligation necessary to make the development acceptable.

(e) Erection of a self-contained 2 bedroom dwelling, former 21 High Street, Buckden – 14/00261/FUL

(Councillor Mrs F Shirley, Buckden Parish Council, Councillor T F Hayward, Ward Councillor and Mr S Richardson, agent addressed the Panel on the application.)

that, contrary to the recommendation of the Head of Development, the application be refused because the Panel was of the opinion that, by virtue of its siting and form, the proposed development would appear out of keeping with the terraced appearance of the existing dwellings on the site and would therefore detract from the character and appearance of the Conservation Area.

(f) Use of the ground floor for garaging purposes. Creation of rear vehicular access through provision of blind arch. Re-instatement of first floor as ancillary residential accommodation with associated works, stables and coach house, Hemingford Park - 13/01808/FUL and 13/01809/LBC. Change of use of existing shop to residential use, cottage and workshop, Hemingford Park - 13/01810/FUL and 13/01811/LBC

Erection of stables and calving - Hemingford Park, Common Lane, Hemingford Abbots - 13/01828/FUL

- (i) that application nos 13/01808/FUL, 13/01809/LBC, and 13/01828/FUL be approved subject to conditions to be determined by the Head of Development to include those listed in paragraphs 8.1 and 8.2 of the report now submitted; and
- (ii) that, following receipt of amended plans to ensure consistency of all plans and the provision of a rear elevation to the Cottage which would satisfy the requirements of the local planning authority, the Head of Development be authorised to determine application nos

13/01810/FUL and 13/01811/LBC subject to conditions..

- (g) **Erection of two dwellings with garages. Demolition of agricultural building, land on Rays Drove, north-west of 208 Uggmere Court Road, Ramsey Heights – 14/00288/OUT**

(See Minute No 7 for Members' Interests.)

(Councillor I J Curtis, Ramsey Town Council, Mrs C Fearon, objector and Mrs S Cornwell, applicant addressed the Panel on the application.)

that the application be refused for the following reason:-

the proposal would be contrary to the provisions of policies CS1 and CS3 of the Local Development Framework Core Strategy 2009, policies En17, En25 and H23 of the Huntingdonshire Local Plan 1995, policy HL5 of the Huntingdonshire Local Plan Alteration 2002 and policies LP1, LP11 and LP26 of the draft Huntingdonshire Local Plan to 2036 (2013) in that residential development in the countryside will be restricted to that which has an essential need to be in a rural location. The siting of the proposed dwelling also is inconsistent with the ribbon development along this part of Uggmere Court Road. The applicant has not demonstrated a need for the development to be in this location and has not put forward a convincing case as to why an exception to the policies of the Local Planning Authority to be made. Although the site is adjacent to the built-up area of the settlement, because of the rural nature of the area, the development will not minimise the need to travel by private motor vehicle.

- (h) **Conversion into four dwellings including demolition of single storey garage, Marron House, Montagu Square, Eynesbury – 14/00138/FUL**

(See Minute No. 7 for Members' Interests.)

(Miss A Law and Mr J Narbett, objectors and Ms P Croft, agent, addressed the Panel on the application.)

that determination of the application be deferred to enable the Head of Development to undertake surveys and gather evidence on the adequacy of car parking at that location.

- (i) **Proposed meat processing unit, offices and chilled storage/distribution (use class B2), plot 1A Eagle Business Park, Broadway – 14/00262/FUL**

that the application be approved subject to conditions to be determined by the Head of Development to

include those listed in paragraph 8 of the report now submitted.

10. RURAL TOWN PLANNING INSTITUTE EAST OF ENGLAND - ANNUAL CONFERENCE OF COUNCILLORS

On the recommendation of the Chairman, the Panel

RESOLVED

that, as new Members of the Panel, Councillors R Carter, Mrs S Conboy and Mrs A Dickinson be nominated to attend the RTPI East of England Annual Conference for Councillors on 4th July 2014.

Chairman