

A meeting of the **DEVELOPMENT MANAGEMENT PANEL** will be held in **THE CIVIC SUITE, PATHFINDER HOUSE, ST MARY'S STREET, HUNTINGDON, PE29 3TN** on **MONDAY, 15 FEBRUARY 2016** at **7:00 PM** and you are requested to attend for the transaction of the following business:-

## **APOLOGIES**

### **1. MINUTES (Pages 5 - 10)**

To approve as a correct record the Minutes of the meeting of the Panel held on

### **2. MEMBERS' INTERESTS**

To receive from Members declarations as to disclosable pecuniary or other interests in relation to any item. Please see Notes below.

### **3. DEVELOPMENT MANAGEMENT - OTHER APPLICATION**

#### **(a) St Neots (Pages 11 - 24)**

Development of mixed use urban extension to include; residential development of up to 2,800 dwellings, up to 63,500 sq m of employment development, District Centre including shops, services, community and health uses , Local Centre, Two Primary Schools, open space, play areas, recreation facilities and landscaping, strategic access improvements including 4 new access points and associated infrastructure - Wintringham Park, Cambridge Road, St Neots.

### **4. DEVELOPMENT MANAGEMENT - DEFERRED ITEM**

#### **(a) St Ives (Pages 25 - 70)**

Change of use to A4 public house, together with internal and external alterations and extension - 8 Market Hill, St Ives.

### **5. DEVELOPMENT MANAGEMENT - SECTION 106 AGREEMENT**

#### **(a) Houghton and Wyton (Pages 71 - 102)**

Residential development with access road, open space, balancing pond, including demolition - Houghton Grange, Houghton.

**6. APPLICATIONS REQUIRING REFERENCE TO DEVELOPMENT MANAGEMENT PANEL**

**(a) Ellington (Pages 103 - 130)**

Change of use of agricultural land and erection of two portal framed buildings, associated external works and landscaping to allow for the relocation of Ben Burgess Ellington. (Agricultural Machinery Dealership) - Land West of Brook Farm, Thrapston Road, Ellington.

**(b) Huntingdon (Pages 131 - 144)**

Proposed erection of dwelling and associated parking and turning - Land at 15 Mill Road, Hartford.

**(c) Little Paxton (Pages 145 - 162)**

Erect a convenience retail building and alter existing site entrance and car parking facilities to suit - The Conservatory Village, Great North Road, Little Paxton, St Neots.

**(d) Spaldwick (Pages 163 - 178)**

Amended scheme for detached dwelling on land adjacent to 19 Littlecotes Close. Spaldwick (Previous approved scheme reference is 1201357FUL) - Land at 19, Littlecotes Close, Spaldwick.

**(e) St Ives (Pages 179 - 210)**

Construction of an additional storey and ground floor extension to existing bungalow to create 2 no. two bedroom flats plus construction of new two bedroom bungalow – 45 Ouse Road, St Ives.

**(f) Warboys (Pages 211 - 282)**

Residential development of up to 74 dwellings including access - Land South of Farriers Way and Bencroft Lane, Warboys.

**LATE REPRESENTATIONS**

Dated this 3 day of February 2016



Head of Paid Service

**Notes**

**1. Disclosable Pecuniary Interests**

- (1) *Members are required to declare any disclosable pecuniary interests and unless you have obtained dispensation, cannot discuss or vote on the matter at the meeting and must also leave the room whilst the matter is being debated or voted on.*

(2) A Member has a disclosable pecuniary interest if it -

- (a) relates to you, or
- (b) is an interest of -

- (i) your spouse or civil partner; or
- (ii) a person with whom you are living as husband and wife; or
- (iii) a person with whom you are living as if you were civil partners

and you are aware that the other person has the interest.

(3) Disclosable pecuniary interests includes -

- (a) any employment or profession carried out for profit or gain;
- (b) any financial benefit received by the Member in respect of expenses incurred carrying out his or her duties as a Member (except from the Council);
- (c) any current contracts with the Council;
- (d) any beneficial interest in land/property within the Council's area;
- (e) any licence for a month or longer to occupy land in the Council's area;
- (f) any tenancy where the Council is landlord and the Member (or person in (2)(b) above) has a beneficial interest; or
- (g) a beneficial interest (above the specified level) in the shares of any body which has a place of business or land in the Council's area.

### **Non-Statutory Disclosable Interests**

(4) If a Member has a non-statutory disclosable interest then you are required to declare that interest, but may remain to discuss and vote providing you do not breach the overall Nolan principles.

(5) A Member has a non-statutory disclosable interest where -

- (a) a decision in relation to the business being considered might reasonably be regarded as affecting the well-being or financial standing of you or a member of your family or a person with whom you have a close association to a greater extent than it would affect the majority of the council tax payers, rate payers or inhabitants of the ward or electoral area for which you have been elected or otherwise of the authority's administrative area, or
- (b) it relates to or is likely to affect a disclosable pecuniary interest, but in respect of a member of your family (other than specified in (2)(b) above) or a person with whom you have a close association, or
- (c) it relates to or is likely to affect any body –
  - (i) exercising functions of a public nature; or
  - (ii) directed to charitable purposes; or
  - (iii) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union) of which you are a Member or in a position of control or management.

and that interest is not a disclosable pecuniary interest.

## **2. Filming, Photography and Recording at Council Meetings**

The District Council supports the principles of openness and transparency in its decision making and permits filming, recording and the taking of photographs at its meetings that are open to the public. It also welcomes the use of social networking and micro-blogging websites (such as Twitter and Facebook) to communicate with people about what is happening at meetings. Arrangements for these activities should operate in accordance with guidelines agreed by the Council and available via the following link [filming, photography and recording at council meetings.pdf](#) or on request from the Democratic Services Team. The Council understands that some members of the public attending its meetings may not wish to

*be filmed. The Chairman of the meeting will facilitate this preference by ensuring that any such request not to be recorded is respected.*

**Please contact Anthony Roberts, Democratic Services Team, Tel No. 01480 388015/e-mail: [Anthony.Roberts@huntingdonshire.gov.uk](mailto:Anthony.Roberts@huntingdonshire.gov.uk) if you have a general query on any Agenda Item, wish to tender your apologies for absence from the meeting, or would like information on any decision taken by the Committee/Panel.**

**Specific enquiries with regard to items on the Agenda should be directed towards the Contact Officer.**

**Members of the public are welcome to attend this meeting as observers except during consideration of confidential or exempt items of business.**

*Agenda and enclosures can be viewed on the District Council's website – [www.huntingdonshire.gov.uk](http://www.huntingdonshire.gov.uk) (under Councils and Democracy).*

**If you would like a translation of Agenda/Minutes/Reports or would like a large text version or an audio version please contact the Elections & Democratic Services Manager and we will try to accommodate your needs.**

***Emergency Procedure***

*In the event of the fire alarm being sounded and on the instruction of the Meeting Administrator, all attendees are requested to vacate the building via the closest emergency exit.*