

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, 18 April 2016.

PRESENT: Councillor Mrs B E Boddington – Chairman.

Councillors P L E Bucknell, G J Bull,
E R Butler, Mrs S Conboy, D B Dew,
Mrs A Dickinson, R S Farrer, I D Gardener,
J P Morris, J M Palmer, P D Reeve,
R G Tuplin and R J West.

APOLOGIES: Apologies for absence from the meeting were submitted on behalf of Councillors Mrs A D Curtis and Ms L Kadic.

61. MINUTES

The Minutes of the meeting of the Panel held on 14th March 2016 were approved as a correct record and signed by the Chairman.

62. MEMBERS' INTERESTS

Councillor R G Tuplin declared a non-pecuniary interest in Minute No. 65(d) by virtue of having an association with the applicant and of the fact that Sawtry Parish Council held meetings in premises owned by the applicant, remained in the room but did not participate in the debate nor vote on the item.

Councillor R S Farrer declared a non-pecuniary interest in Minute No. 65(b) by virtue of his Membership of St Neots Town Council.

Councillor I D Gardener declared a disclosable pecuniary interest in Minute No. 65(d) by virtue of the fact that his employer had worked for the applicant and left the meeting for the duration of the discussion and voting on the item.

63. AGENDA

The Chairman announced that Items 4(c) St Neots and 4(d) Yaxley had been withdrawn from the Agenda.

64. DEVELOPMENT MANAGEMENT - OTHER APPLICATIONS

- (a) **The use of land as a private gypsy and traveller caravan site consisting of 4 pitches each of which would comprise of 1 No. Mobile home, 1 No. Touring caravan, one small amenity building, hardstandings, foul drainage; creation of new access and track way - Kym Stables, Kimbolton Road, Hail Weston.**

Pursuant to Minute No. 14/39(a), the Panel gave

consideration to a report by the Planning Service Manager (Development Management) (a copy of which is appended in the Minute Book) recommending that the application was approved subject to conditions to include a condition limiting occupation of the site by Gypsies and Travellers as defined in the Planning Policy for Traveller Sites (PPTS) 2012 rather than the definition in the 2015 version.

RESOLVED

that the application be approved subject to conditions set out in section 8 of the December 2014 report but the condition limiting occupation of the site by Gypsies and Travellers is as defined in PPTS 2012, rather than the definition in the 2015 version.

(b) Proposed Amendment to the Scheme of Delegation in relation to the making and confirming Tree Preservation Orders. Objection to Tree Preservation Order L/TPO/381 - 15 Hunts End, Buckden.

Consideration was given to a report by the Planning Services Manager (Development Management) (a copy of which is appended in the Minute Book) recommending that the delegations in respect of Tree Preservation Orders (TPO) were clarified. Having been reminded of the previous arrangements and informed that legal advice had been obtained on the proposed changes, it was

RESOLVED

that the contents of the report be noted and the Scheme of Delegation amended as follows:

- (a) the Head of Development, the Planning Services Manager - Development Management and Planning Services Manager - Planning Policy are authorised to make and confirm Tree Preservation Orders where no objections have been received; and
- (b) the Tree Preservation Order Sub Group is authorised to decide whether or not to confirm Tree Preservation Orders where objections have been received.

(Councillor T Hayward, Ward Member, and Mr P Witchell, objector, addressed the Panel on the following matter).

The report by the Planning Services Manager (Development Management) also referred to a Tree Preservation Order (L/TPO/381), which had been the subject of an objection. Members were acquainted with the options available to the Council once a TPO was confirmed.

RESOLVED

that the Tree Preservation Order L/TPO/381 at 15 Hunts End, Buckden referred to in the report now submitted be confirmed.

65. APPLICATIONS REQUIRING REFERENCE TO DEVELOPMENT MANAGEMENT PANEL

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.

With regard to the item on 8 Market Hill, St Ives, pursuant to Minute No. 15/53(a), the Panel reconsidered the need for a condition requiring the installation of a noise meter in the beer garden to be attached to the permission in respect of Planning Application 15/00682/FUL. Having been informed that the Environmental Health Protection Officer had since advised that the condition was not practical, it was agreed that the condition should be replaced by a requirement for a noise management plan to be approved.

Whereupon, it was

RESOLVED

(a) Change of use to A4 public house, together with internal and external alterations and extension – 8 Market Hill, St Ives - 15/00682/FUL

(Councillor M Collier, St Ives Town Council, and Mr L Bradley, on behalf of the applicant, addressed the Panel on this item).

that the condition relating to the noise meter be removed and replaced with an additional condition requiring the approval of a noise management plan.

At 8.30pm Councillor J P Morris took his seat at the meeting.

(b) Proposed development to divide the existing dwelling into two separate dwellings consisting of a one bedroom apartment and a two bedroom apartment. Also includes a first floor extension over an existing ground floor extension - 210 Great North Road, Eaton Socon - 15/02377/FUL.

(Mrs T Curl, applicant, addressed the Panel on the application).

(See Minute No. 62 for Members' interests).

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.

(c) Detached eco constructed lodge to create three bed detached dwelling - Land at 34 Church End, Catworth - 16/00162/OUT

(Councillor Moore, Catworth Parish Council, addressed the Panel on the application).

that the application be refused because the proposed development would be located on land which relates more to the open countryside than the built-up area of Catworth and as such, would result in unacceptable harm to the rural character and appearance of the wider area. Furthermore, by virtue of its significant footprint, with built form in close proximity to the front and side boundaries of the uncharacteristically small plot, the development would appear cramped and out of character with the more spacious form of development in the area. The proposal is contrary to the guidance of the National Planning Policy Framework (NPPF) (specifically paragraphs 55, 56, 57 and 60), policies EN17, EN25 and H32 of the Huntingdonshire Local Plan (1995); policy CS1 of the Adopted Core Strategy (2009) and policies LP11, LP15 and LP26 of the Draft Huntingdonshire Local Plan to 2036 (2013).

(d) Change of use of land from agriculture to residential curtilage, erection of stable building and additional workshop units (part retrospective) - Gault Hill Farm, Cooks Lane, Sawtry - 15/02226/FUL

(Mr J Vella, applicant, addressed the Panel on the application).

(See Minute No. 62 for Members' interests).

that the application be refused because the proposal to expand the existing business use outside the containment of the existing built envelope would result in an erosion of the rural appearance of the existing site and building, having an unnecessary impact on the wider countryside. The further development of site for business purposes would result in unnecessary further vehicle movements to the site. The proposal is therefore contrary to planning policies that seek to protect the character of the open countryside, and meet the aims of sustainable development, such as policies E7, E11 and En25 of the Local Plan 1995, and policies CS1 and CS7 of the Adopted Core Strategy, and policies LP1, LP13, LP17 and LP21 of the Local Plan – 2036, and the NPPF.

(e) Change of use from vacant offices used as store to veterinary surgery – Huntingdon Wyevale Garden Centre, Banks End, Wyton - 16/00218/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.

- (f) **New dwelling and demolition of single storey side lean to adjacent dwelling - 2 West Street, Huntingdon - 15/01353/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.

66. APPEAL DECISIONS

The Panel received and noted a report by the Planning Service Manager (Development Management), which contained details of three recent decisions by the Planning Inspectorate. All the appeals had been dismissed.

RESOLVED

that the contents of the report be noted.

Chairman