

HUNTINGDONSHIRE DISTRICT COUNCIL

MINUTES of the meeting of the DEVELOPMENT MANAGEMENT COMMITTEE held in the Civic Suite, Pathfinder House, St Mary's Street, Huntingdon PE29 3TN on Monday, 18 July 2022

PRESENT: Councillor D L Mickelburgh – Chair.

Councillors R J Brereton, L Davenport-Ray, D B Dew,
I D Gardener, K P Gulson, P A Jordan, C Lowe,
S R McAdam, J Neish, T D Sanderson, R A Slade,
C H Tevlin and S Wakeford.

APOLOGIES: Apologies for absence from the meeting were submitted on behalf of Councillors E R Butler and S Mokbul.

9 MINUTES

The Minutes of the meeting of the Committee held on 20th June 2022 were approved as a correct record and signed by the Chair.

10 MEMBERS' INTERESTS

Councillor C A Lowe declared a non-statutory disclosable interest in Minute No 12 (b) by virtue of the fact that the application related to the Ward she represented.

Councillor C A Lowe declared a non-statutory disclosable interest in Minute No 12 (c) by virtue of the fact that she lived in Pidley and the application related to the Ward she represented.

Councillor I D Gardener declared a non-statutory disclosable interest in Minute No 12 (d) by virtue of the fact that the application related to the areas he represented as a Member of Huntingdonshire District Council and of Cambridgeshire County Council.

Councillor J Neish declared a non-statutory disclosable interest in Minute No 11 by virtue of the fact that a relative lived in the vicinity of the application site.

11 DEVELOPMENT MANAGEMENT - SECTION 106 AGREEMENT - APPLICATION FOR OUTLINE PLANNING PERMISSION FOR A PHASED DEVELOPMENT OF UP TO 132 DWELLINGS AND ASSOCIATED ACCESS, APPROVAL SOUGHT FOR ACCESS, LAYOUT AND LANDSCAPING WITH SCALE AND APPEARANCE RESERVED, ON LAND NORTH OF 16 THE BANK, SOMERSHAM - 19/01790/OUT

(H Guy, applicant, addressed the Committee on the application).

See Minute No 10 for Members' interests.

With the aid of a report by the Planning Service Manager (Development Management) the Committee considered an application for outline planning permission for a phased development of up to 132 dwellings and associated access, layout and landscaping with scale and appearance reserved, on land North of 16 The Bank, Somersham. A copy of the report is appended in the Minute Book. Councillor C Tevlin informed Members of the views of the Section 106 Agreement Advisory Group on the proposed obligation. Comments made by the Campaign to Protect rural England on the applications were reported through the Late Representations.

The Committee discussed the application and, in particular, biodiversity, sustainability and highways matters. Having taken into account relevant local and national planning policies, it was

RESOLVED

- a) that the Planning Service Manager (Development Management) be authorised to finalise terms of the S106 agreement in relation to off-site formal sports contribution and off-site biodiversity contribution, and
- b) that subject to the prior completion of a Section 106 obligation, to include provision of informal green space, wheeled bins, and on-site affordable housing (and formal sports and biodiversity contribution, subject to CIL compliance), the application be approved subject to conditions to include those listed in paragraph 8 of the report now submitted, or refused in the event that the obligation referred to above has not been completed and the applicant is unwilling to agree to an extended period for determination, or on the grounds that the applicant is unwilling to complete the obligation necessary to make the development acceptable.

12 APPLICATIONS REQUIRING REFERENCE TO DEVELOPMENT MANAGEMENT COMMITTEE

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 Committee. Members were advised of further representations, which had been received since the reports had been prepared.

Regarding Minute No 12 (d), for probity reasons the Committee was informed that the applicant had a personal association with a District Council Officer.

RESOLVED

- a) **Reserved matters application for 25 dwellings for access, appearance, landscaping, layout and scale pursuant to outline planning permission 17/00101/OUT - D J C Produce, Pingle Bank, Holme, PE7 3PJ - 20/00923/REM**

(Councillor P Sargent, Holme Parish Council, Councillor M Beutell, Ward Member, Mr S Harper, objector, and Mr D Mead, agent, addressed the Committee on the application)

- a) that the Planning Service Manager (Development Management) be authorised to finalise terms of a Deed of Variation to the original Outline S106 in relation to the long-term management and maintenance of unadopted streets, and an indemnity agreement against any damage caused to the streets through the Council's waste collection service; and
- b) that subject to the prior completion of said Deed of Variation, the application be approved subject to conditions to include those as set out at section 8 of the Officer's Report with the following amendments:
 - i) to exclude the condition securing the scheme for the long-term management and maintenance of unadopted streets (to be secured instead via S106 Deed of Variation), and
 - ii) to include a condition securing a scheme for surface and foul drainage details

or refused in the event that the Deed of Variation obligation has not been completed and the applicant is unwilling to agree to an extended period for determination, or on the grounds that the applicant is unwilling to complete the obligation necessary to make the development acceptable.

b) Erection of 4 dwellings with garaging and parking following the demolition of the existing industrial buildings - Land North East of The Laurels, Fenton Road, Fenton - 19/01258/FUL

(Councillor D Hopkins, Pidley-cum-Fenton Parish Council, and Mr D Mead, agent, addressed the Committee on the application).

See Minute No 10 for Members' interests.

that the application be approved subject to conditions to be determined by the Planning Service Manager (Development Management) to include those listed in paragraph 8 of the report now submitted.

At 8.48 pm the meeting was adjourned.

At 8.55 pm the meeting resumed.

c) Application for approval of reserved matters (Access, Appearance, Landscaping, Layout, Scale), following outline approval reference 19/01782/OUT, for the erection of 4 dwellings - Vernon Motors, Warboys Road, Pidley, PE28 3DA - 21/01287/REM

(Councillor D Hopkins, Pidley-cum-Fenton Parish Council, addressed the Committee on the application).

See Minute No 10 for Members' interests.

that the application be approved subject to conditions to be determined by the Planning Service Manager (Development Management) to include those listed in paragraph 8 of the report now submitted.

- d) **Removal/variation of conditions 3 (Material), 4 (Landscape), 5 (levels) ,6 (ecology), 7 (tree protection), 10 (architectural details) to 18/01946/FUL as the majority of the works are now complete on site - 50 Hamerton Road, Alconbury Weston, PE28 4JD - 22/00145/S73**

(Councillor P Harper-Harris, Alconbury Weston Parish Council, addressed the Committee on the application).

See Minute No 10 for Members' interests.

that the application be approved subject to conditions to be determined by the Planning Service Manager (Development Management) to include those listed in paragraph 8 of the report now submitted.

13 APPEAL DECISIONS

The Committee received and noted a report by the Planning Service Manager (Development Management), which contained details of two recent decisions by the Planning Inspectorate. A copy of the report is appended in the Minute Book.

RESOLVED

that the contents of the report be noted.

Chair