

# HUNTINGDONSHIRE DISTRICT COUNCIL

MINUTES of the meeting of the DEVELOPMENT MANAGEMENT COMMITTEE held in THE CIVIC SUITE (LANCASTER/STIRLING ROOMS), PATHFINDER HOUSE, ST MARY'S STREET, HUNTINGDON, PE29 3TN on Monday, 21st November 2022

PRESENT: Councillor D L Mickelburgh – Chair.

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

APOLOGIES: Apologies for absence from the meeting were submitted on behalf of Councillors R J Brereton and S Wakeford.

## 24 MINUTES

Subject to the inclusion of C Lowe, Ward Member, in the list of speakers in relation to Minute No 22 (c), the Minutes of the meeting of the Committee held on 17th October 2022 were approved as a correct record and signed by the Chair.

## 25 MEMBERS' INTERESTS

Councillor K Gulson declared an Other Registrable Interest in Minute No 26 (b) by virtue of the fact that the application related the Ward he represents and he was a Member of Yaxley Parish Council.

Councillor R A Slade declared an Other Registrable Interest in Minute No 26 (a) and Minute Nos 27 (a) to (i) by virtue of the fact that he was a Member of St Neots Town Council's Planning Committee.

## 26 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. Whereupon, it was

RESOLVED

### a) **Erection of two x two-bedroom homes and associated works - 2 Queens Court, Eaton Socon, St Neots, PE19 8BZ - 22/01309/FUL**

*(Councillor D Laycock, St Neots Town Council and Mr S Richardson, agent, addressed the Committee on the application).*

See Minute No 25 for Members' interests.

that the application be refused because the scale, shape, details, massing and siting of the proposed development is considered to fail to assimilate with the general form and layout of its surroundings and does not contribute positively to the area's character. The proposal has not been guided by the established building line or boundary treatments and causes an unacceptable degree of prominence. The proposed private amenity areas do not reflect the scale and proportion of gardens in the locality. The proposal omits design features (chimneys and bay windows) which are common in the immediate street scene and therefore conflicts with the prevailing appearance of the public realm. The proposal would also introduce a car-dominated frontage on Queens Court which reduces the pleasant open aspect of this part of the street. As such the proposal is contrary to Policies LP 7, LP 11 and LP 12 of Huntingdonshire's Local Plan to 2036, the Huntingdon District Design Guide sections 3.3 (Place Making and Hierarchy of Movement) and 3.7 (Building Form), Policy A3 of the St Neots Neighbourhood Plan and paragraphs 130 a – d, 1 and 131 of the NPPF.

- b) Extensions to commercial property to include two storey front extension and first-floor side extension. Amendments to material finish and fenestration of existing building, installation of external stairwell, and installation of solar panels. - 41 Mere View Industrial Estate, Yaxley, PE7 3HS - 22/01647/FUL**

*(Councillor A Wood, Yaxley Parish Council, Mr M Nanji, objector, and Mr L Joyce, applicant, addressed the Committee on the application).*

See Minute No 25 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 together with an additional condition relating to safety fencing.

At 7.00 pm the meeting was adjourned.

At 7.05 pm the meeting resumed.

- c) Proposed Day Room - Tower Farm and Stables, Toseland Road, Yelling, PE19 6SA - 22/01500/FUL**

*(Councillor T Race, Yelling Parish Council, addressed the Committee on the application).*

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) Widening of existing access - Pasturelands, Taylors Lane, Buckden, PE19 5UW - 22/00369/FUL**

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.

## **27 DEVELOPMENT MANAGEMENT - DEFERRED ITEMS**

*(Councillor D Laycock, St Neots Town Council, Councillors I Taylor and S Taylor, Ward Members, Ms C Goodman and D Davies, objectors, and Mr S Hoskin, agent, addressed the Committee on the applications).*

Pursuant to Minute Nos 59/21 (d) – (q), the Committee gave consideration to reports by the Planning Service Manager (Development Management) on applications for development to be determined by the Committee. Copies of the reports are appended in the Minute Book. Members were advised of further representations, which had been received since the reports had been prepared. Whereupon, it was

RESOLVED

At 8.54 pm the meeting was adjourned.

At 9.05 the meeting resumed.

**a) Demolition of 7 garages and construction of one 3 bed dwelling with associated external works - Adj 13 Mallard Lane, St Neots - 21/02393/FUL**

See Minute No 25 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.

**b) Demolition of 7 garages and construction of two 2 bedroom dwellings with associated external works - Adj 28 Springbrook, Eynesbury - 21/02394/FUL**

See Minute No 25 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.

**c) Demolition of 12 garages and construction of two 2 bed dwellings with associated external works - South east of 32 Mallard Lane, St Neots - 21/02396/FUL**

See Minute No 25 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) **Demolition of 13 garages and construction of two 3 bed dwellings with associated external works - North of 197 Duck Lane, St Neots - 21/02397/FUL**

See Minute No 25 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.

- e) **Demolition of 6 garages and construction of two 2 bedroom dwellings with associated works - Adj 2 Mallard Lane, St Neots - 21/02398/FUL**

See Minute No 25 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.

- f) **Demolition of 9 garages and construction of 1 dwelling with associated external works - Between 8 & 10 Mallard Lane, St Neots - 21/02399/FUL**

See Minute No 25 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.

- g) **Demolition of 6 garages and construction of two 2 bed dwellings with associated external works - Between 20 & 22 Mallard Lane, St Neots - 21/02400/FUL**

See Minute No 25 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.

- h) **Demolition of 16 garages and construction of four 2 bed dwellings with associated external works - Opposite 27-30 Naseby Gardens, St Neots - 21/02431/FUL**

*(Mr J Smith, objector, addressed the Committee on the application).*

See Minute No 25 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 together with an additional condition relating to obscured glazing.

- i) Demolition of 24 garages and construction of 3 dwellings (one 1 bed and two 2 beds) with associated external works - Between 130 & 132 Duck Lane, St Neots - 21/02436/FUL**

See Minute No 25 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 11.15 pm the meeting was adjourned to be resumed at 7.00 pm on 28th November 2022.

Chair