

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, 20th February 2023

PRESENT: Councillor D L Mickelburgh – Chair.

Councillors R J Brereton, 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, C H Tevlin and S Wakeford.

APOLOGIES: None.

42 MINUTES

The Minutes of the meeting of the Committee held on 23rd January 2023 were approved as a correct record and signed by the Chair.

43 MEMBERS' INTERESTS

Councillor S Mokbul declared a Non-Registrable Interest in Minute No 45 (a) by virtue of the facts that the application related to the Ward she represented and that she was a Member of St Ives Town Council.

Councillor R Slade declared a Non-Registrable Interest in Minute No 45 (c) by virtue of the fact that he was a Member of St Neots Town Council.

Councillor I Gardener declared a Non-Registrable Interest in Minute No 45 (d) by virtue of the fact the applicant was a close associate, left the room for the duration of the item and took no part in the discussion or voting.

44 AGENDA ITEM 3 (e) - APPLICATION REQUIRING REFERENCE TO DEVELOPMENT MANAGEMENT COMMITTEE - ERECTION OF A PAIR OF SEMI-DETACHED DWELLINGHOUSE TO LAND REAR OF EXISTING DWELLING - 2 POTTON ROAD EYNESBURY PE19 2NP - 21/02827/FUL

Having noted that the application had been withdrawn, it was

RESOLVED

that the item be not determined.

45 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) Change of use of amenity land to form garden curtilage and erection of boundary fencing - 40 Nursery Gardens, St Ives, PE27 3NL - 22/01205/FUL

(Councillor N Wells, St Ives Town Council, and K Baulk, applicant, addressed the Committee on the application).

See Minute No 43 for Members' interests.

that the application be refused because by virtue of its design, material and prominent siting within Nursery Gardens, the proposed close boarded fence would be a visually incongruous feature to the front and side of the dwelling and would be out of keeping with the character and appearance of the street scene. The proposal therefore fails to comply with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 and the guidance contained within parts 3.6 and 3.8 of the Huntingdonshire Design Guide (2017).

b) Change of Use of Land for the creation of 6no. Gypsy/Traveller pitches comprising the siting of 1no. Mobile Home, 1 no. Touring Caravan, and formation of hardstanding area, per pitch - Land West of East View to Llala, Parkhall Road, Somersham - 21/02861/FUL

(Councillor R Sutton, Somersham Parish Council, and P Casey, applicant, 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.

c) Demolition of existing outbuildings and erection of detached dwelling - 5 Howitts Lane, Eynesbury, PE19 2JA - 22/01342/FUL

(Councillor T Wylie, St Neots Town Council, J Thorpe, objector and S Richardson, agent, addressed the Committee on the application).

See Minute No 43 for Members' interests.

that the application be refused for the following reasons:

- a) The proposed dwellings, by virtue of their scale, siting and design in close proximity to the rear garden of No.45 Philips Garden would introduce a dominating 2 storey dwelling of significant mass which would lead to an oppressive and overbearing impact between the proposed dwellings and the private amenity space of No. 45 Philip Gardens. This would be through the combination of the perception of being overlooked from the southwest facing first floor windows and from the scale of the proposed building within 1.45 metres of the boundary and would fail to maintain a high standard of amenity for users and occupiers of No. 45 Philips Garden. The proposal is therefore contrary to Policy LP14 of

Huntingdonshire's Local Plan to 2036, Paragraph 130 (f) of the NPPF (2021) section H2 of the National Design Guide.

- b) The proposed access would lead to vehicle movements in close proximity to the northern (principal elevation) and south eastern side of No. 2 Potton Road. This would result in detrimental impact on the amenity of No. 2 Potton Road by virtue of unacceptable noise impact and lights from vehicles. The proposal is therefore contrary to Policy LP14 of the Huntingdonshire Local Plan to 2036, Paragraph 130 (f) of the NPPF (2021) section H2 of the National Design Guide.
 - c) The application is not accompanied by a completed Unilateral Undertaking for the provision of wheeled bins and therefore fails to comply with part H of the Developer Contributions Supplementary Planning Document (2011) and Policy LP4 of the Huntingdonshire Local Plan to 2036.
 - d) The proposed development, by virtue of insufficient information, fails to demonstrate what potentially harmful impact from noise would result due to the proximity to the railway line and is therefore not considered to be in accordance with Policy LP14 of the Local Plan to 2036 and paragraph 127(f) of the NPPF (2019).
- d) Demolition of stables and associated paraphernalia and erection of 3 no. dwellings - one pair of semi-detached (3 beds) and 1 detached (2 beds) with associated parking (cartlodges) – Stables, Hamerton Road, Alconbury Weston - 22/00298/FUL**

(Councillor N Morton, Alconbury Weston Parish Council, S Boyles, objector, and A Bussetil, agent, addressed the Committee on the application).

See Minute No 43 for Members' interests.

that the application be approved subject to conditions to be determined by the Planning Service Manager (Development Management) together with an additional Grampian condition to secure completion of drainage measures before development commences.

46 APPEAL DECISIONS

The Committee received and noted a report by the Planning Service Manager (Development Management), which contained details of three 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