

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, 17th April 2023

PRESENT: Councillor D L Mickelburgh – Chair.

Councillors R J Brereton, E R Butler, L Davenport-Ray, I D Gardener, S R McAdam, S Mokbul, 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 S J Corney, D B Dew, K P Gulson and P A Jordan.

51 MINUTES

The Minutes of the meeting of the Committee held on 20th March 2023 were approved as a correct record and signed by the Chair.

52 MEMBERS' INTERESTS

Councillor I D Gardener declared an Other Registrable Interest in Minute No 53 (a) 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 an Other Registrable Interest in Minute No 53 (d) by virtue of the fact that the application related to the Ward he represented.

53 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) **Proposed detached dwelling - Land Rear of 9 High Street, Alconbury Weston - 22/00905/FUL**

(Councillor A Stone, Alconbury Weston Parish Council, addressed the Committee on the application).

See Minute No 52 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 amended condition relating to sustainable surface water and foul water drainage the precise wording of which the Chief Planning Officer is hereby authorised to determine.

- b) Change of use from bakery and cafe to fish and chip shop and restaurant/ take away including rear extension, front veranda and replacement extraction system/flue (retrospective) – 20 Green End Road, Sawtry - 20/00318/FUL**

(Councillor D Tuplin, Sawtry Parish Council, and Mr S Millward, objector, 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) Conversion of existing church parish hall into four residential units - The Church Hall, Ramsey Road, St Ives - 21/00415/FUL**

(Councillor N Wells, St Ives Town Council, and Mr M Collier, on behalf of the applicant, addressed the Committee on the application).

that the application be refused for the following reasons:

- a) The proposed layout of the front part of the site including the proposed 2m fence and the 4 bin stores would break up the openness of the front of the site to its visual detriment. The proposed development would fail to preserve or enhance the character and appearance of the St Ives Conservation Area and would result in detrimental visual impacts upon the character and appearance of the street scene and surrounding area. As such, the proposal is contrary to Policies LP11, LP12 and LP34 of the adopted Huntingdonshire Local Plan to 2036, Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Huntingdonshire Design Guide SPD and Sections 12 and 16 of the National Planning Policy Framework.
- b) The proposed 1st floor bedroom window on the south facing elevation serving unit 3 would significantly overlook the rear amenity areas of No's 10, 12 and 14 River Place and would therefore have an adverse impact upon their residential amenity. The proposed development would therefore be contrary to Policy LP14 of the adopted Huntingdonshire Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy.
- c) As the proposal fails to respect surrounding heritage assets, provides poor future residential amenity standards for residents, and would result in significant adverse impact on residential amenity of neighbouring properties, it is considered that the proposal constitutes an overdevelopment of the site contrary to policies LP12 and LP14 of Huntingdonshire Local Plan to 2036.

At 9.05 pm the meeting was adjourned.

At 9.12 pm the meeting resumed.

d) Erection of 4 bed dwelling - Land rear of Riverview Inn, High Street, Earith - 22/00617/FUL

See Minute No 52 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.

54 APPEAL DECISIONS

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