

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, 19th June 2023

PRESENT: Councillor D L Mickelburgh – Chair.

Councillors R J Brereton, E R Butler, L Davenport-Ray, D B Dew, K P Gulson, P A Jordan, S R McAdam, S Mokbul, J Neish, T D Sanderson, R A Slade and S Wakeford.

APOLOGIES: Apologies for absence from the meeting were submitted on behalf of Councillors S J Corney, I D Gardener and C H Tevlin.

10 MINUTES

The Minutes of the meeting of the Committee held on 22nd May 2023 were approved as a correct record and signed by the Chair.

11 MEMBERS' INTERESTS

Councillor S Wakeford declared an Other Registrable Interest in Minute No 12 (e) by virtue of the fact that the application related to the Ward he represented and he had not had any involvement in the application.

Councillor K P Gulson declared an Other Registrable Interest in Minute No 12 (a) by virtue of the fact that the application related to the Ward he represented and he had not had any involvement in the application.

Councillor S R McAdam declared a Non-Registrable Interest in Minute No 12 (e) by virtue of the fact that he was a Member of Huntingdon Town Council, but had not had any involvement in the application.

Councillor R A Slade declared an Other Registrable Interest in Minute No 12 (c) by virtue of the fact that the application related to the Ward he represented.

Councillor E R Butler declared a Non-Registrable Interest in Minute No 12 (a) by virtue of the fact that he had been involved in a previous application relating to the site, but he had no involvement in the present application.

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. Whereupon, it was

RESOLVED

- a) **Use of land for the stationing of caravans for residential purposes and the erection of a dayroom and laying of hardstanding ancillary to that use – Land East of Conquest House, Straight Drove, Farcet - 22/02104/FUL**

(Councillor S Howell, Farcet Parish Council, and N Green, agent, addressed the Committee on the application).

See Minute No. 11 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) **Construction of 2no 2 bedroom maisonettes – Land at 16 Sand Road, Great Gransden - 22/02382/FUL**

(Councillor A Pett, Great Gransden Parish Council, Councillor R West, Ward Member, and G Thompson, 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) **Demolition of derelict outbuildings and residential development of 7 dwellings – Outbuildings rear of 30 and 32 High Street, St Neots - 23/00609/FUL**

(N Haverson, objector, and K Odunaiya, applicant, addressed the Committee on the application).

See Minute No. 11 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 the installation of an Automatic Water Fire Suppression System and to the informative notes also listed in paragraph 8.

At 9.18 pm the meeting was adjourned.

At 9.30 pm the meeting resumed.

- d) **A new build, two-storey, four bedroom detached dwelling - Land at White Roses, Sawtry Road, Glatton - 22/00649/FUL**

(Councillor R Weatherburn, Glatton Parish Council, and P McKeown, applicant's representative, addressed the Committee on the application).

that the application be refused for the following reasons:

- a) The proposed development for a new dwellinghouse would fail the sequential test for flooding contrary to Policy LP5 of the Huntingdonshire's Local Plan to 2036, Section 4 of the Cambridgeshire Flood and Water SPD 2017 and the objectives of the NPPF (2021) set out at paragraphs 159 and 162. The proposed development is therefore unacceptable in principle as it would place people and property at an unwarranted risk of flooding.
 - b) In the opinion of the Local Planning Authority, insufficient information has been submitted to demonstrate that the proposed development could take place without prejudicing the long-term future of the existing mature trees off the site, which make important contribution to the visual amenity of the area. Specifically, as a result of the close proximity of the proposed house to the two trees (NT1 Ash and NT2 Pear Tree), as shown on the submitted Tree Protection Plan (Drawing No. 4532.Glatton.BBA.TPP), this is likely to lead to the loss of these trees. Such loss / damage would detract from the character, appearance and visual amenity of the area. The development would therefore be contrary to Policy LP31 of the Huntingdonshire's Local Plan to 2036 and paragraph 174 of the NPPF (2021).
 - c) The application is not accompanied by a Unilateral Undertaking (UU) for the provision of wheeled bins meaning the needs of future residents would not be met with regard to household waste management contrary to part H of the Developer Contributions Supplementary Planning Document (2011) and Policy LP4 of Huntingdonshire's Local Plan to 2036.
- e) **Demolition of existing building and erection of new four-storey building comprising 30 No. retirement flats with associated communal facilities and external landscaping, together with re-use of existing vehicular parking facilities on adjacent site - Centenary House, St Marys Street, Huntingdon - 22/1580/FUL**

(Councillor A McAdam, Huntingdon Town Council, Councillor M Kadeware, Ward Member, P Askew, objector, and S Richardson, agent, addressed the Committee on the application).

See Minute No. 11 for Members' interests.

- a) that the Committee is minded to refuse the application for the following reasons:
 - The application fails to demonstrate that the principle of development is acceptable. Whilst the proposal would provide specialist housing in a sustainable location, it fails to include any affordable housing provision, for which there is a significant need. The proposal is therefore contrary to policies LP24 and LP26 part c) of the adopted Huntingdonshire Local Plan to 2036.
 - By virtue of the scale, bulk and design of the proposed building, the proposal would result in harm to the character and appearance of the street scenes of St Mary's Street and Castle Moat Road and the surrounding area. Furthermore, the proposal would result in less than substantial harm to the significance of nearby heritage assets and the Huntingdon Conservation Area. Given the proposal does not include any clear or convincing justification for the harm nor any public benefit sufficient to outweigh the harm, the proposal is considered to be contrary to Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas)

Act 1990, Policies NE3, BE1, BE2 and BE3 of the Huntingdon Neighbourhood Plan, Policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Sections 12 and 16 of the National Planning Policy Framework in this regard.

- The proposed development by virtue of its scale and mass would result in overbearing impacts and loss of daylight and sunlight to the ground and first floor rooms of Nos. 2 and 3 St Marys Street. The proposal is therefore considered contrary to Policy LP14 of the Huntingdonshire Local Plan to 2036, paragraph 130 (f) of the NPPF 2021 which seeks a high standard of amenity for existing and future place users and the guidance within part 3.7 Building Form of the Huntingdonshire Design Guide Supplementary Planning Document (2017).
- Insufficient information has been submitted to demonstrate that the residents/occupants of the proposed development would be safeguarded against unacceptable levels of air and noise pollution. The proposal is therefore contrary to Policy LP14 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework in this regard.
- The proposed individual balconies would not be of an adequate depth to ensure these private external amenity spaces are usable and of an acceptable size for future occupants. The proposal is therefore contrary to the HDC Design Guide SPD (page 171) which requires that where possible balconies should be a minimum of 1.5m deep in order to accommodate a table and chairs.
- Insufficient information has been submitted to assess the proposal in terms of flood risk. The application has not been accompanied by a Flood Risk Assessment/Surface Water Strategy. The proposal is therefore contrary to Policies LP5, LP6 and LP15 of Huntingdonshire's Local Plan to 2036 and Section 14 of the National Planning Policy Framework (2021).
- 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, LP14 and LP34 of Huntingdonshire Local Plan to 2036.

b) that subject to the outcome of the public consultation, authority be delegated to Chief Planning Officer to determine the application after consultation with Chair and Vice Chair.

f) Proposed conversion from shop units to dwelling and roof extension to create first floor - 18 High Street, Warboys, Huntingdon - 22/01983/FUL

(Councillor G Willis, Warboys Parish Council, addressed the Committee on the application).

that the application be refused because it has failed to demonstrate that the loss of the commercial use is outweighed by the provision of a single private dwelling. The proposal has failed to demonstrate that the site has been effectively and robustly marketed for its current use without success and no evidence has been submitted to demonstrate that there is insufficient community support for its continuation. There is also no suggestion that an equivalent service will be provided in another location and therefore it has not been demonstrated that the loss of the commercial site will not undermine the settlement's role in provision of

services. The proposal is therefore contrary to Policy LP 22, sections d) and e) of the Huntingdonshire Local Plan to 2036 as well as paragraph 93, sections c) and d) of the NPPF 2021.

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