

## 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 November 2023

PRESENT: Councillor D L Mickelburgh – Chair.

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

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

### 32 MINUTES

Subject to the inclusion in Minute No 30 c, of the words “that the application be refused for the following reasons:” after the reference to Members’ interests, the Minutes of the meeting of the Committee held on 16th October 2023 were approved as a correct record and signed by the Chair.

### 33 MEMBERS' INTERESTS

Councillor T Sanderson declared a Non-Registrable Interest in Minute No by virtue of the fact that the application related to the Ward he represented.

Councillor T Sanderson – declared an Other Registrable Interest in Minute No by virtue of the fact that he was a Member of Huntingdon Town Council, left the room and took no part in the discussion or voting on the item.

Councillor S McAdam declared a Non-Registrable Interest in Minute No by virtue of the fact that the application related to the Ward he represented.

Councillor S McAdam – declared an Other Registrable Interest in Minute No by virtue of the fact that he was a Member of Huntingdon Town Council, left the room and took no part in the discussion or voting on the item.

Councillor C Tevlin - declared a Non-Registrable interest in Minute No by virtue of the fact that the application related to the Ward she represented.

Councillor S Mokbul - declared a Non-Registrable Interest in Minute No by virtue of the fact that the application related to the Ward she represented.

Councillor S Mokbul - declared a Non-Registrable Interest in Minute No by virtue of the fact that the application related to the Ward she represented.

Councillor S Wakeford - declared an Other Registrable Interest in Minute No by virtue of the fact that he was Executive Councillor for Jobs, Economy and Housing, left the room and took no part in the discussion or voting on the item.

Councillor S Wakeford - declared an Other Registrable Interest by virtue of the fact that he was Executive Councillor for Jobs, Economy and Housing, left the room and took no part in the discussion or voting on the item.

**34 DEVELOPMENT MANAGEMENT - SECTION 106 AGREEMENTS - MIXED USE DEVELOPMENT COMPRISING: UP TO 1,000 DWELLINGS, PRIMARY SCHOOL INCLUDING EARLY YEARS PROVISION, UP TO 205SQM COMMUNITY FLOORSPACE, UP TO 1,000SQM RETAIL FLOORSPACE (CLASS A1), FOOD AND DRINK USES (CLASSES A3-A4), OPEN SPACE AND PLAY AREAS, LANDSCAPING, PEDESTRIAN AND CYCLE LINKS, ASSOCIATED DRAINAGE AND ENGINEERING WORKS AND, HIGHWAY CONNECTIONS INCLUDING PRIMARY AND SECONDARY VEHICLE ACCESS FROM ERMINE STREET AND THE A141 (OUTLINE PLANNING APPLICATION FOR PHASED DEVELOPMENT WITH ALL MATTERS RESERVED EXCEPT MEANS OF ACCESS ONTO THE LOCAL HIGHWAY NETWORK) - LAND NORTH WEST OF SPITTALS WAY AND ERMINE STREET, GREAT STUKELEY - 18/01918/OUT**

*(D Joseph, applicant, addressed the Committee on the application).*

See Minute No 33 for Members' interests.

With the aid of a report by the Planning Service Manager (Development Management) the Committee considered an application for outline planning application for phased development with all matters reserved except means of access onto the local highway network for mixed use development comprising up to 1,000 dwellings, primary school including early years provision, Up to 205sqm community floorspace, Up to 1,000sqm retail floorspace (Class A1), food and drink uses (Classes A3-A4), open space and play areas, landscaping, pedestrian and cycle links, associated drainage and engineering works and, highway connections including primary and secondary vehicle access from Ermine Street and the A141 on land North West of Spittals Way and Ermine Street, Great Stukeley. 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. Having taken into account relevant local and national planning policies, it was

**RESOLVED**

that, following confirmation of the Transport Contribution and subject to completion of a S106 agreement to include affordable housing, public rights of way and associated physical works, the expansion of existing GP surgeries, improvements to support sustainable transport to Stukeley Meadows School, primary school provision, Special Education Needs, wheeled or communal bins, libraries and lifelong learning, informal open space provision and formal sport provision, the Planning Service Manager (Development Management) be authorised to approve the application subject to conditions to include those listed in paragraph 9 of the report now submitted or refuse it in the event that the 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.

At 6.22 pm Councillor S Corney joined the meeting.

At 6.37 pm Councillor S Wakeford joined the meeting.

**35 DEVELOPMENT MANAGEMENT - SECTION 106 AGREEMENTS - S106 DISCHARGE OF PLANNING OBLIGATIONS FOR THE REMOVAL OF REQUIREMENT TO PROVIDE AFFORDABLE HOUSING ON-SITE AND PAYMENT OF A FINANCIAL CONTRIBUTION TO SUPPORT OFF-SITE AFFORDABLE HOUSING PROVISION INSTEAD FOR 19/02280/FUL AND 21/02079/S73 - HOW GARDENS, HOUGHTON ROAD, ST IVES - 23/00724/S106**

See Minute No 33 for Members' interests.

Consideration was given to a report by the Planning Service Manager (Development Management) on an application to discharge a planning obligation in relation to 19/02280/FUL and 21/02079/S73 by removing a requirement to provide affordable housing on-site and instead make a financial contribution to support off-site affordable housing provision. 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. Having noted that the contribution could be used anywhere in the District and taken into account relevant local and national planning policies, it was

RESOLVED

that the Chief Planning Officer be authorised to enter into a S106 Agreement Deed of Variation to amend the affordable housing provision or refuse the application 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.

**36 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) **Discharge of condition 10 (Key Phase 2 Framework) for 1201158OUT - Alconbury Airfield Ermine Street Little Stukeley PE28 4WX - 23/80349/COND**

*(J Dawson, applicant, addressed the Committee on the application).*

that the Chief Planning Officer be authorised to approve the Alconbury Weald Country Park Design Brief in accordance with condition 10(a) subject to amendments that address minor outstanding comments and subject to Officers' support of parts (b) to (i) of condition 10.

At 7.20 pm the meeting was adjourned.

At 7.31 pm the meeting resumed.

- b) **Erection of factory extension and creation of additional parking areas and associated works – Hotel Chocolat, 3 Redwongs Way, Huntingdon, PE29 7HF - 21/02422/FUL**

*(Councillor P Kennington, Huntingdon Town Council, Councillors M Kadewere and P Kadewere, Ward Members, S James, objector, and M Margereson, applicant, addressed the Committee on the application).*

See Minute No 33 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 additional conditions relating to building sustainability and renewables.

- c) **Erection of four 5m poles (shown as squares on plan) with cameras for CCTV - Buckden Marina, Mill Road, Buckden - 22/02162/FUL**

*(Councillor P Clark, Buckden Parish Council, V Browning and J Davies, objectors and K Hutchinson, agent, addressed the Committee on the application).*

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

- d) **Erection of a bespoke designed wheelchair friendly bungalow and associated ancillary works – 49 St Neots Road, Eaton Ford PE19 7BA - 23/00745/FUL**

*(Councillor D Laycock, St Neots Town Council, addressed the Committee on the application).*

that the application be refused for the following reasons:

- a) It is considered that the proposed development of one dwelling would fail the sequential test for flooding contrary to Policy LP5 of the Huntingdonshire's Local Plan to 2036 (2019), Section 4 of the

Cambridgeshire Flood and Water SPD 2017, Paragraphs 159 and 162 of the NPPF 2023 and Policy A3 of the St Neots Neighbourhood Plan to 2029 (2016). The proposed development is therefore unacceptable in principle as it would place people and property at an unwarranted risk of flooding. The principle of the proposed development is therefore unacceptable.

- b) The erection of a dwelling within this small site within the St. Neots Conservation Area would infill a historic landscape and would be an obvious contrast to historic back of pavement development, and would result in loss of views through the site and closing off the historic right of way between the terraces. The proposal would represent overdevelopment of the plot further compromising green space and failing to respect existing views, street patterns and historic building lines. The proposal is thereby contrary to Policies LP34 of Huntingdonshire's Local Plan to 2036 (2019), Policy A3 of the St Neots Neighbourhood Plan to 2029 (2016), the objectives of the NPPF 2023 set out at paragraphs 130 parts a-d, 200 and 202 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- c) The large footprint and siting of the dwelling creates a cramped form of development which will lead to overbearing impacts to the rear gardens of Nos. 1 and 2 Davey Mews and Nos 47A and 49 St Neots Road contrary to Local Plan Policy LP14 part B Amenity. By virtue of this cramped form of development, it is considered that the proposal would have a significant adverse impact on the amenity standards of Nos 1 and 2 Davey Mews to the rear of the dwelling and Nos. 47a and 48 St Neots Road due to overbearing impacts and so has failed to be designed in a way that does not detrimentally impact neighbour amenity. Overall, it is considered that the proposal fails to demonstrate that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings to help create distinctive, high quality and well-designed places that successfully integrate with adjoining buildings, contrary to Local Plan Policies LP11, LP12 and LP14 of Huntingdonshire's Local Plan to 2036 (2019) and paragraph 130 part F of the NPPF 2023.
- d) The proposed dwelling would be located in close proximity to a tree within the site which is legally protected by virtue of its siting within St. Neots Conservation Area. It has not been demonstrated to the satisfaction of the Local Planning Authority that the proposal would not cause harm to trees of value, or that the development would not result in future pressure to fell trees, if not part of the development, in the future by the occupiers of the development due to shading or fear of damage contrary to Policy LP31 of Huntingdonshire's Local Plan to 2036 (2019) which requires that proposals demonstrate that the potential for adverse impact on trees be investigated, assessed, and mitigated with any loss of trees justified.
- e) The application has failed to incorporate adequate provision for refuse (wheeled bins) by virtue of the omission of a completed unilateral undertaking contrary to the requirements of the Developer Contributions Supplementary Planning Document 2011, and Policy LP4 of Huntingdonshire's Local Plan to 2036 (2019).

- e) **Variation of Condition 5 of 20/00285/FUL - Removal of M4(2) (lifts) requirement to Blocks D1-D3 - F Vindis and Sons, St Ives Ltd, Low Road, Fenstanton - 23/00827/S73**

*(Councillor R McGee, Fenstanton Parish Council, and A Cooper, applicant, addressed the Committee on the application).*

See Minute No 33 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.

### **37 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