

## 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, 18th December 2023

PRESENT: Councillor D L Mickelburgh – Chair.

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

APOLOGIES: Apologies for absence from the meeting were submitted on behalf of Councillors R J Brereton, D B Dew, I D Gardener, R A Slade and S Wakeford.

### 38 MINUTES

Subject to the inclusion of the words “that officers be authorised to investigate and secure appropriate contributions towards off-site sport improvements as part of any S106 Agreement and” at the start of the resolution to Minute No. 34, the Minutes of the meeting of the Committee held on 20th November 2023 were approved as a correct record and signed by the Chair.

### 39 MEMBERS' INTERESTS

Councillor D Mickelburgh declared a non-registrable interest in Minute No 40 (a) by virtue of the fact that he had been contacted by a representative of the applicant but had expressed no views on the application.

Councillor J Neish declared a non-registrable interest in Minute No 40 (a) by virtue of the fact that he had been contacted by a representative of the applicant but had expressed no views on the application.

Councillor S Corney declared a non-registrable interest in Minute No 40 (a) by virtue of the fact that he had been contacted by a representative of the applicant but had expressed no views on the application.

Councillor K Gulson declared a non-registrable interest in Minute No 40 (a) by virtue of the fact that he had been contacted by a representative of the applicant but had expressed no views on the application.

Councillor S Mokbul declared a non-registrable interest in Minute No by 40 (a) virtue of the fact that she had been contacted by a representative of the applicant but had expressed no views on the application.

Councillor P Jordan declared a non-registrable interest in Minute No 40 (a) by virtue of the fact that she had been contacted by a representative of the applicant but had expressed no views on the application.

Councillor S McAdam declared an Other Registrable interest in Minute Nos 40 (c) and 40 (d) by virtue of the fact that he was a Member Huntingdon Town Council but had taken no part in any deliberations on the applications.

#### **40 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) **Installation of a solar park to export up to 25 MW (AC) electricity, comprising up to 65,000 photovoltaic panels, 10 inverter/transformer cabins associated works - Land North East of Bates Lodge, Peterborough Road, Haddon - 22/00668/FUL**

*(Councillor I Ross, Elton Parish Council, Councillors T Alban and M Beutell, Ward Members, Councillor S Bywater, Cambridgeshire County Council, B Walsh, objector, and A Wearmouth, applicant, addressed the Committee on the application).*

See Minute No. 39 for Members' interests.

that, contrary to the recommendation, the application be refused and, following consultation with Councillors Butler and Gulson and the Chair, the Chief Planning Officer be authorised to approve the terms of the following reasons for the refusal:

- a) The application has failed to demonstrate it would not lead to the irreversible loss of Best and Most Versatile agricultural land, contrary to policies LP10 and LP35 of Huntingdonshire's Local Plan to 2036.
- b) The development would result in adverse impact to the landscape and countryside character of the site and its surroundings, contrary to policies LP10 and LP35 of Huntingdonshire's Local Plan to 2036.
- c) The proposed development would lead to the loss of residential amenity for occupants at Bates Lodge, contrary to policies LP14 and LP35 of Huntingdonshire's Local Plan to 2036.
- d) Insufficient information has been submitted to demonstrate the development would not result in an adverse impact to the operation of aircraft, contrary to policies LP14 and LP35 of Huntingdonshire's Local Plan to 2036.

At 8.52 pm the meeting was adjourned.

At 9.00 pm the meeting resumed.

- b) **Variation of Condition 2 (Plans listed in table above) to allow for revised ridge heights and fenestration changes for 20/01146/FUL as amended by 22/00964/S73 - The White Gates, Thrapston Road Bythorn PE28 0QN - 23/01137/S73**

*(Councillor C Lambert, Bythorn and Keyston 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.

- c) **Change of use of Montagu House from current E Class. Reversion to original built intent (C3 Domestic) to provide 3 self contained domestic dwellings, with each dwelling to have own off road parking, and garden amenity space - 81 High Street, Huntingdon - 23/01327/FUL**

See Minute No. 39 for Members' interests.

that the application be refused for the following reasons:

- a) The plans submitted with the application have not been drawn accurately as there are significant and fundamental drawing errors. As the application is not supported by sufficient and accurate information, the Local Planning Authority is unable to assess the proposals appropriately and meet their statutory duty to preserve the listed building and its setting, and have due regard to the preservation and enhancement of the Huntingdon Conservation Area. In the absence of sufficient and correct information to evidence how the proposal would not result in harm, officers must therefore determine that the proposal would result in harm to the heritage asset. Whilst the proposed change of use would secure a long-term viable use for the listed building, this benefit would not outweigh the identified harm. As such, the proposed development is considered to be contrary to Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036, Policies BE1, BE2 and BE3 of the Huntingdon Neighbourhood Plan, the Huntingdonshire Design Guide SPD and Sections 12 and 16 of the National Planning Policy Framework (2023).
- b) Part H of the Developer Contributions Supplementary Planning Document (2011) and Policy LP4 of the Local Plan to 2036 require adequate provision to be made for refuse bins for new development. Whilst a form for a Unilateral Undertaking (UU) in respect of wheeled bins has been received by the Local Planning Authority dated 10th April 2023, it is considered to be inadequate and incomplete due to the fact it does not include the most up-to-date cost figures and is not accompanied by a site location plan which are required. The proposal therefore fails to meet the requirements of Policy LP4 of the Local Plan to 2036 and the Developer Contributions SPD (2011).

- d) **Change of use of Montagu House from current E Class. Reversion to original built intent (C3 Domestic) to provide 3 self contained domestic dwellings, with each dwelling to have own off road parking, and garden amenity space - 81 High Street, Huntingdon - 23/01328/LBC**

See Minute No. 39 for Members' interests.

that the application be refused because the plans submitted with the application have not been drawn accurately as there are significant and fundamental drawing errors. As the application is not supported by sufficient and accurate information, the Local Planning Authority is unable to assess the proposals appropriately and meet their statutory duty to preserve the listed building and its setting, and have due regard to the preservation and enhancement of the Huntingdon Conservation Area. In the absence of sufficient and correct information to evidence how the proposal would not result in harm, Officers must therefore determine that the proposal would result in harm to the heritage asset. Whilst the proposed change of use would secure a long-term viable use for the listed building, this benefit would not outweigh the identified harm. As such, the proposed development is considered to be contrary to Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036, Policies BE1, BE2 and BE3 of the Huntingdon Neighbourhood Plan, the Huntingdonshire Design Guide SPD and Sections 12 and 16 of the National Planning Policy Framework (2023).

#### **41 APPEAL DECISIONS**

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