

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 March 2024

PRESENT: Councillor D L Mickelburgh – Chair.

Councillors R J Brereton, E R Butler, S J Corney,
K P Gulson, M A Hassall, P A Jordan, S R McAdam,
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 D B Dew, I D Gardener, S Mokbul and J Neish.

53 MINUTES

The Minutes of the meeting of the Committee held on 19th February 2024 were approved as a correct record and signed by the Chair.

54 MEMBERS' INTERESTS

Councillor D Mickelburgh declared an Other Registrable Interest or Non-Registrable Interest in Minute No 55 (b) by virtue of the fact that the application related to the Ward she represented.

55 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) **Construction of 4 No Dwellinghouses and Alterations to Existing Vehicular Access - Land Adjacent 26 West Perry, Perry - 23/01981/FUL**

(J Duberly, applicant, addressed the Committee on the application).

that the application be refused for the following reasons:

- a). By virtue of poor design and the proposed two storey height, the proposed development would not contribute positively to the character and identity of the area and would not successfully integrate with adjoining buildings, the routes and spaces between buildings, topography and landscape, contrary to Policies LP11 and LP12 parts a and b of the Huntingdonshire

Local Plan to 2036, the placemaking principles set out in Chapter 3 of the HDC Design Guide SPD 2017 and paragraph 130 parts a - d of the NPPF 2023. The proposal would therefore have an unacceptable effect on the character of the immediate locality and the settlement as whole, contrary to criterion (c) of Policy LP9 Huntingdonshire Local Plan. Subsequently, the principle of development is not supported.

- b). The proposed development, and in particular Unit 4, by reason of its close siting would detrimentally intrude upon the setting of the Grade II Listed Buildings known as Tree Top Cottage to the east and No.29 West Perry to the south, conflicting with the character of the Listed Building and with the relationship which this Listed Building has with the Listed Building at Number 29 and the wider group of nearby historic buildings. As a result, the proposal would result in less than substantial harm to the setting of the Grade II Listed Buildings and therefore fails to preserve the setting of historic interest which it possesses. Whilst the identified harm is considered to be less than substantial there would be no public benefits derived from the provision of a single market dwelling to outweigh this harm. Furthermore, no Heritage Statement has been submitted as part of the application to allow the Local Planning Authority to assess any convincing justification of the proposals impact to a designated heritage asset. The proposal therefore fails to comply with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Paragraphs 195-214 of the National Planning Policy Framework 2023 and Policies LP2 and LP34 of Huntingdonshire's Local Plan to 2036. The proposal would therefore have an unacceptable effect on the character of the immediate locality and the settlement as whole, contrary to criterion (c) of Policy LP9 Huntingdonshire Local Plan. Subsequently, the principle of development is not supported.
- c). Plot 1 would have a blank side elevation at first floor which would be approximately 10.4 metres from the rear elevation of the existing dwelling at No.26 West Perry. Due to the siting of Plot 1 and the insufficient separation distance, Plot 1 would result in a significant overbearing impact to the rear garden and rear elevation of No 26. The proposal would therefore be contrary to Policy LP14 of the adopted Huntingdonshire Local Plan to 2036.

b) Change of use to equine use and grazing for personal use – Retrospective - Offord Meadow, Station Lane, Offord Cluny - 23/01135/FUL

(Councillor S Conboy, Ward Member, addressed the Committee on the application).

See Minute No. 54 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 fencing and to the removal of any existing structures on site that are not subject to this planning application the precise wording of which the Planning Service Manager (Development Management) is hereby authorised to finalise.

56 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