

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 June 2024

PRESENT: Councillor D L Mickelburgh – Chair.

Councillors R J Brereton, E R Butler, J Clarke, S J Corney, K P Gulson, P A Jordan, S R McAdam, J Neish, B M Pitt, T D Sanderson, R A Slade and S Wakeford.

APOLOGIES: Apologies for absence from the meeting were submitted on behalf of Councillors D B Dew, S Mokbul and C H Tevlin.

5 MINUTES

The Minutes of the meetings of the Committee held on 20th and 22nd May 2024 were approved as correct records and signed by the Chair.

6 MEMBERS' INTERESTS

Councillor R Brereton declared a Non-Registrable Interest in Minute No 8 (a) by virtue of the fact that the application related to the Ward he represented.

Councillor J Clarke declared a Non-Registrable Interest in Minute No 8 (a) by virtue of the fact that the application related to the Ward he represented.

Councillor S Corney declared a Non-Registrable Interest in Minute No 8 (a) by virtue of the fact that the application related to the Ward he represented.

Councillor R Slade declared an Other Registrable Interest in Minute No 8 (b) by virtue of the facts that the application related to the Ward he represented and that he was a Member of St Neots Town Council Planning Committee. Councillor Slade left the meeting and took no part in the debate or voting on the application.

Councillor B Pitt declared an Other Registrable Interest in Minute No 8 (b) by virtue of the facts that the application related to the Ward he represented and that he was a Member of St Neots Town Council Planning Committee. Councillor Pitt left the meeting and took no part in the debate or voting on the application.

7 DEVELOPMENT MANAGEMENT - DEFERRED ITEM - OUTLINE PLANNING APPLICATION WITH ALL MATTERS RESERVED FOR: CONSTRUCTION OF AN ADDITIONAL STOREY, IMPROVEMENTS TO THE FENESTRATION AND INSULATION, THE CREATION OF 3 FURTHER FLATS, BRINGING THE TOTAL TO 5. CONSTRUCTION OF A 2 BEDROOM DWELLING TO THE REAR WITH ACCESS FROM WEST STREET - 37 NEW STREET, ST NEOTS - 23/00727/OUT

Following a request from Officers, it was

RESOLVED

that the application be deferred to enable further work to be undertaken on flood risk.

8 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) **All Reserved matters for the erection of 87 dwellings along with landscape, scale, layout and appearance and all ancillary works pursuant to Outline permission 20/00863/OUT - Land off Tunkers Lane, Bury - 22/01946/REM**

(Councillor J Prestage, Bury Parish Council, L Delegate, agent, and N Hillier, applicant, addressed the Committee on the application).

See Minute No 6 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) **Erection of a bespoke-designed wheelchair-friendly bungalow and associated ancillary works - 49 St Neots Road, Eaton Ford, St Neots - 24/00336/FUL**

(S Richardson, agent, addressed the Committee on the application).

See Minute No 6 for Members' interests.

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 165 and 168 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 No. 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 135 part F of the NPPF 2023.

- c) **Change of use of land adjacent to the property to residential use and retention of existing boundary fence - 29 Acacia Avenue, St Ives - 24/00090/FUL**

(H Ali, applicant, 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.

9 APPEAL DECISIONS

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