

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, 15 July 2024

PRESENT: Councillor D L Mickelburgh – Chair.

Councillors E R Butler, J Clarke, S J Corney, S R McAdam, J Neish, B M Pitt, T D Sanderson and S Wakeford.

APOLOGIES: Apologies for absence from the meeting were submitted on behalf of Councillors R J Brereton, D B Dew, K P Gulson, P A Jordan, S Mokbul, R A Slade and C H Tevlin.

10 MINUTES

The Minutes of the meeting of the Committee held on 17th June 2024 were approved as a correct record and signed by the Chair.

11 MEMBERS' INTERESTS

Councillor E Butler declared a Non-Registrable Interest in Minute No 12 (c) by virtue of the fact that he knew who the applicant was but had no connection with him.

Councillor S Corney declared a Non-Registrable Interest in Minute No 12 (d) by virtue of the fact that the application related to the Ward he represented.

Councillor J Clarke declared a Non-Registrable Interest in Minute 12(d) by virtue of the fact that the applicant was a close associate, he left the room and did not speak or vote on the application.

Councillor S Wakeford declared a Non-Registrable Interest in Minute No 12 (f) 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 12 (f) by virtue of the fact that he was a Member of Huntindgon Town Council, but he had not been involved in any discussion or voting on the application within the Town Council.

Councillor S McAdam declared an Other Registrable Interest in Minute No 12 (f) by virtue of the fact that he was a Member of Huntindgon Town Council, but he had not been involved in any discussion or voting on the application within the Town Council.

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 Gypsy and Traveller Residential Use creating 7 pitches comprising the siting of 1 mobile home, 1 touring caravan, a Day Room and associated parking and a new Children's Play Area - Legacy Park, Chatteris Road, Somersham - 23/02358/FUL**

(Councillor R Sutton, Somersham Parish Council, and M Hargreaves, Agent, 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.

- b) **Proposed change of use of golf clubhouse and hotel to form 14 dwellings, demolition of later extensions to the heritage assets, greenkeepers store, shop and office and the erection of 5 dwellings (19 dwellings total) - Abbotsley Golf Club, Drewels Lane, Abbotsley, St Neots, PE19 6XN - 23/00500/FUL**

(J Gearing, objector, and D Jones, Agent, 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 together with additional conditions relating to refuse collection and fire hydrants.

- c) **Variation of condition 2 (approved plans) and 13 (feedstock limit) of 22/01107/FUL to amend design/layout and increase amount of total feedstock tonnage permitted in 12 month period by 15% - Collmart Growers Ltd, The Drove, Pondersbridge, Huntingdon, PE26 2TP - 24/00066/S73**

(Councillor D Gillam, Farcet Parish Council, and D Mead, 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.

At 8.30 pm the meeting was adjourned.

At 8.40 pm the meeting resumed.

- d) **Change of use from a vacant bank/indoor market (Class E) to a hot food takeaway (sui generis); installation of extract and ventilation equipment, with alterations to the interior and exterior of the building - 11a Great Whyte, Ramsey - 24/00136/FUL and 24/00137/LBC**

(Councillor V Fenley, Ramsey Town Council, and A Hodgson, Agent, addressed the Committee on the application).

See Minute No 11 for Members' interests.

- a) that application 24/00136/FUL 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; and
- b) that application 24/00137/LBC 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.

- e) **Variation of Conditions 2 (Extension to duration of planning consent) and 5 (Biodiversity Management/Planting) of 1401623FUL - Land South West of Caldecote Manor Farm, St Neots Road, Abbotsley - 23/02183/S73**

(B Rider, 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.

- f) **To divide existing ground floor shop unit in to two smaller shop units fronting the high street, together with an executive car showroom within the existing building to the rear. Provision of 31 short stay hotel rooms to first floor with new windows set into existing side and rear elevations behind street frontage building, together with a first floor infill extension over existing flat roof between existing buildings- 111 High Street, Huntingdon, PE29 3LD - 23/00814/FUL and 23/00815/LBC**

(Councillor D Cole, Huntingdon Town Council, addressed the Committee on the application).

See Minute No 11 for Members' interests.

- a) that application 23/00814/FUL be refused for the following reasons:
 - 1. The proposed car showroom element of the proposal is not considered to fall within the category of 'main town centre uses' as defined by the National Planning Policy Framework. As such the proposal would represent an inappropriate use within the Primary Shopping Area and Town Centre of Huntingdon and would be contrary to Policy LP21 of the adopted Huntingdonshire Local Plan to 2036, Policy TC1 of the Huntingdon Neighbourhood Plan, and Section 7 of the National Planning Policy Framework.
 - 2. 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).

3. The application has not been accompanied by a Noise Impact Assessment and therefore the Local Planning Authority are not able to determine whether the proposal would result in unacceptable noise impacts on users of the proposed short-stay hotel. As such, the proposal would be contrary to Policy LP14 of the Huntingdonshire Local Plan to 2036, guidance within the Huntingdonshire Design Guide SPD and the National Planning Policy Framework (2023).
 4. The site falls within a designated Air Quality Management Area and the application has not been accompanied by an Air Quality Assessment. As such, the proposal would be contrary to Policy LP36 of the Huntingdonshire Local Plan to 2036 and the National Planning Policy Framework (2023).
- b) that application 23/00815/LBC 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 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).

13 APPEAL DECISIONS

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