

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, 21st October 2024

PRESENT: Councillor D L Mickelburgh – Chair.

Councillors R J Brereton, E R Butler, S J Corney, K P Gulson, P A Jordan, S Mokbul, J Neish, B M Pitt, T D Sanderson, R A Slade and C H Tevlin.

APOLOGIES: Apologies for absence from the meeting were submitted on behalf of Councillors J Clarke, D B Dew, S R McAdam and S Wakeford.

22 MINUTES

The Minutes of the meeting of the Committee held on 16th September 2024 were approved as a correct record and signed by the Chair.

23 MEMBERS' INTERESTS

Councillor J Neish declared a Non-Registrable Interest in Minute No 24 (a) by virtue of the fact that the application related to the Ward he represented.

24 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) **Erection of 3-bedroom bungalow with associated parking including new fencing – 17 High Street, Bluntisham, Huntingdon - 24/00567/FUL**

(Councillor P Hope, Bluntisham Parish Council, and L Bevans, agent, addressed the Committee on the application).

See Minute No 24 for Members' interests.

that the application be refused for the following reasons:

- a) The proposal would result in a development that by virtue of its design and location, would result in the introduction of a tandem form of development that is

out of keeping with the prevailing pattern and grain of development along this part of the High Street and does not respect the character, appearance and form of the Bluntisham Conservation Area. 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. As such, the proposal is considered to be contrary to Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990, Policies LP9 part (c), LP11, LP12 and LP34 of the adopted Huntingdonshire Local Plan to 2036 and Section 16 of the National Planning Policy Framework in this regard. The proposal would therefore have an unacceptable effect on the character of the immediate locality and the settlement as a whole, contrary to criterion (c) of Policy LP9 Huntingdonshire Local Plan. Subsequently, the principle of development is not supported.

- b) The application is not supported by a legal agreement to secure offsite biodiversity net gain contrary to the objectives of Policy LP30 of Huntingdonshire's Local Plan and Section 15 of the National Planning Policy Framework and Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) in this regard.

b) Change of use of agricultural land (Use Class B) to garden land (Use Class C3) and erection of side shelter (part retrospective) – Spillers Yard, Raunds Road, Keyston - 24/00686/FUL

(Councillor A Ford, Bythorn and Keyston Parish Council, Councillor J Gray, Ward Member, and R Keeling, applicant addressed the Committee on the application).

that, contrary to the recommendation, the application be approved subject to conditions to be determined by the Planning Services Manager (Development Management) to include conditions relating to time, drawings, removal of all Permitted Development Rights, Arboricultural and Tree Protection Plan, hard and soft landscaping and biodiversity enhancements.

At 8.30 pm the meeting was adjourned.

At 8.34 pm the meeting resumed.

c) Erection of a new single family dwelling with associated landscaping – 2 Blacksmiths Lane, Abbotsley, St Neots - 24/00742/FUL

(C Burd, agent, addressed the Committee on the application).

that the application be refused for the following reasons:

- a) The proposed scale and massing of the dwelling would have an urbanising influence on the setting of the Listed Building and would result in a significant presence within the street scene. The development would considerably alter this semi-rural and verdant historic space within Abbotsley Conservation Area as the proposed dwelling would create a strident element within the original historic curtilage of the Grade II Listed Blacksmiths Cottage and Barn which would detract from its setting and would cause harm to its significance within the historic core of the village. The harm identified to the designated heritage assets is significant but would be defined as less than substantial in accordance with Paragraph 208 of the NPPF (2023) which requires this level of harm to be

weighed against the public benefits of the proposal, where appropriate, securing its optimum viable use. The level of harm caused to the designated heritage assets would not be outweighed by the public benefits of this minor development of one dwelling in this rural small settlement with limited sustainability benefits and the proposal is therefore contrary to Policies LP2, LP9, LP11, LP12 parts a, b & c, and LP34 of the Huntingdonshire Local Plan to 2036, and paragraph 208 of the NPPF 2023.

- b) The application is not accompanied by a completed Unilateral Undertaking for the provision of wheeled bins and therefore fails to comply with part H of the Developer Contributions Supplementary Planning Document (2011) and Policy LP4 of the Huntingdonshire Local Plan to 2036.

25 APPEAL DECISIONS

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