

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, 17 February 2025

PRESENT: Councillor D L Mickelburgh – Chair.

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

APOLOGY: An apology for absence from the meeting was submitted on behalf of Councillor S Wakeford.

38 MINUTES

The Minutes of the meeting of the Committee held on 20th January 2025 were approved as a correct record and signed by the Chair.

39 MEMBERS' INTERESTS

Councillor Corney declared a Non-Registrable Interest in Minute No 40 (c) by virtue of the fact that the application related to the Ward he represented.

Councillor Corney declared a Non-Registrable Interest in Minute No 40 (d) by virtue of the fact that the application related to the Ward he represented.

Councillor Neish declared an Other Registrable Interest in Minute No 40 (a) by virtue of the fact that he was an Executive Councillor and relevant Portfolio Holder when previous decisions were taken relating to the premises, he left the room and took no part in the discussion or voting on the item.

Councillor Sanderson declared an Other Registrable Interest in Minute No 40 (a) by virtue of the fact that he was an Executive Councillor and was present when previous decisions were taken relating to the premises, he left the room and took no part in the discussion or voting on the item.

Councillor Brereton declared a Non-Registrable Interest in Minute No 40 (c) by virtue of the fact that the application related to the Ward he represented.

Councillor Brereton declared a Non-Registrable Interest in Minute No 40 (d) by virtue of the fact that the application related to the Ward he represented.

Councillor Pitt declared an Other Registrable Interest in Minute No 40 (a) by virtue of the fact that the application related to the Ward he represented and that he was an Executive Councillor when previous decisions were taken relating to the premises, he left the room and took no part in the discussion or voting on the item.

Councillor Clarke declared a Non-Registrable Interest in Minute No 40 (c) by virtue of the fact that the application related to the Ward he represented.

Councillor Clarke declared a Non-Registrable Interest in Minute No 40 (d) by virtue of the fact that the application related to the Ward he represented.

Councillor Slade declared an Other Registrable Interest in Minute No 40 (a) by virtue of the fact that the application related to the Ward he represented and that he was the Chair of the St Neots Town Council Planning Committee, he left the room and took no part in the discussion or voting on the item.

Councillor Mickelburgh declared an Other Registrable Interest in Minute No 40 (a) by virtue of the fact that her partner was a Member of the Cabinet, she left the room and took no part in the discussion or voting on the item.

C Kerr placed on record that fact that in a previous role she had led the Market Towns Programme until 2021. Since that time, her only involvement in the site has been from a planning perspective.

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) **(i) Internal and External alterations and Change of Use of Hotel (Class C2) to 2no. Commercial Units (Class E) and 5no. Residential units (Class C3); (ii) Internal and External Alterations and Change of Use of Boathouse (Class C2) to 2no. Residential Units (Class C3); (iii) Partial demolition of Northwest and Southwest Wings and associated works; (iv) Erection of new wings comprising 7no. residential units (Class C3); (v) associated landscaping, ancillary and engineering works and internal and external alterations - Hotel, 10 - 14 Market Square, St Neots, PE19 2AW - 24/01827/HDC and 24/01828/LBC**

Councillor S Mokbul in the Chair.

(Councillor V Hitchin, St Neots Town Council, A Shaw, objector, and J Burgess, agent, addressed the Committee on the application).

See Minute No. 39 for Members' interests.

- a) that subject to completion of a planning obligation, the resolution of matters of ecology and biodiversity, resolution of flood risk matters, and subject to carrying out any appropriate referrals and advertisements necessary in accordance with relevant legislation, and conditions including those listed in paragraph 9 of the report now submitted, the Head of Planning, Infrastructure and Public Protection be authorised to approve

application 24/01827/HDC or refuse the application in the event that the planning obligation referred to above has not been completed and the applicant is unwilling to agree to an extended period for determination, or on the grounds that the applicant is unwilling to complete the obligation necessary to make the development acceptable, or in the event that matters of ecology and biodiversity, flood risk cannot be satisfactorily resolved; and

- b) that subject to completion of a planning obligation, the resolution of matters of ecology and biodiversity, resolution of flood risk matters, and subject to carrying out any appropriate referrals and advertisements necessary in accordance with relevant legislation, and conditions including those listed in paragraph 9 of the report now submitted, the Head of Planning, Infrastructure and Public Protection be authorised to approve application 24/01828/LBC or refuse the application in the event that the planning obligation referred to above has not been completed and the applicant is unwilling to agree to an extended period for determination, or on the grounds that the applicant is unwilling to complete the obligation necessary to make the development acceptable, or in the event that matters of ecology and biodiversity, flood risk cannot be satisfactorily resolved.

At 7.40 pm the meeting was adjourned.

At 7.43 the meeting resumed.

- b) Change of Use of Part Orchard to provide three gypsy/traveller mobile homes and associated tourer parking and laying of associated hardstand and proposed dayroom to replace existing mobile home - Hilltop Orchard, St Ives Road, Somersham - 23/02266/FUL**

Councillor D Mickelburgh in the Chair.

(Councillor B Bruce, Somersham Parish Council, and M England, 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 the retention of the Eastern boundary hedgerow, commercial activity and vehicle weight.

- c) Removal of Condition 2 (expiration date) and 3 (scheme of improvement) of 17/00592/FUL - Two Acre Stables, Middle Drove, Ramsey Heights, Huntingdon, PE26 2RG - 22/01787/S73**

(A-M Shepherd, applicant, and M Hargreaves, agent, addressed the Committee on the application).

See Minute No. 39 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.

- d) **Variation of conditions 1 and 8 and removal of conditions 2 and 3 of 16/02196/FUL - One Acre Stables, Middle Drove, Ramsey Heights, Huntingdon, PE26 2RG - 22/01915/S73**

(S Harrod, applicant, and M Hargreaves, agent, addressed the Committee on the application).

See Minute No. 39 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.

41 APPEAL DECISIONS

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