



A meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** will be held in **THE CIVIC SUITE (LANCASTER/STIRLING ROOMS), PATHFINDER HOUSE, ST MARY'S STREET, HUNTINGDON, PE29 3TN** on **MONDAY, 17 NOVEMBER 2025** at **7:00 PM** and you are requested to attend for the transaction of the following business:-

AGENDA

PLEASE NOTE THE ORDER OF THE AGENDA MAY CHANGE

APOLOGIES

1. MINUTES (Pages 5 - 6)

To approve as a correct record the Minutes of the meeting held on 20th October 2025.

2. MEMBERS' INTERESTS

To receive from Members declarations as to disclosable pecuniary, other registerable and non-registerable interests in relation to any Agenda item. See Notes below.

3. APPLICATIONS REQUIRING REFERENCE TO DEVELOPMENT MANAGEMENT COMMITTEE

To consider reports by the Planning Service Manager (Development Management).

(a) Hemingford Abbots - 25/01248/FUL (Pages 7 - 170)

Change of use from dwelling (Use Class C3) & agricultural land to a wellness centre (Class E) and wedding and events venue (Sui Generis) with guest sleeping accommodation and parking - Hemingford Park, Common Lane, Hemingford Abbots.

(b) Holywell-cum-Needingworth and St Ives - 24/01802/OUT (Pages 171 - 212)

Hybrid planning application for up to 13,350 sqm floorspace in Use Classes E(g)(i) Office, E(g)(ii) Research and Development, E(g)(iii) Light Industrial, B2 (General Industrial), B8 (Storage and Distribution) and E/B8 (Trade Counter). Full planning

permission for the access and internal road, landscaping and Plots 7 and 8 (up to 2861sqm floorspace). Outline application with all matters reserved except means of access for Plots 1 - 6 (up to 10,486sqm floor space) - Land North of Stocks Bridge Way Compass Point Business Park St Ives.

(c) Alwalton - 25/00922/FUL (Pages 213 - 238)

Detached self-build dwelling - 8 Mill Lane, Alwalton, PE7 3UZ.

(d) Fenstanton - 25/01003/FUL (Pages 239 - 266)

Proposed erection of a self-build detached dwelling along with conversion of an existing garage into carport and associated works (Resubmission of Application Ref:24/02387/FUL) - 26 - 28 High Street, Fenstanton, PE28 9JZ.

4. APPEAL DECISIONS (Pages 267 - 268)

To consider a report by the Planning Service Manager (Development Management).

LATE REPRESENTATIONS

6 day of November 2025

Michelle Sacks

Chief Executive and Head of Paid Service

Disclosable Pecuniary Interests and other Registrable and Non-Registrable Interests

Further information on [Disclosable Pecuniary Interests and other Registrable and Non-Registrable Interests is available in the Council's Constitution](#)

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Please contact Anthony Roberts, Democratic Services, Tel: 01480 388015 / email Anthony.Roberts@huntingdonshire.gov.uk if you have a general query on any Agenda Item, wish to tender your apologies for absence from the meeting, or would like information on any decision taken by the Committee.

Specific enquiries with regard to items on the Agenda should be directed towards the Contact Officer.

Members of the public are welcome to attend this meeting as observers except during consideration of confidential or exempt items of business.

Agenda and enclosures can be viewed on the [District Council's website](#).

Emergency Procedure

In the event of the fire alarm being sounded and on the instruction of the Meeting Administrator, all attendees are requested to vacate the building via the closest emergency exit.