

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, 16 March 2026

PRESENT: Councillor D L Mickelburgh – Chair.

Councillors E R Butler, L Davenport-Ray, K P Gulson,
D N Keane, S R McAdam, S Mokbul, J Neish,
T D Sanderson, C H Tevlin and S Wakeford.

APOLOGIES: Apologies for absence from the meeting were submitted on behalf of Councillors J Clarke, S J Corney, D B Dew, P A Jordan and R A Slade.

56 MINUTES

The Minutes of the meetings of the Committee held on 16th and 23rd February 2026 were approved as correct records and signed by the Chair.

57 MEMBERS' INTERESTS

Councillor D Mickelburgh declared a Non Registrable Interest in respect of Minute No 58 (a) by virtue of the fact that as a Member of Huntingdonshire District Council she had an interest in the application but that she had had no involvement in the application and came to the meeting with an open mind.

Councillor L Davenport-Ray declared a Non-Registrable Interest in Minute No 58 (a) by virtue of the fact that he was a Member of Huntingdonshire District Council, but she had had no involvement in the application and came to the meeting with an open mind.

Councillor T Sanderson declared a Non-Registrable Interest in Minute No 58 (a) by virtue of the fact that he was a Member of Huntingdonshire District Council and of the Council's Executive, but he had had no involvement in the application and came to the meeting with an open mind.

Councillor J Neish declared a Non-Registrable Interest in Minute No 58 (a) by virtue of the fact that he was a Member of Huntingdonshire District Council and he was a Member of the Cabinet when the application was originally discussed, but he had had no involvement in the application and came to the meeting with an open mind.

Councillor S McAdam declared a Non-Registrable Interest in Minute No 58 (a) by virtue of the fact that he was a Member of Huntingdonshire District Council, that he had had no involvement in the application and came to the meeting with an open mind.

Councillor C Tevlin declared a Non-Registrable Interest in Minute No 58 (a) by virtue of the fact that she was a Member of Huntingdonshire District Council, but she had had no involvement in the application and came to the meeting with an open mind.

Councillor K Gulson declared a Non-Registrable Interest in Minute No 58 (a) by virtue of the fact that he was a Member of Huntingdonshire District Council, that he had had no involvement in the application and came to the meeting with an open mind.

Councillor D Keane declared a Non-Registrable Interest in Minute No 58 (a) by virtue of the fact that he was a Member of Huntingdonshire District Council and he was a Member of the Cabinet when the application was originally discussed, but he had had no involvement in the application and came to the meeting with an open mind.

Councillor S Wakeford declared a Non-Registrable Interest by virtue of the fact that he was a Member of the Council's Executive with responsibility for housing and economic development, which were relevant to items on the Agenda, but he approached the meeting with an open mind.

Councillor S Wakeford also declared a Non-Registrable Interest in Minute No 58 (a) by virtue of the fact that he was a Member of Huntingdonshire District Council and was a Member of the Cabinet with responsibility for affordable housing, but he had had no involvement in the application and came to the meeting with an open mind.

Councillor S Mokbul declared a Non-Registrable Interest in Minute No 58 (a) by virtue of the fact that she was a Member of Huntingdonshire District Council, but she had had no involvement in the application and came to the meeting with an open mind.

Councillor E Butler declared a Non-Registrable Interest in Minute No 58 (a) by virtue of the fact that he was a Member of Huntingdonshire District Council, but he had had no involvement in the application and came to the meeting with an open mind.

58 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) **43 affordable dwellings of mixed size and tenure along with associated infrastructure and open space - Land North of Sewage Pumping Station, Station Road, Warboys - 25/01279/FUL**

(J Drummond, Warboys Parish Council, Councillor C Lowe, Ward Member, Councillor R Martin, Cambridgeshire County Council, K Simson, objector, and C Lindley, Agent, addressed the Committee on the application).

See Minute No 57 for Members' interests.

that authority be delegated to the Head of Planning, Infrastructure & Public Protection (Chief Planning Officer) to resolve Anglian Water matters including the wording of a suitable condition for foul drainage, and subject to the prior completion of a Section 106 obligation relating to affordable housing, BNG monitoring, provision of open space and wheeled bins, and to conditions to include those listed in paragraph 8 of the report now submitted together with an additional condition relating to surface water drainage maintenance or refused only in the event that the obligation referred to above has not been completed, or on the grounds that the applicant is unwilling to complete the obligation necessary to make the development acceptable.

At 9.15 pm the meeting was adjourned.

At 9.26 pm the meeting resumed.

- b) Change of use of land for the stationing of two mobile homes and four touring caravans to include establishment of hardstanding and fences on a temporary or permanent basis (part retrospective) - Land at Rosefield, Parkhall Road, Somersham - 24/02116/FUL**

(Councillor D Sutton, Somersham Parish Council, 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 an additional condition prohibiting the operation of a business.

- c) Retrospective development of day room and standing of two additional residential static caravans and two touring caravans on land granted planning consent in 2015 (Ref: 14/00997/FUL) - Hanley Stables, Middle Drove, Ramsey Heights - 21/01481/FUL**

(Councillor V Fendley, Ramsey Town Council, S Carling Member of Parliament, and S Carruthers, 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 a site development scheme as set out in the Late Representations and to prohibiting the operation of a business..

- d) Retrospective proposed single traveller pitch with associated mobile home, touring caravan and dayroom for family that have their immediate family adjacent the site. - Whites Yard, Middle Drove, Ramsey Heights, Huntingdon - 23/02167/FUL**

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 a site development scheme as set out in the Late Representations and to prohibiting the operation of a business.

- e) **Retrospective change of use of land to one Gypsy / Traveller Pitch with two residential static caravans and two touring caravans, establishment of access and formation of hardstanding (temporary or permanent) for extended Gypsy / Traveller family. - Land South East of True Briton, Middle Drove, Ramsey Heights - 21/01476/FUL**

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 a site development scheme as set out in the Late Representations and to prohibiting the operation of a business.

- f) **Retrospective change of use of land to one Gypsy / Traveller Pitch with five residential static caravans and five touring caravans, establishment of access and change of use of existing hardstanding for occupation by the applicants and their family. - Land South East of True Briton, Middle Drove, Ramsey Heights - 21/01477/FUL**

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 a site development scheme as set out in the Late Representations and to prohibiting the operation of a business.

- g) **Retrospective change of use of land to one Gypsy / Traveller pitch with five residential static caravans and five touring caravans, establishment of access and use of hardstanding for occupation by the applicants and their family - Land South East of True Briton, Middle Drove, Ramsey Heights - 21/01478/FUL**

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 a site development scheme as set out in the Late Representations and to prohibiting the operation of a business.

- h) **Retrospective change of use of land to one Gypsy / Traveller pitch with five residential static caravans, and five touring caravans, establishment of access and use of hardstanding for occupation by the applicants and their family (temporary or permanent) - Magpie Farm, Middle Drove, Ramsey Heights - 21/01479/FUL**

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 a site development scheme as set out in the Late Representations and to prohibiting the operation of a business.

- i) **Retrospective change of use of land to one Gypsy / Traveller pitch with two residential static caravans and two touring caravans (temporary or permanent), development of day room, establishment of access and use of existing hardstanding for occupation by the applicants and their family - Indianas Paddock, Middle Drove, Ramsey Heights, Huntingdon - 21/01480/FUL**

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 a site development scheme as set out in the Late Representations and to prohibiting the operation of a business.

- j) **Retrospective change of use of land to one Gypsy / Traveller pitch with day room, two residential static caravans and a touring caravan (temporary or permanent), establishment of additional access and use of existing hardstanding for residential occupation by the applicants and their family. - Land West of Kelvedon Cottage, Harpers Drove, Ramsey Heights - 21/01475/FUL**

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 a site development scheme as set out in the Late Representations and to prohibiting the operation of a business.

59 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.

60 SECTION 106 AGREEMENT ADVISORY GROUP

RESOLVED

that Councillors S McAdam and S Mokbul be appointed to the Section 106 Agreement Advisory Group in place of Councillors C Tevlin and S Wakeford.

Chair