

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, 20 April 2026

PRESENT: Councillor D L Mickelburgh – Chair.

Councillors E R Butler, J Clarke, S J Corney, L Davenport-Ray, K P Gulson, P A Jordan, 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 D B Dew and R A Slade.

63 MINUTES

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

64 MEMBERS' INTERESTS

Councillor D Mickelburgh placed on record the fact that she came to the meeting with an open mind having attended the last meeting.

Councillor L Davenport-Ray declared an Other Registrable Interest in Minute No 65 by virtue of the fact that an additional registered speaker was a political party associate who had produced election material that referred to the application. As a precaution and in the interests of good governance she had sought advice and to avoid the perception of pre-determination, she had decided to recuse herself from the meeting. Councillor Davenport-Ray left her seat and took no part in the discussion or voting on the application.

Councillor T Sanderson declared an Other Registrable Interest in Minute No 65 by virtue of the fact that he represented The Stukeleys on Cambridgeshire County Council and stated that he had attended the last meeting and came to the meeting with an open mind.

Councillor S Corney placed on record the fact that he had attended the last meeting and came to the present meeting with an open mind.

Councillor J Neish placed on record the fact that he had not attended the last meeting and came to the present meeting with an open mind.

Councillor S McAdam declared an Other Registrable Interest in Minute No 65 by virtue of the fact that the application relates to the Ward he represents. He also stated that he was a Member of the District Council and that he had attended the last meeting and came to the present meeting with an open mind.

Councillor C Tevlin stated that she had attended the last meeting and came to the present meeting with an open mind.

Councillor P Jordan declared an Other Registrable Interest in Minute No 65 by virtue of the fact that the Ward she represents includes Hinchingsbrooke. She also placed on record the facts that she had attended the last meeting and came to the meeting with an open mind, that she was aware of the Residents' Association and that she had received correspondence from the Agent.

Councillor K Gulson placed on record the fact that he had attended the last meeting and came to the present meeting with an open mind and no preconceived ideas.

Councillor D Keane placed on record the facts that he had attended the last meeting and came to the present meeting with an open mind and he had received unsolicited correspondence.

Councillor J Clarke placed on record the fact that he had attended the last meeting and came to the present meeting with an open mind.

Councillor S Wakeford declared a Non-Registrable Interest in Minute No 65 by virtue of the fact that he was a Member of the Council's Executive with responsibility for Economic Development and had engaged with the promoters but Officers were aware and involved but he had not expressed or formed a view. He had been at the last meeting and came to the present meeting with an open mind.

Councillor S Mokbul placed on record the fact that she had attended the last meeting and came to the present meeting with an open mind.

Councillor E Butler placed on record the fact that he had not attended the last meeting and came to the present meeting with an open mind.

65 DEVELOPMENT MANAGEMENT - OUTLINE PLANNING APPLICATION WITH ALL MATTERS RESERVED EXCEPT FOR SITE ACCESS FOR CONSTRUCTION OF STORAGE AND DISTRIBUTION (USE CLASS B8), GENERAL EMPLOYMENT (USE CLASS B2), BUS DEPOT (SUI GENERIS) FLOORSPACE WITH ANCILLARY OFFICES AND GATEHOUSES, PROVISION OF LANDSCAPING, ACCESS INFRASTRUCTURE (INCLUDING NEW AND IMPROVED VEHICULAR ACCESS FROM THE A141, HIGHWAY, PARKING, CYCLE AND PEDESTRIAN ACCESS), UTILITIES (INCLUDING GAS, ELECTRICITY, WATER, SEWERAGE, TELECOMMUNICATIONS), SUSTAINABLE DRAINAGE SYSTEMS, AND ALL ASSOCIATED ENGINEERING WORKS (INCLUDING DEMOLITION OF EXISTING STRUCTURES AND BUILDINGS, BREAKING-UP AND REUSE OF HARDSTANDING AND GROUND REMODELLING AND ENABLING WORKS). THE PROPOSED DEVELOPMENT IS PHASED WITH EACH PHASE BEING A SEPARATE AND SEVERABLE PART OF THE DEVELOPMENT - BROOKFIELD FARM, ERMINE STREET, GREAT STUKELEY, HUNTINGDON - 01922/OUT

(Councillor P Pearce, The Stukeleys Parish Council, Councillor M Fearon, Huntingdon Town Council, Councillor C Colquhoun, Brampton Parish Council,

Councillor D Shaw, Ward Member, Councillor L Beckett, J Greenhalgh and N Kilner, Objectors, and A Fisher, Agent, addressed the Committee on the application).

See Minute No 64 for Members' interests.

Consideration was given to a report by the Planning Service Manager (Development Management) on the application (a copy of which is appended in the Minute Book). The report included information requested by the Committee about the impact on the National Health Service's operations in the area as a result of a potential increase in traffic movements because of the application and on traffic at the junction of Hinchingbrooke Park Road and Views Common Road that would be created by traffic movements in the area (Minute No 25/62 (a) refers). The Committee discussed the information presented together with the height of the proposed buildings, the impact of the proposals on employment, the suggested condition relating to the underpass, road safety, photovoltaic energy generation and the representations that had been received. Having taken into account relevant local and national policies and legislation, it was

RESOLVED

that powers be delegated to the Head of Planning, Infrastructure and Public Protection to approve the application subject to:

- i) the conditions listed in paragraph 8 of the report now submitted together with additional conditions relating to a requirement for a scheme to prevent vehicles from using the underpass in consultation with the Highways Authority, the inclusion of a Resident Liaison Group in the S106 Agreement's Heads of Terms and a Reserved Matters requirement for the applicant to demonstrate that each building has maximised the opportunities for photovoltaic energy generation with a minimum of 10% coverage;
- ii) completion of a Section 106 Agreement, and
- iii) receipt of a Natural England Impact Assessment and Conservation Payment Certificate in respect of a District Level newt licence

or refused in the event that the 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.

Chair