

## 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, 23rd January 2023

PRESENT: Councillor D L Mickelburgh – Chair.

Councillors R J Brereton, E R Butler, L Davenport-Ray, D B Dew, I D Gardener, K P Gulson, S R McAdam, J Neish, T D Sanderson, R A Slade, C H Tevlin and S Wakeford.

APOLOGIES: Apologies for absence from the meeting were submitted on behalf of Councillors S J Corney, P A Jordan and S Mokbul.

### 36 MINUTES

The Minutes of the meeting of the Committee held on 19th December 2022 were approved as a correct record and signed by the Chair.

### 37 MEMBERS' INTERESTS

Councillor D Mickleburgh declared a non-registerable interest in Minute Nos 40 (a) and 40 (b) by virtue of the fact that she and the applicant were Members of Godmanchester Town Council. Councillor Mickelburgh left the meeting and took no part in the discussion or voting on the items.

Councillor S Wakeford declared a non- registerable interest in Minute No 40 (c) by virtue of the fact that the District Council was the applicant and he was a Member of the Cabinet. Councillor Wakeford confirmed he would approach the item with an open mind and make a decision on the basis of the debate.

Councillor R Slade declared an other registrable interest in Minute No 40 (c) by virtue of the fact that he was a Member of St Neots Town Council.

Councillor L Davenport-Ray declared a non- registerable interest in Minute No. 40 (c) by virtue of the fact that the District Council was the applicant and he was a Member of the Cabinet. Councillor Davenport-Ray confirmed she would approach the item with an open mind and make a decision on the basis of the debate.

Councillor T Sanderson declared a non- registerable interest in Minute No. 40 (c) by virtue of the fact that the District Council was the applicant and he was a Member of the Cabinet. Councillor Sanderson confirmed he would approach the item with an open mind and make a decision on the basis of the debate.

### 38 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) **Construction of a boat slipway and access track, boat hut and jetty, part change of use of changing rooms and toilet block to café (Use Class E) and diversification of existing activities relating to the approved use of the site as a water-based activity centre - Liquid Skillz, Lake Ashmore, Gore Tree Road, Hemingford Grey, PE28 9BP - 20/01621/FUL**

*(Councillor A Meredith, Hemingford Grey Parish Council, Councillor D Keane, Ward Member, and Mr J Mills, agent, addressed the Committee on the application).*

that the application be approved subject to conditions to be determined by the Planning Services Manager (Development Management) to include those listed in paragraph 8 of the report now submitted as amended in the Late Representations.

- b) **Construction of a second wakeboard line and associated control shed and viewing hut, and erection of a linked decked walkway - Liquid Skillz, Lake Ashmore, Gore Tree Road, Hemingford Grey, PE28 9BP - 21/00044/FUL**

*(Councillor A Meredith, Hemingford Grey Parish Council, Councillor D Keane, Ward Member, and Ms S Spark, applicant, addressed the Committee on the application).*

that the application be approved subject to conditions to be determined by the Planning Services Manager (Development Management) to include those listed in paragraph 8 of the report now submitted.

At 8.54 pm the meeting was adjourned.

At 9.05 pm the meeting resumed.

### **39 ELECTION OF CHAIR**

RESOLVED

that Councillor D B Dew be elected Chair for the following two items.

**Councillor D B Dew in the Chair.**

### **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) Change of use from existing garages/stores (C3) to holiday lets (C1) - 18 Post Street, Godmanchester, PE29 2BA - 21/02060/FUL**

*(Councillor K Pauley, Godmanchester Town Council, Councillor S Conboy, Ward Member, and Mr J Tyres, agent, addressed the Committee on the application).*

See Minute No 37 for Members' interests.

that the application be refused for the following reasons:

- a). The proposed removal of both pairs of double doors, and the infilling of the openings with glazed doors and the insertion of the rooflights on the rear roofslope would remove much of the special interest of the building. The proposal would therefore adversely affect the character and special interest of the Coach House Grade II Listed Building, and harm the character and appearance of the Godmanchester (Post Street) Conservation Area. The level of harm would be less than substantial. The public benefits arising from the scheme, which would include investment in the repair of the building and in helping to secure future use for the building, do not outweigh the level of harm to the heritage assets identified. The proposal is therefore contrary Policies LP11, LP12 and LP34 parts) f, g, h, i and j of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD (2017), the National Design Guide and the NPPF (2021) in this regard paragraphs 199, 202 and 203 of the NPPF 2021.
- b). Insufficient information has been submitted with the application to demonstrate that the building is capable of being converted without the need for structural works or significant internal works. It is not clear therefore whether the building can accommodate the proposals without any structural works, and depending upon how extensive these may be, whether they would be tantamount to rebuilding. The proposed development is therefore contrary to Policy LP34 of the Huntingdonshire Local Plan to 2036.
- c). Insufficient information has been submitted with the application to demonstrate that the proposal would not result in harm to protected species or wildlife. The proposal is therefore contrary to policy LP30 of the Huntingdonshire's Local Plan to 2036, The Wildlife and Countryside Act (1981), the Habitats and Protected Species Regulations (2017) and the National Planning Policy Framework (2021).

- d). Part H of the Developer Contributions Supplementary Planning Document (2011) and Policy LP4 of the Local Plan to 2036 require adequate provision to be made for refuse bins for new development. A Unilateral Undertaking securing funding for the provision of wheeled bins to serve the development was not submitted with the application. The proposal therefore fails to meet the requirements of Policy LP4 of the Local Plan to 2036 and the Developer Contributions SPD (2011).

**b) To convert the existing garages/stores (C3) to Holiday lets (C1) - 18 Post Street, Godmanchester, PE29 2BA - 21/02573/LBC**

*(Councillor K Pauley, Godmanchester Town Council, Councillor S Conboy, Ward Member, and Mr J Tyres, agent, addressed the Committee on the application).*

See Minute No 37 for Members' interests.

that the application be refused for the following reasons:

- a). The proposed removal of both pairs of double doors, and the infilling of the openings with glazed doors and the insertion of the rooflights on the rear roofslope would remove much of the special interest of the building. The proposal would therefore adversely affect the character and special interest of the Coach House Grade II Listed Building, and harm the character and appearance of the Godmanchester (Post Street) Conservation Area. The level of harm would be less than substantial. The public benefits arising from the scheme, which would include investment in the repair of the building and in helping to secure future use for the building, do not outweigh the level of harm to the heritage assets identified. The proposal is therefore contrary Policies LP11, LP12 and LP34 parts) f, g, h, i and j of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD (2017), the National Design Guide and the NPPF (2021) in this regard paragraphs 199, 202 and 203 of the NPPF 2021.
- b). Insufficient information has been submitted with the application to demonstrate that the building is capable of being converted without the need for structural works or significant internal works. It is not clear therefore whether the building can accommodate the proposals without any structural works, and depending upon how extensive these may be, whether they would be tantamount to rebuilding. The proposed development is therefore contrary to Policy LP34 of the Huntingdonshire Local Plan to 2036.

**At this point in the meeting Councillor D L Mickleburgh resumed in the Chair.**

- c) **Public realm improvements to existing park, including resurfacing of existing paths, footpath widening, creation of new shared cycleway/footpath, works to existing bridges including replacement bridge,**

**installation of new and relocated street furniture, landscaping and other associated works – Riverside Park, St Neots Road, Eaton Ford - 22/00747/FUL**

*(Mr N Sloper, applicant, addressed the Committee on the application).*

See Minute No 37 for Members' interests.

that, subject to the outcome of the public consultation and after consultation with the Chair and Vice-Chair, the Chief Planning Officer be authorised to approve the application subject to conditions to include those listed in paragraph 8 of the report now submitted or refuse the application.

**41 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