

# 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, 20th March 2023

PRESENT: Councillor D L Mickelburgh – Chair.

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

APOLOGY: An apology for absence from the meeting was submitted on behalf of Councillor L Davenport-Ray.

## 47 MINUTES

The Minutes of the meeting of the Committee held on 20th February 2023 were approved as a correct record and signed by the Chair.

## 48 MEMBERS' INTERESTS

Councillor P Jordan declared a Non-Registrable Interest in Minute No 49 (a) by virtue of the fact that the application related to the Ward she represented.

Councillor I Gardener declared a Non-Registrable Interest in Minute No 49 (b) by virtue of the fact that the application related to the Ward he represented as a Member of Cambridgeshire County Council.

Councillor I Gardener declared a Non-Registrable Interest in Minute No 49 (c) by virtue of the fact that the application related to the Ward he represented as a Member of Cambridgeshire County Council.

Councillor S Wakeford declared a Non Statutory Disclosable Interest in Minute No 49 (a) by virtue of the fact that the application related to the Ward in which he lived.

Councillor E Butler declared a Non-Registrable Interest in Minute No 49 (d) by virtue of the fact that the applicant was known to him and stated that he had taken no part in any discussions on the application. He remained in the meeting and took part in the discussion and voting.

Councillor K Gulson declared a Non-Registrable Interest in Minute No 49 (d) by virtue of the fact that the applicant was known to him, that the application related to the Ward he represented and he was a Member of Yaxley Parish Council. He had indicated that he would have called-in the application but came to the meeting with an open mind, remained in the meeting and took part in the discussion and voting.

## 49 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) **Erection of 3 bedroom dwelling - 1 Bernard Road, Brampton, PE28 4RW - 22/02143/OUT**

*See Minute No 48 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.

### b) **Partial demolition of an existing barn and rebuild to form 6 small business units. As well as the demolition of an existing workshop and construction of 2 further small business units. Within use classes Ea, Ec (ii), Ec (iii), Eg (i), Eg (ii), Eg (iii) - The Old Nursery, Grafham Road, Ellington Thorpe, PE28 0AP - 21/00101/FUL**

*(Councillor R Lumbers, Ellington Parish Council, addressed the Committee on the application).*

*See Minute No 48 for Members' interests.*

that the application be refused for the following reasons:

- a) The application fails to demonstrate that the principle of development is acceptable. As the proposal is for speculative commercial development with no identified end user, the application therefore fails to demonstrate that there are operational requirements for a countryside location. The proposal is therefore contrary to Policy GENP 5 of Grafham and Ellington Neighbourhood Plan 2020-2036.
- b) Insufficient information has been submitted with the application to demonstrate that the proposal would not result in an adverse impact on highway safety. The proposal is therefore contrary to policies LP16 and LP17 of the Huntingdonshire's Local Plan to 2036.
- c) Insufficient information has been submitted with the application to demonstrate that the proposal incorporates sustainable drainage systems and would not result in flooding on the site or elsewhere. The proposal is therefore contrary to policies LP5, LP6 and LP15 of the Huntingdonshire's Local Plan to 2036 and GENP 13 of Grafham and Ellington Neighbourhood Plan 2020-2036.
- d) Insufficient and inadequate information has been submitted with the application to demonstrate that the proposal would not result in harm to trees. The proposal is therefore contrary to policy LP31 of the Huntingdonshire's Local Plan to 2036.

**At 8.12 pm the meeting was adjourned.**

**At 8.18 pm the meeting resumed.**

**c) Extension to former garage and use as a permanent dwelling - 8 Grass Yard, Kimbolton, PE28 0HQ - 21/01958/FUL**

*See Minute No 48 for Members' interests.*

that, subject to the satisfactory completion of the correct statutory procedure to revoke the previous planning permission reference 1200071FUL, application 21/01958/FUL be approved subject to conditions to be determined by the Planning Service Manager (Development Management) to include the following:

- Standard time limit;
- Approved plans;
- Submission of specific details of proposed external materials to be to be approved;
- Retention of parking and turning;
- Obscure glazing to some windows, and restrictor openings;
- Submission of details of proposed hard and soft landscaping schemes to be approved;
- Submission of details and provision of a biodiversity method statement to be approved;
- Submission of cycle storage details;
- Compliance of the development with the optional building regulation for water efficiency, and
- Barn use to remain ancillary to dwelling.

**d) Replacement of Old buildings to create a organic nursery with full time work for disabled staff – Agricultural Buildings South of 3 Askews Lane, Yaxley - 22/00924/FUL**

*(Councillor P Russell, Yaxley Parish Council, and Mr M Oliver, applicant, addressed the Committee on the application).*

*See Minute No 48 for Members' interests.*

that the application be refused for the following reasons:

- a) The proposed development does not lie within the built-up area and would by virtue of its scale and siting relatively close to the Askews Lane boundary would appear as a prominent and incongruous encroachment of built development into the countryside

that fails to protect the character of the area or recognise the intrinsic character and beauty of the countryside. The proposal does not meet any of the specific opportunities identified within the Huntingdonshire Local Plan and the proposal would therefore be unacceptable in principle and would be contrary to Policies LP1, LP2, LP10 (parts a, b and c), LP11, LP12 and LP33 of Huntingdonshire's Local Plan to 2036, section 12 of the NPPF (2021), parts C1, I1, I2 and B2 of the National Design Guide).

- b) The application is not supported by sufficient detail relating to vehicle movements or how pedestrians will access the site on foot safely or potential impacts on the public right of way to the north of the site, nor does it consider the potential for sustainable travel methods to be introduced. Therefore, based on the lack of detail the proposal is considered to be contrary to Policies LP16 and LP17 of Huntingdonshire's Local Plan to 2036.
- c) The proposed development is considered not to pass the Sequential Test in relation to flood risk as stipulated by the NPPF (2021) Insufficient information has been provided to justify the scale of development proposed in Flood Zone 3a and no details have been provided relative to the management of surface water within the site. The proposal is therefore considered to be contrary to Policies LP5 and LP15 of Huntingdonshire's Local Plan to 2036 and the NPPF in this regard.
- d) The proposals fail to demonstrate that there would be no significant detrimental impacts on protected species and fails to demonstrate that the proposals can achieve a net gain in biodiversity. The proposals are therefore considered to be contrary to Paragraph 174 (d) of the National Planning Policy Framework 2021 and Policy LP30 of Huntingdonshire's Local Plan to 2036.

## **50 APPEAL DECISIONS**

The Committee received and noted a report by the Planning Service Manager (Development Management), on the outcome of an appeal to the Planning Inspectorate. A copy of the report is appended in the Minute Book.

RESOLVED

that the contents of the report be noted.

Chair