

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, 16th October 2023

PRESENT: Councillor D L Mickelburgh – Chair.

Councillors R J Brereton, E R Butler, S J Corney, L Davenport-Ray, K P Gulson, P A Jordan, S R McAdam, S Mokbul, T D Sanderson, R A Slade and S Wakeford.

APOLOGIES: Apologies for absence from the meeting were submitted on behalf of Councillors D B Dew, I D Gardener, J Neish and C H Tevlin.

28 MINUTES

The Minutes of the meeting of the Committee held on 18th September 2023 were approved as a correct record and signed by the Chair.

29 MEMBERS' INTERESTS

Councillor S McAdam declared an Other Registrable Interest in Minute No 30 (a) by virtue of the fact that he was a Member of Huntingdon Town Council but he had taken no part in any discussions or decisions on the application.

Councillor S McAdam also declared an Other Registrable Interest in Minute No 30 (c) by virtue of the fact that he was a Member of Huntingdon Town Council but he had taken no part in any discussions or decisions on the application.

Councillor T Sanderson declared an Other Registrable Interest in Minute No 30 (a) by virtue of the fact that he was a Member of Huntingdon Town Council but he had taken no part in any discussions or decisions on the application.

Councillor T Sanderson declared an Other Registrable Interest in Minute No 30 (c) by virtue of the fact that he was a Member of Huntingdon Town Council but he had taken no part in any discussions or decisions on the application.

Councillor S Corney declared a Non-Registrable Interest in Minute No 30 (e) by virtue of the fact that the application related to the Ward he represented.

Councillor R Brereton declared a Non-Registrable Interest in Minute No 30 (e) by virtue of the fact that the application related to the Ward he represented.

Councillor S Wakeford declared a Non-Registrable Interest in Minute No 30 (a) by virtue of the fact that the application related to the Ward he represented.

Councillor P Jordan declared a Non-Registrable Interest in Minute No 30 (b) by virtue of the fact that she had met the applicant during a site visit but had not discussed the application.

30 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) The construction of eleven new Use Class E single storey business units and the associated access road, parking and landscaping - Land North of 11 Latham Road, Huntingdon - 23/00216/FUL

(Councillor A McAdam, Huntingdon Town Council, and M Coulson, Applicant, addressed the Committee on the application).

See Minute No 29 for Members' interests.

that the application be refused for the following reasons:

a) By virtue of the design, layout and separation distances of the two blocks, along with the dominance of car parking and hardstanding with limited soft landscaping, the proposal is considered to represent a cramped form of development that is of poor design and would result in visual harm to the site and would be uncharacteristic of the surrounding area. As such, the proposal is contrary to Policies BE1 and BE2 of the Huntingdon Neighbourhood Plan, Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework 2023.

b) The drainage calculations included within the Drainage Strategy Plan do not fully model all flood events and uses incorrect rainfall data. Furthermore, an 'in-principle' agreement from the sewer undertaker is required to discharge into their system at an agreed rate. As such, the Local Planning Authority is not able to satisfy itself that the proposal would be acceptable with regard to its impact on both flood risk and surface water. Therefore, the proposal is contrary to Policies LP5, LP6 and LP15 of Huntingdonshire's Local Plan to 2036 and Section 14 of the National Planning Policy Framework 2023.

b) Erection of stables, formation of menage and retrospective approval for existing stables - Land East of High Haden Farm, High Haden Road, Glatton - 21/02045/FUL

(Councillor C Stretton, Glatton Parish Council, addressed the Committee on the application and W Matthews, applicant, was present for questions).

See Minute No 29 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 the report now submitted.

c) Proposed new dwelling - 41 West Street, Huntingdon - 23/00270/OUT

(Councillor A McAdam, Huntingdon Town Council, and A Hawkins and E Fitzgerald, objectors, addressed the Committee on the application).

See Minute No 29 for Members' interests.

- a) The proposed development by reason of its layout and scale, which is significantly constrained by the size of the site, would create an incongruous and discordant addition to the street scene detrimental to the established character and appearance of the Conservation Area. The Local Planning Authority is therefore not satisfied that a detailed scheme could be brought forward that would be acceptable in terms of its layout, appearance and landscaping and the proposals do not have regard to the preservation and enhancement of the Huntingdon Conservation Area. Accordingly, the proposal is considered contrary to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies, BE1, BE2 and BE3 of the Huntingdon Neighbourhood Plan, Policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Sections 12 and 16 of the National Planning Policy Framework (2023).
- b) Based on the scale of the proposed dwelling submitted for consideration at this stage, and the lack of information provided as part of this application, the Local Planning Authority considers the proposal would result in unacceptable impacts on the amenities of neighbouring properties on North Street by virtue of overbearing and overshadowing impacts. It is therefore considered that the proposal would be contrary to Policy LP14 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework (2023).

At 8.41 pm the meeting was adjourned.

At 8.50 pm the meeting resumed.

d) Application for Reserved Matters (Appearance, Landscaping, and Scale) of 20/01909/OUT - erection of three dwellings and garages - Land South of 11 Bird Lane, Hail Weston - 23/01243/REM

(Councillor S Mailer, Hail Weston Parish Council, G Moffitt, objector, and H Doyle, 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 the report now submitted.

- e) **Undertake landscaping and building works to an existing site to create equestrian facilities and grazing land. The proposals will include a hard standing at the front of the site, stables, and fenced off areas to create grazing land - Land on South Side of Middle Drove, Ramsey Heights - 19/01847/FUL**

(Councillor C Maskell, Ramsey Town Council, addressed the Committee on the application).

See Minute No 29 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 the report now submitted.

31 APPEAL DECISIONS

The Committee received and noted a report by the Planning Service Manager (Development Management), which contained details of a recent decision 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