

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, 19th February 2024

PRESENT: Councillor D L Mickelburgh – Chair.

Councillors R J Brereton, E R Butler, S J Corney,
L Davenport-Ray, 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 and C H Tevlin.

APOLOGY: An apology for absence from the meeting was submitted on behalf of Councillor S Wakeford.

47 MINUTES

The Minutes of the meeting of the Committee held on 22nd January 2024 were approved as a correct record and signed by the Chair.

48 MEMBERS' INTERESTS

Councillor J Neish declared an Other Registrable Interest in Minute No 51 by virtue of the fact that the application related to the Ward he represented.

49 AGENDA ITEM 3A - CONVERSION OF DWELLING TO CREATE 2 X 2-BEDROOM DWELLINGS WITH ASSOCIATED FIRST FLOOR EXTENSION WORKS - 13 NEEDINGWORTH ROAD, ST IVES, PE27 5JP - 23/01615/FUL

Having noted that the applicant had withdrawn the application, it was

RESOLVED

that the application be not determined.

50 AGENDA ITEM 3B - DEMOLITION OF EXISTING FARMHOUSE AND OUTBUILDING AND ERECTION OF TWO NEW DWELLINGS WITH ASSOCIATED PARKING, ACCESS AND AMENITY SPACE - CHESTERTON LODGE FARM, GREAT NORTH ROAD, CHESTERTON, PETERBOROUGH, PE7 3UE - 23/01828/FUL

Having noted that the applicant had withdrawn the application, it was

RESOLVED

that the application be not determined.

51 APPLICATION REQUIRING REFERENCE TO DEVELOPMENT MANAGEMENT COMMITTEE - PROPOSED ERECTION OF 3-BEDROOM BUNGALOW WITH ASSOCIATED PARKING - LAND REAR OF 17 HIGH STREET, BLUNTISHAM - 23/01709/FUL

(L Bevens, Agent, addressed the Committee on the application).

See Minute No 48 for Members' Interests.

The Planning Service Manager (Development Management) submitted a report (a copy of which are appended in the Minute Book) on an application for development to be determined by the Committee. Members were advised of further representations, which had been received since the report had been prepared. Having taken into account relevant local and national policies, it was

RESOLVED

that the application be refused for the following reasons:

- a) The proposal would result in a development that by virtue of its design and location, would result in the introduction of a tandem form of development that is out of keeping with the prevailing pattern and grain of development along this part of the High Street and does not respect the character, appearance and form of the Bluntisham Conservation Area. Whilst the identified harm is considered to be less than substantial there would be no public benefits derived from the provision of a single market dwelling to outweigh this harm. As such, the proposal is considered to be contrary to Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990, Policies LP9, LP11, LP12 and LP34 of the adopted Huntingdonshire Local Plan to 2036 and Section 16 of the National Planning Policy Framework in this regard. The proposal would therefore have an unacceptable effect on the character of the immediate locality and the settlement as whole, contrary to criterion (c) of Policy LP9 Huntingdonshire Local Plan. Subsequently, the principle of development is not supported.
- b) The proposed development would result in an intensification of the existing access to be a shared access for the existing dwelling and the proposed dwelling. Due to this, the proposed access would not be able to achieve the appropriate vehicle to vehicle visibility splays. The proposal would therefore fail to provide safe and acceptable access arrangements for the proposed development and would result in an unacceptable impact on highway safety. As such, the proposal is contrary to Policy LP17 of Huntingdonshire's Local Plan to 2036.

52 APPEAL DECISIONS

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