

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, 22nd April 2024

PRESENT: Councillor D L Mickelburgh – Chair.

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

APOLOGIES: Apologies for absence from the meeting were submitted on behalf of Councillors S J Corney, D B Dew, M A Hassall and C H Tevlin.

57 MINUTES

The Minutes of the meeting of the Committee held on 18th March 2024 were approved as a correct record and signed by the Chair.

58 MEMBERS' INTERESTS

Councillor T Sanderson declared a Non-Registerable Interest in Minute No 60 by virtue of the fact that the application related to the Ward he represented.

Councillor K Gulson declared a Non-Registerable Interest in Minute No 62 (c) by virtue of the fact that the application related to the Ward he represented.

Councillor S McAdam declared a Non-Registerable Interest in Minute No 60 by virtue of the fact that the application related to the Ward he represented.

Councillor I Gardener declared an Other Registrable Interest in Minute No 60 by virtue of the fact that the application related to the area he represented as a Member of the District Council and as a Member of Cambridgeshire County Council.

Councillor I Gardener also declared an Other Registrable Interest in Minute No 62 (b) by virtue of the fact that the application related to the area he represented as a Member of the District Council and as a Member of Cambridgeshire County Council.

Councillor S Mokbul declared an Other Registrable Interest in Minute No 62 (a) by virtue of the fact that she was a Member of St Ives Town Council.

Councillor E Butler declared a Non-Registrable Interest in Minute No 62 (c) by virtue of the fact that the application related to the Ward he represented.

Councillor D Mickelburgh declared a Non-Registrable Interest in Minute No 59 (a) by virtue of the fact that the application related to the Ward she represented.

Councillor S Wakeford declared a Disclosable Pecuniary Interest in Minute No 61 by virtue of the fact that his partner was a GP Partner at Buckden and Little Paxton Surgeries.

Councillor R Slade declared an Other Registrable Interest in Minute No 59 (b) by virtue of the fact that he was a Member of St Neots Town Council, he left the room and took no part in the discussion or voting on the item.

Councillor R Slade also declared an Other Registrable Interest in Minute No 59 (b) by virtue of the fact that he was a Member of St Neots Town Council, he left the room and took no part in the discussion or voting on the item.

59 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) **Insertion of 2 no rooflights to south facing roof slope of existing single-storey rear projection; revised fenestration to south facing elevation of existing single storey rear projection; proposed single-storey rear extension partly replacing existing single-storey lean to wood store (part of original dwellinghouse) - 73 High Street, Offord Darcy St Neots - 24/00089/CLPD**

See Minute No 58 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) **Erection of 4 town houses (two pairs of semi detached dwellings) Re siting of vehicular access - Elm Lodge, Potton Road, Eynesbury - 22/01977/FUL**

See Minute No 58 for Members' interests.

that the application be refused for the following reasons:

- a) The proposal would result in the introduction of two pairs of semi-detached dwellings whose design would be incongruous with the dominant character and appearance of the street scene. Furthermore, the siting and scale of the proposal would result in a cramped, over-development of the site resulting in inadequate private amenity spaces for the proposed dwellings that would be uncharacteristic of properties in the

locality and would result in detrimental impacts on the street scene of Potton Road. As such, the proposal is considered to be contrary to Policies LP11, LP12 and LP14 of the Huntingdonshire Local Plan to 2036, the Huntingdonshire Design Guide SPD (2017), the National Design Guide and Section 12 of the NPPF (2023).

- b) The proposal fails to demonstrate that the dwellings on plots 3 and 4 would not result in the increased overlooking and the perception of being overlooked to the rear gardens of No. 125 and 129 Potton Road. Accordingly, the proposal fails to maintain the standard of amenity currently experienced by users and occupiers of Nos. 125 & 129 Potton Road in conflict with Policy LP14 of the Huntingdonshire Local Plan to 2036 and the NPPF (2023).
- c) As a result of the distance between the rear elevation of the dwelling on plot 2 and the flank elevation of the dwelling on plot 3, the dwelling on plot 3 would appear overbearing and visually intrusive when viewed from the windows in the rear elevations and rear gardens of the dwellings on plots 1 and 2. The location of the roof lights in plot 1 could also permit the direct overlooking of the rear gardens of the dwellings on plots 3 and 4. Accordingly by virtue of the design, siting and proximity of the dwellings within the site, the proposed development would have a harmful impact upon the amenities of the future occupiers of the dwellings contrary to Policy LP14 of the Huntingdonshire Local Plan to 2036, the Huntingdonshire Design Guide Supplementary Planning Document (2017) and the guidance in the National Planning Policy Framework (2023).
- d) The proposed development by virtue of the sub-standard size of the accommodation in the dwellings and related gardens, would lead to a poor standard of accommodation and amenity for the future occupiers and is unlikely to provide sufficient space to satisfy the needs of a family. The proposed development is therefore contrary to Policy LP14 of the Huntingdonshire Local Plan to 2036, the Huntingdonshire Design Guide Supplementary Planning Document (2017) and the National Planning Policy Framework (2021).
- e) Due to the lack of information regarding visibility splays and adequate access dimensions, the Local Planning Authority are not able to make a comprehensive assessment in regard to the impact of the proposal on highway safety. The parking spaces for Plot 1 also appears to be of inadequate dimensions and is likely to result in a vehicle being parked in the shared area thus reducing the turning space for the other properties' vehicles. The proposal therefore fails to demonstrate that there will be no adverse highway safety impacts and is considered contrary to Policy LP17 of Huntingdonshire's Local Plan to 2036 and section 9 of the National Planning Policy Framework (2023).
- f) The application is not accompanied by an accurately completed Unilateral Undertaking for the provision of wheeled bins and therefore fails to comply with part H of the Developer Contributions Supplementary Planning Document (2011) and Policy LP4 of the Huntingdonshire Local Plan to 2036.

60 DEVELOPMENT MANAGEMENT - SECTION 106 AGREEMENT - VARIATION OF CONDITIONS 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18, 20, 24, 26 AND 28 FOR APPLICATION 1201158OUT - AMENDED WORDING (SEE COVERING LETTER, APPENDIX 1), ALCONBURY WEALD, ERMINE STREET, LITTLE STUKELEY - 19/01320/S73.

OUTLINE PLANNING PERMISSION (ALL MATTERS RESERVED) FOR A MIXED-USE PHASED DEVELOPMENT TO INCLUDE - RESIDENTIAL DEVELOPMENT OF UP TO 1,500 DWELLINGS (C2 AND C3), LOCAL CENTRE INCLUDING RETAIL AND COMMUNITY FACILITIES (A1-A5 AND D1), OPEN SPACE, PLAY AREAS, RECREATION FACILITIES, LANDSCAPING, ASSOCIATED DEMOLITION, GROUND WORKS AND INFRASTRUCTURE - GRANGE FARM, ALCONBURY WEALD, ERMINE ST, LITTLE STUKELEY - 19/01341/OUT.

(Councillor D Cole, Huntingdon Town Council, and J Dawson, applicant, addressed the Committee on the application).

See Minute No 58 for Members' interests.

With the aid of a report by the Planning Service Manager (Development Management) the Committee considered an application for the variation of conditions 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18, 20, 24, 26 and 28 for application 1201158OUT Amended wording (see covering letter, appendix 1), Alconbury Weald, Ermine Street, Little Stukeley and an application for "outline planning permission (all matters reserved) for a mixed-use phased development to include residential development of up to 1,500 dwellings (C2 and C3), local centre including retail and community facilities (A1-A5 and D1), open space, play areas, recreation facilities, landscaping, associated demolition, ground works and infrastructure" at Grange Farm, Alconbury Weald, Ermine Street, Little Stukeley. A copy of the report is appended in the Minute Book.

Members were acquainted with the views of the Section 106 Agreement Advisory Group on the proposed obligation. They then discussed its terms relating to affordable housing, transport interventions and sport facilities. Having taken into account relevant local and national planning policies, it was

RESOLVED

- a) that, subject to conditions as set out in Appendix B to the report now submitted and completion of a S106 Agreement to link the permission to the terms of the original 2012 permission, the Chief Planning Officer be authorised to approve application 19/01320/S73 or refuse it 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.
- b) that, the Chief Planning Officer be authorised to approve application 19/01341/OUT subject to conditions including those listed in paragraph 9 of the report now submitted, completion of a

S106 Agreement, and minor revisions to the Key Phase A Design Code or refuse the application 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.

61 DEVELOPMENT MANAGEMENT - SECTION 106 AGREEMENT - OUTLINE APPLICATION INCLUDING MATTERS OF ACCESS, APPEARANCE, LAYOUT AND SCALE (LANDSCAPING RESERVED FOR FUTURE CONSIDERATION) FOR 26 DWELLINGS - LAND AT RIVERSFIELD, GREAT NORTH ROAD, LITTLE PAXTON - 22/01594/OUT

(Councillor R Tomlinson, Little Paxton Parish Council, and D Joseph, applicant, addressed the Committee on the application).

See Minute No 58 for Members' interests.

Consideration was given to a report by the Planning Service Manager (Development Management) on an outline application including matters of access, appearance, layout and scale with landscaping reserved for future consideration, for 26 dwellings on land at Riversfield, Great North Road, Little Paxton. A copy of the report is appended in the Minute Book. The views of the Section 106 Agreement Advisory Group on the proposed obligation were reported and, following a question by a Member, the proposals for maintenance of open space were outlined. Having taken into account relevant local and national planning policies, it was

RESOLVED

that, subject to completion of a S106 Agreement and to conditions including those listed in paragraph 9 of the report now submitted, the Chief Planning Officer be authorised to approve the application or refuse it 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.

At 8.00 pm the meeting was adjourned.

At 8.12 pm the meeting resumed.

62 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) **Conversion of existing church parish hall to 3 residential units (Use Class C3) - The Church Hall Ramsey Road St Ives PE27 5BZ - 23/01699/FUL**

(I Dobson, objector, and Dr R Wickham, agent, addressed the Committee on the application).

See Minute No 58 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.

At 9.20 pm the meeting was adjourned.

At 9.25 pm the meeting resumed.

- b) **Construction of 15 no. dwellings with associated access, car parking and landscaping (re-submission of 23/00649/FUL) - Land East of Ivy Way Spaldwick - 23/01948/FUL**

(Councillor S Parfrey, Spaldwick Parish Council, K Pope, objector, and G Hutchinson, agent, addressed the Committee on the application).

See Minute No 58 for Members' interests.

that the application be deferred to enable further consideration to be given to flooding and drainage including consultation with the Environment Agency and to traffic in relation to the A14.

- c) **Garage conversion to create Beauty Salon (Change of Use) - 36 Shackleton Way, Yaxley - 24/00242/FUL**

(Councillor P Russell, Yaxley Parish Council, and R Crowley, applicant, addressed the Committee on the application).

See Minute No 58 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.

63 APPEAL DECISIONS

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