

## 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, 14 April 2025

PRESENT: Councillor S Mokbul – Vice Chair in the Chair.

Councillors E R Butler, S J Corney, K P Gulson,  
S R McAdam, D L Mickelburgh, J Neish, B M Pitt,  
T D Sanderson, R A Slade and S Wakeford.

APOLOGIES: Apologies for absence from the meeting were submitted on behalf of Councillors R J Brereton, J Clarke, D B Dew, P A Jordan and C H Tevlin.

### 46 MINUTES

The Minutes of the meeting of the Committee held on 17th March 2025 were approved as a correct record and signed by the Chair.

### 47 MEMBERS' INTERESTS

Councillor S Wakeford declared a Non-Registrable Interest in Minute No 50 by virtue of the fact that he was the Executive Councillor with responsibility for Economy, Regeneration and Housing but had not had any involvement in it and had not made a pre-determined decision in the application.

Councillor J Neish declared an Other Registrable Interest in Minute No 50 by virtue of the facts that the application related to the Ward he represents and that he was a Member of Holywell-cum-Needlingworth Parish Council but he had not had any involvement in the application through the Parish Council and had not voted on it. He came to the meeting with an open and free mind.

Councillor B Pitt declared an Other Registerable Interest in Minute No 48 by virtue of the facts that the application related to the Ward he represents and that he was a Member of St Neots Town Council Planning Committee and had been present when the application had been discussed and voted on. Councillor Pitt left the meeting and took no part in the debate or voting on the application.

Councillor B Pitt also declared an Other Registerable Interest in Minute No 51 (a) by virtue of the fact that the application related to the Ward he represents and that he was a Member of St Neots Town Council Planning Committee and had been present when the application had been discussed and voted on. Councillor Pitt left the meeting and took no part in the debate or voting on the application.

Councillor R Slade declared an Other Registerable Interest in Minute No 48 by virtue of the fact that the application related to the Ward he represents and that he was a Member of St Neots Town Council Planning Committee and had been

present when the application had been discussed and voted on. Councillor Slade left the meeting and took no part in the debate or voting on the application.

Councillor R Slade also declared an Other Registerable Interest in Minute No 51 (a) by virtue of the fact that the application related to the Ward he represents and that he was a Member of St Neots Town Council Planning Committee and had been present when the application had been discussed and voted on. Councillor Slade left the meeting and took no part in the debate or voting on the application.

**48 DEVELOPMENT MANAGEMENT - OTHER APPLICATION - DETAILS PURSUANT TO CONDITION 8 ATTACHED TO PLANNING PERMISSION 17/02308/OUT FOR TIER 2 APPROVAL OF KEY PHASE 2 FRAMEWORK COMPRISING BOUNDARY PLAN, DESIGN CODE, REGULATORY PLAN, FOUL AND SURFACE WATER MANAGEMENT STRATEGY AND ECOLOGICAL MANAGEMENT PLAN, TOGETHER WITH SUPPORTING INFORMATION - WINTRINGHAM PARK, CAMBRIDGE ROAD, ST NEOTS - 24/80112/COND**

See Minute No 47 for Members' interests.

Consideration was given to a report by the Head of Planning, Infrastructure and Public Protection (a copy of which is appended in the Minute Book) on the Wintringham, St Neots – Key Phase 2 Design Code. The Code comprised the wider Wintringham site and incorporated residential, formal open space, informal open space, play space, education and local facilities land uses. Having received clarification of the terms of the Code in relation to roads, it was

RESOLVED

that, in accordance with condition 8 (part b) of the outline consent and subject to Officer support of all other parts of condition 8, the Head of Planning, Infrastructure and Public Protection be authorised to approve the Design Code referred to in the report now submitted.

**49 DEVELOPMENT MANAGEMENT - OTHER APPLICATION - INSTALLATION AND OPERATION OF A RENEWABLE ENERGY GENERATION AND STORAGE STATION COMPRISING GROUND-MOUNTED PHOTOVOLTAIC SOLAR ARRAYS TOGETHER WITH BATTERY STORAGE CONTAINERS, INVERTER/TRANSFORMER UNITS, CONTROL HOUSE, SUBSTATIONS, ONSITE GRID CONNECTION EQUIPMENT, STORAGE CONTAINERS, SITE ACCESS, ACCESS GATES, INTERNAL ACCESS TRACKS, SECURITY MEASURES, OTHER ANCILLARY INFRASTRUCTURE, LANDSCAPING AND BIODIVERSITY ENHANCEMENT - LAND AT NORTH WEALD FARM, CROXTON, ST NEOTS - 24/00295/FUL**

*(R Chamberlain, applicant, 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 paragraph 9 of the report now submitted.

**50 DEVELOPMENT MANAGEMENT - DEFERRED ITEM - PROPOSED DEVELOPMENT OF UP TO AFFORDABLE 30 DWELLINGS TO INCLUDE**

**PUBLIC OPEN SPACE, LANDSCAPING, ACCESS AND ASSOCIATED WORKS. APPROVAL SOUGHT FOR ACCESS TO OVERCOTE LANE ONLY AT THIS STAGE WITH LAYOUT, LANDSCAPING, SCALE AND APPEARANCE AS RESERVED MATTERS - LAND NORTH OF LODEL FARM, OVERCOTE LANE, NEEDINGWORTH - 23/01002/OUT**

*(Councillor A Whyte, Holywell-cum-Needingworth Parish Council, and A Brand, agent, addressed the Committee on the application).*

See Minute No 47 for Members' interests.

Pursuant to Minute No 24/44 (b), the Committee considered a report by the Planning Service Manager (Development Management) on an application for development of up to 30 affordable dwellings to include public open space, landscaping, access and associated works on land North of Lodel Farm, Overcote Lane, Needingworth. A copy of the report is appended in the Minute Book.

The Committee discussed the response by Anglian Water to consultation on the application, the scope of a proposed condition relating to odour assessment and odour mitigation and noise. Having taken into consideration relevant local and national policies, it was

**RESOLVED**

that, subject to the prior completion of a Section 106 obligation relating to affordable housing, provision of open space and wheeled bins, the application be approved subject to conditions to be determined by the Planning Service Manager (Development Management) to include those listed in paragraph 2 of the report now submitted or refused only in the event that the obligation referred to above has not been completed, or on the grounds that the applicant is unwilling to complete the obligation necessary to make the development acceptable.

At 9.05 pm the meeting was adjourned.

At 9.15 pm the meeting resumed.

**51 APPLICATION REQUIRING REFERENCE TO DEVELOPMENT MANAGEMENT COMMITTEE**

The Planning Service Manager (Development Management) submitted a report (a copy of which is 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. Whereupon, it was

**RESOLVED**

- a) Erection of two-bedroom barn-style property & associated works - Land at 516 Great North Road Eaton Ford - 24/02228/FUL**

*(S Richardson, agent, and R Farrer, on behalf of the applicant, addressed the Committee on the application).*

See Minute No 47 for Members' interests.

At 9.25 pm the meeting was adjourned.

At 9.30 pm the meeting resumed.

that the application be refused because the site is within the historic setting of a Grade II\* Listed Building and is characterised by its enclosed, verdant quality, a general absence of built form adjacent to the highway and a sense of spaciousness above and beyond the fencing and hedging, making a minor positive contribution to the setting and significance of the listed Building. The proposal for one dwelling on the site would bring modern development closer to the Grade II\* Listed Building and within its curtilage and setting, removing the existing spacious and verdant buffer zone between Crosshall Manor and the modern development of Crosshall Road and would be viewable over the proposed boundary from both the public realm and the setting of the Grade II\* Listed building. Therefore, the placing of built form here would remove the undeveloped space which provides a positive contribution within which the grade II\* Listed Building (Crosshall Manor) can be experienced as a historic building within the St Neots Conservation Area away from the modern housing beyond its historic setting. The proposal would fail to preserve the setting of the listed building and fail also to preserve the character and appearance of the Conservation Area. The proposal is therefore considered to be contrary to the requirements of the Planning (Listed Buildings and Conservation Areas) Act and paragraphs 8c, 192, 194 and 196 of the NPPF 2024, which aim to preserve and enhance the conservation area. It is also contrary to the requirements of section 16 and paragraph 130 the NPPF and is also considered to be contrary to Policies LP2, LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036, Policies A3 of the St Neots Neighbourhood Plan, and the Huntingdonshire Design Guide Supplementary Planning Document.

## **52 APPEAL DECISIONS**

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