

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, 18 August 2025

PRESENT: Councillor S Mokbul – Chair.

Councillors E R Butler, J Clarke, S J Corney, K P Gulson, P A Jordan, S R McAdam, J Neish, B M Pitt, T D Sanderson, R A Slade and C H Tevlin.

APOLOGIES: Apologies for absence from the meeting were submitted on behalf of Councillors R J Brereton, D B Dew, D L Mickelburgh and S Wakeford.

19 MINUTES

The Minutes of the meeting of the Committee held on 21st August 2025 were approved as a correct record and signed by the Chair.

20 MEMBERS' INTERESTS

Councillor B Pitt declared an Other Registrable Interest in Minute No 22 (a) by virtue of the fact that he had participated in the debate when the application was considered at a meeting of St Neots Town Council's Planning Committee, left the room and took no part in the discussion or voting on the application.

Councillor B Pitt also declared an Other Registrable Interest in Minute No 22 (b) by virtue of the fact that he was a Member of St Neots Town Council's Planning Committee but he had not been present when the application was considered, remained in the room and took part in the discussion and voting on the application.

Councillor R Slade declared an Other Registrable Interest in Minute No 22 (a) by virtue of the fact he was Chair of St Neots Town Council's Planning Committee when the application was considered, 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 22 (b) by virtue of the fact he was Chair of St Neots Town Council's Planning Committee when the application was considered, left the room and took no part in the discussion or voting on the item.

21 DEVELOPMENT MANAGEMENT OTHER APPLICATION - INSTALLATION OF A SOLAR PARK TO EXPORT UP TO 25 MW (AC) ELECTRICITY, COMPRISING UP TO 40,000NO. PHOTOVOLTAIC PANELS, UP TO 7NO. INVERTERS & TRANSFORMERS, 2NO. ELECTRICAL BUILDINGS, 1NO. ONSITE CONTROL BUILDING, BOUNDARY FENCING AND GATES,

SECURITY CAMERAS, AND ASSOCIATED INFRASTRUCTURE AND ENGINEERING OPERATIONS - LAND EAST OF BILLING BROOK AND NORTH AND SOUTH OF PETERBOROUGH ROAD, HADDON - 25/00652/FUL

(Councillor I Ross, Elton Parish Council, Councillors T Alban and M Beutell, Ward Members, Councillor S Bywater, Cambridgeshire County Council, and B Walsh and J Speechley, objectors, addressed the Committee on the application).

Consideration was given to a report by the Planning Service Manager (Development Management) on the application, which was the subject of an appeal against non-determination. The Local Planning Authority (LPA) was no longer able to make a formal determination of the application; however, the LPA was required to confirm its stance and, following call-in of the application by Councillor T Alban, the Committee was invited to consider the Council's position. A copy of the report is appended in the Minute Book.

The Committee discussed the recommendation contained in the report and representations which had been received since the publication of the report together with other matters including flooding, highways and landscape. Having taken into account relevant local and national policies and legislation, it was

RESOLVED

that powers be delegated to the Head of Planning, Infrastructure & Public Protection to make representations on the appeal to the Planning Inspectorate on behalf of the District Council, in accordance with the following putative reason for refusal: The application has failed to demonstrate that it would not materially harm the safe functioning of Sibson Aerodrome or private flying strips through adverse impacts of glint and glare, and the loss of land necessary to facilitate emergency landings. The development is therefore contrary to policies LP14 and LP34 of Huntingdonshire's Local Plan to 2036.

22 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 four dwellings and associated works - Land Adjacent 31, Luke Street, Eynesbury - 25/00596/FUL

(Councillor J Dunford, St Neots Town Council, and S Richardson, agent, addressed the Committee on the application).

See Minute No 20 for Members' interests.

that the application be refused because the site sits within the St Neots Conservation Area. The development would appear unduly cramped, due to the lack of space around the buildings, which with the undue dominance of hard landscaping for vehicles and a lack of space for adequate soft landscaping would result in a poor quality development which would detract from the appearance of the site, the special character and appearance of the St Neots Conservation Area and surrounding area. The proposal does not conserve or enhance the historic environment or respond positively to its context or appear to draw inspiration from the key characteristics of its surroundings or contribute positively to the area's character and identify or successfully integrate with adjoining buildings and spaces. The harm to the designated heritage asset would be less than substantial as set out in the NPPF and therefore the harm has to be weighed against the public benefits but the limited public benefit of the development that include the tidying of the site, the provision of additional market dwellings and the employment opportunities associated with the construction, would not outweigh the harm caused. As such, the proposal is considered to be contrary to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036, Policy A3 of the St Neots Neighbourhood Plan, the Huntingdonshire Design Guide Supplementary Planning Document, and Section 12 and 16 of the National Planning Policy Framework (2024).

b) Erection of three-bedroom bungalow with garage & associated works (inc new planting and creation of off-street parking & turning to both existing and proposed properties) - Land Rear of 34 to 38 Ackerman Street, Eaton Socon - 25/00756/FUL

(C Hamilton, objector, and S Richardson, agent, addressed the Committee on the application).

See Minute No 20 for Members' interests.

that the application be refused for the following reasons:

- a) The site is an area of undeveloped open land to the rear of and associated with the Grade II Listed Building, 36 Ackerman Street and sits within the St Neots Conservation Area. As an area of open land, the application site contributes to the setting of the Listed Building at 36 Ackerman Street as an element which allows space around the Listed Building for it to be seen and also seen within the group of historic buildings. The application site also provides a buffer which creates a physical separation between the historic group of buildings containing the Listed Building and the modern housing estate to the south and east. By virtue of the scale, design and siting of the proposed dwelling, the proposed development is considered harmful to the significance of the adjacent Listed Building and harmful to the significance of the Conservation Area. The proposal is not considered to preserve the Conservation Area's character or appearance as it does not maintain the historic grouping of buildings along Ackerman Street nor the grain, scale or character of the historic agricultural settlement. Given the nature of the proposed development, any public benefits are considered to be negligible and would not outweigh the identified harm in this instance. As such, the proposal is considered to be contrary to Sections 66 and 72 of the

Planning (Listed Buildings and Conservation Areas) Act 1990, Policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036, Policy A3 of the St Neots Neighbourhood Plan, the Huntingdonshire Design Guide Supplementary Planning Document, and Section 12 and 16 of the National Planning Policy Framework (2024).

- b) The proposed development by virtue of the siting, scale and massing of the proposed dwelling, and close proximity to the small private rear amenity spaces of Nos. 34 and 36 Ackerman Street, would result in overbearing, overshadowing and loss of light impacts to the detriment of the residential amenity of occupiers of No.'s 34 and 36 Ackerman Street. The proposal is therefore considered contrary to Policy LP14 of the Huntingdonshire Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework (2023).

Chair