

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, 20 October 2025

PRESENT: Councillor D L Mickelburgh – Chair.

Councillors R J Brereton, E R Butler, J Clarke, S J Corney, D B Dew, P A Jordan, S R McAdam, S Mokbul, B M Pitt, T D Sanderson, R A Slade, C H Tevlin and S Wakeford.

APOLOGIES: Apologies for absence from the meeting were submitted on behalf of Councillors K P Gulson and J Neish.

29 MINUTES

The Minutes of the meeting of the Committee held on 15th September 2025 were approved as a correct record and signed by the Chair.

30 MEMBERS' INTERESTS

Councillor D Dew declared a Non-Registrable Interest in Minute No 32 by virtue of the fact that he had addressed the Committee on the application at a previous meeting in his capacity as Ward Member and, following advice from the Legal Adviser, he left the meeting for the duration of the item and took no part in the debate or voting on the application.

Councillor D Mickelburgh declared a Non-Registrable Interest in Minute No 31 by virtue of the fact that the application related to the Ward she represented and she would leave the room and take no part in the discussion or voting on the application.

31 APPLICATION REQUIRING REFERENCE TO THE DEVELOPMENT MANAGEMENT COMMITTEE - CHANGE OF USE FROM DWELLING (USE CLASS C3) & AGRICULTURAL LAND TO A WELLNESS CENTRE (CLASS E) AND WEDDING AND EVENTS VENUE (SUI GENERIS) WITH GUEST SLEEPING ACCOMMODATION AND PARKING - HEMINGFORD PARK, COMMON LANE, HEMINGFORD ABBOTS - 25/01248/FUL

Following receipt of further information relating to the application, it was

RESOLVED

that the application be not determined.

32 DEVELOPMENT MANAGEMENT - OTHER APPLICATION - OUTLINE PLANNING PERMISSION WITH ALL MATTERS RESERVED FOR THE CONSTRUCTION OF UP TO 120 HOMES (USE CLASS C3) WITH ASSOCIATED PUBLIC OPEN SPACE, LANDSCAPING, PLAY AREAS,

SURFACE WATER ATTENUATION, ROADS, CAR PARKING, PEDESTRIAN AND CYCLE ROUTES, UTILITY INFRASTRUCTURE AND ASSOCIATED WORKS - LAND BETWEEN HOUGHTON GRANGE AND THE HOW, HOUGHTON ROAD, HOUGHTON - 23/00627/OUT

(L Foster, for Houghton and Wyton Parish Council, Councillor N Wells, St Ives Town Council, Councillor D Keane, Ward Member, P Boothman, objector, and J Strike, Agent, addressed the Committee on the application).

See Minute No 30 for Members' interests.

Consideration was given to a report by the Planning Service Manager (Development Management) on the application. A copy of the report is appended in the Minute Book. The Committee discussed the recommendation contained in the report and the representations that had been received together with other matters including the terms of the Local Plan and highways. Having taken into account relevant local and national policies and legislation, it was

RESOLVED

that powers be delegated to the Head of Planning, Infrastructure and Public Protection to approve the application subject to conditions to include those listed in paragraph 4 of the report now submitted and completion of a Section 106 obligation 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.

Chair