

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, 19 January 2026

PRESENT: Councillor D L Mickelburgh – Chair.

Councillors E R Butler, S J Corney, D B Dew, K P Gulson, S R McAdam, S Mokbul, J Neish, 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 R J Brereton, J Clarke and P A Jordan.

44 MINUTES

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

45 MEMBERS' INTERESTS

Councillor R Slade declared an Other Registrable Interest in Minute No 47 (b) by virtue of the fact that the application related to the Ward he represented.

Councillor R Slade also declared an Other Registrable Interest in Minute No 47 (c) by virtue of the fact that the application related to the Ward he represented.

Councillor S Wakeford declared a Non-Registrable Interest by virtue of the fact that he was a Member of the Council's Executive with responsibility for housing and economic development, which were relevant to items on the Agenda, but he approached the meeting with an open mind.

Councillor D Mickelburgh declared an Other Registrable Interest in Minute No 47 (c) by virtue of the fact that the application related to the Ward she represented.

46 APPLICATION REQUIRING REFERENCE TO THE DEVELOPMENT MANAGEMENT COMMITTEE - OUTLINE APPLICATION WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS VIA PETERBOROUGH ROAD FOR THE DEMOLITION OF 107 PETERBOROUGH ROAD, AND THE DEVELOPMENT OF UP TO 185 DWELLINGS (USE CLASS C3), PUBLIC OPEN SPACE AND ASSOCIATED INFRASTRUCTURE - LAND WEST OF PETERBOROUGH ROAD, FARCET - 25/00892/OUT

Following receipt of further information relating to the fact that discussions on the application were ongoing, it was

RESOLVED

that the application be not determined.

47 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) Demolition of equestrian centre buildings and erection of up to 7 dwellings including revised access from New Road with all matters reserved - Northbrook Equestrian Centre, New Road, Offord Cluny, St Neots - 25/01237/OUT

(S Tindle, Agent, addressed the Committee on the application).

See Minute No 45 for Members' interests.

that the application be approved subject to conditions to be determined by the Head of Planning, Infrastructure and Public Protection to include those listed in paragraph 8 of the report now submitted and that authority be delegated to the Head of Planning, Infrastructure and Public Protection to resolve the outstanding Lead Local Flood Authority objection and to agree a suitably worded surface water drainage condition to be attached to the outline permission.

b) Erection of four dwellings and associated works - Land Adjacent 31 Luke Street, Eynesbury - 25/01875/FUL

(Councillor C Maslen, St Neots Town Council, D Davies, Objector, and S Richardson, Agent, addressed the Committee on the application).

See Minute No 45 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).

At 8.10 pm the meeting was adjourned.

At 8.16 pm the meeting resumed.

c) Erection of bungalow with garage and associated works - Land Rear of 34 to 38 Ackerman Street, Eaton Socon - 25/01894/FUL

(Councillor C Maslen, St Neots Town Council and S Richardson, Agent, addressed the Committee on the application).

See Minute No 45 for Members' interests.

that the application be refused because 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).

48 APPEAL DECISIONS

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