

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, 23 February 2026

PRESENT: Councillor D L Mickelburgh – Chair.

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

54 MEMBERS' INTERESTS

Councillor B Pitt declared a Non-Registrable Interest in Minute No 55 a by virtue of the fact that he was a Member of Huntingdonshire District Council, but he had had no involvement in the application and came to the meeting with an open mind.

Councillor T Sanderson declared a Non-Registrable Interest in Minute No 55 a by virtue of the fact that he was a Member of Huntingdonshire District Council and of the Council's Executive, but he had had no involvement in the application and came to the meeting with an open mind.

Councillor J Neish declared a Non-Registrable Interest in Minute No 55 a by virtue of the fact that he was a Member of Huntingdonshire District Council, but he had had no involvement in the application and came to the meeting with an open mind.

In respect of Minute No 55, a Councillor S McAdam declared a Non-Registrable Interest in Minute No 55 a by virtue of the fact that he was a Member of Huntingdonshire District Council and an Other Registrable Interest by virtue of the fact that he was a Member of Huntingdon Town Council, but he had had no involvement in the application and came to the meeting with an open mind.

Councillor P Jordan declared a Non-Registrable Interest in Minute No 55 a by virtue of the fact that she was a Member of Huntingdonshire District Council, but she had had no involvement in the application and came to the meeting with an open mind.

Councillor R Slade declared a Non-Registrable Interest in Minute No 55 a by virtue of the fact that he was a Member of Huntingdonshire District Council, but he had had no involvement in the application and came to the meeting with an open mind.

Councillor R Slade also declared an Other Registrable Interest in Minute Nos 55 c and 55 d by virtue of the fact that that he had been present at a meeting of St

Neots Town Council and had voted on the application, left the room and took no part in the discussion or voting on the item.

Councillor K Gulson declared a Non-Registrable Interest in Minute No 55 a by virtue of the fact that he was a Member of Huntingdonshire District Council, but he had had no involvement in the application and came to the meeting with an open mind.

Councillor J Clarke declared a Non-Registrable Interest in Minute No 55 a by virtue of the fact that he was a Member of Huntingdonshire District Council, but he had had no involvement in the application and came to the meeting with an open mind.

Councillor S Wakeford declared a Non-Registrable Interest in Minute No 55 a by virtue of the fact that he was a Member of Huntingdonshire District Council and was a Member of the Cabinet with responsibility for affordable housing, but he had had no involvement in the application and came to the meeting with an open mind.

Councillor S Mokbul declared a Non-Registrable Interest in Minute No 55 a by virtue of the fact that she was a Member of Huntingdonshire District Council, but she had had no involvement in the application and came to the meeting with an open mind.

Councillor E Butler declared a Non-Registrable Interest in Minute No 55 a by virtue of the fact that he was a Member of Huntingdonshire District Council, but he had had no involvement in the application and came to the meeting with an open mind.

In respect of Minute No 55, a Councillor D Mickelburgh declared a Non-Registrable Interest in by virtue of the fact that she was a Member of Huntingdonshire District Council and an Other Registrable Interest by virtue of the fact that she was a Member of Godmanchester Town Council but she had had no involvement in the application and came to the meeting with an open mind.

55 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 and part demolition of factory buildings and phased erection of 82 dwellings, access works, landscaping and associated development - R G E Engineering and Bridge Place Car Park, The Avenue, Godmanchester - 25/01587/FUL**

(E Durrant, Agent, 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 8 of the report now submitted together with the additional conditions contained in the Late Representations.

- b) Proposed erection of 26 dwellings, garaging and associated roadways, landscaping, etc (revised down to 23 dwellings) - Brittens Farm, Station Road, Kimbolton, Huntingdon, PE28 0JN - 25/00433/FUL**

(B Woodbine, Objector, and K Hutchinson, Agent, addressed the Committee on the application).

that powers be delegated to the Head of Planning, Infrastructure and Public Protection to resolve outstanding Anglian Water and Biodiversity Net Gain matters and approve the application subject to conditions including those listed in paragraph 8 of the report now submitted together with additional conditions relating to plot 17 for the removal of a first floor window from the eastern elevation to be replaced with a window on the southern elevation and the removal of Permitted Development Rights 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 if the Applicant is unwilling to complete the obligation necessary to make the development acceptable; or if the applicant is unwilling to agree to the pre-commencement conditions specified in the report now submitted as being necessary to make the development acceptable.

At 8.47 pm the meeting was adjourned.

At 8.56 pm the meeting resumed.

- c) Conversion of existing building into 7 residential units and erection of 2 bungalows with associated landscaping and drainage works - 44 Huntingdon Street, St Neots, PE19 1DU - 25/01712/FUL**

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

that the application be refused for the following reasons:

- a) The application is not accompanied by sufficient information to enable the Local Planning Authority to make a full assessment of the impacts of the proposed development on the Listed Building. On the basis of the information accompanying the application, the proposed alterations and extension to the Listed Building, in addition to the removal of historic features and fabric which contribute to its significance and its architectural and historic interest, would result in harm to the character, appearance, setting and significance of the Listed Building and the Conservation Area. In addition, the proposed bungalows, car parking area and gardens would result in a cramped and contrived form and layout of development within the curtilage of the Listed Building and the Conservation Area; and the proposed bungalows, by virtue of their siting, scale and incoherent design,

would appear unsympathetic to the Listed Building and the Conservation Area. For these reasons, the proposed development is not designed to a high quality that reinforces local distinctiveness, and it would result in less than substantial harm to the character, appearance, setting and significance of the Listed Building and the Conservation Area which would outweigh the benefits of the proposed development, contrary to Policy A3 of the St Neots Neighbourhood Plan (2016), policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036, and the provisions of the National Planning Policy Framework.

- b) The proposed development would result in the erection of new dwellings, and an extended car parking area to serve the proposed dwellings, located within Flood Zone 2. The proposed development fails to pass the sequential test for flood risk, contrary to policy 5 of the Huntingdonshire Local Plan to 2036, paragraph 174 of the NPPF and guidance contained within Section 4 of the Cambridgeshire Flood and Water SPD.
- c) The proposed development would provide poor levels of privacy to the windows and gardens of Plots 08 and 09; a poor outlook from the bedroom window within the west elevation of Plot 08; and detrimental noise and light impacts to the bedroom and kitchen / living room windows within the east elevation of Plot 09. The proposed development would therefore fail to provide a high standard of amenity for future occupiers of the proposed development, contrary to policy LP14 of the Huntingdonshire Local Plan to 2036.
- d) The proposed development fails to demonstrate that adequate and accessible waste storage arrangements could be achieved, with no bin collection points being proposed to serve the proposed dwellings, contrary to policy LP14 of the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD (2017).

d) Conversion of existing building into 7 residential units and erection of 2 bungalows with associated landscaping and drainage works - 44 Huntingdon Street, St Neots, PE19 1DU - 25/01713/LBC

that the application be refused because the application is not accompanied by sufficient information to enable the Local Planning Authority to make a full assessment of the impacts of the proposed development on the Listed Building. On the basis of the information accompanying the application, the proposed alterations and extension to the Listed Building, in addition to the removal of historic features and fabric which contribute to its significance and its architectural and historic interest, would result in less than substantial harm to the character, appearance, setting and significance of the Listed Building which would outweigh the benefits of the proposed development, contrary to policy LP34 of the Huntingdonshire Local Plan to 2036 and the provisions of the National Planning Policy Framework.

Chair