

HUNTINGDONSHIRE DISTRICT COUNCIL

MINUTES of the meeting of the DEVELOPMENT MANAGEMENT PANEL held in the Civic Suite, Pathfinder House, St Mary's Street, Huntingdon, PE29 3TN on Monday, 19 September 2011.

PRESENT: Councillor P L E Bucknell – Chairman.

Councillors Mrs B E Boddington, G J Bull, E R Butler, W T Clough, J J Dutton, N J Guyatt, R B Howe, Mrs P J Longford, P D Reeve, P A Swales, R G Tuplin, P R Ward and R J West.

APOLOGY: An apology for absence from the meeting was submitted on behalf of Councillor D B Dew.

29. MINUTES

The Minutes of the meeting of the Panel held on 15th August 2011 were approved as a correct record and signed by the Chairman.

30. MEMBERS' INTERESTS

Councillor N J Guyatt declared a personal and prejudicial interest in Minute No. 31 (b) by virtue of his close acquaintance with the applicants and left the room during discussion and voting thereon.

Councillor P L E Bucknell, Mrs B E Boddington, G J Bull, E R Butler, W T Clough, J J Dutton, Mrs P J Longford, P A Swales, R G Tuplin and R J West declared a personal interest in Minute No. 31 (b) by virtue of an acquaintance with the applicants.

Councillor P D Reeve declared a personal interest in Minute No. 31 (d) by virtue of his membership of Ramsey Town Council.

Councillor N J Guyatt declared a personal and prejudicial interest in Minute Nos. 31 (d) and (n) and left the room during discussion and voting thereon.

31. DEVELOPMENT MANAGEMENT

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 Panel and advised Members of further representations (details of which also are appended in the Minute Book) which had been received in connection therewith since the reports had been prepared. Whereupon, it was

RESOLVED

- (a) **Erection of four dwellings to revised design (retrospective) erection of double garage Plot 3. Construction of roadside parking lay-by, plot 4 (part retrospective) garden shed and air source heat pump plot 4, and placing of central heating oil tanks on plots 1, 2 and 3, land adjacent 33 Thrapston Road, Spaldwick – 11/01444/FUL**

(Mr S Martin, agent addressed the Panel on the application).

that, on the expiry of the public consultation period and after consultation with the Chairman and Vice-Chairman of the Panel, the Head of Planning Services be authorised to determine the application.

- (b) **Erection of 2 eco houses, land north of Hillside View, Somersham Road, St. Ives – 11/01038/FUL**

(Mr S Fisher, objector and Mr K Reynolds, applicant addressed the Panel on the application.)

(See Minute No. 30 for Members' interests.)

that the application be refused for the following reason
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There is no essential functional rural need to justify the provision of the proposed dwellings within this countryside location. The sustainability credentials of the design of the proposed dwelling, combined with the highway benefits of the cessation of the existing storage use of the site would fail to outweigh the inherently unsustainable location of the site for housing where opportunities to make necessary journeys by foot, cycle or public transport are severely limited and where future occupiers would be wholly reliant on private transport access nearly all services, employment and facilities. As such the proposal would constitute an unsustainable form of residential development and would lead to an unjustifiable increase in new housing development within the countryside, which would be incongruous in this location and detrimental to the rural character and appearance of the countryside, which should be preserved for its own sake. For these reasons, the proposal would be contrary to Planning Policy Statement Nos 1, 3 and 7, policies ENV7 and SS1 of the East of England Plan – Revision to the Regional Spatial Strategy (May 2008), policies En25, H23 and En17 of the Huntingdonshire Local Plan 1995, policies CS1 and CS3 of the adopted Huntingdonshire Local Development Framework Core Strategy 2009 and policies E1, E8 and P7 of the Huntingdonshire Development Management DPD: Proposed Submission 2010.

- (c) **Variation of Condition 21 to allow for buses and heavy commercial vehicles to use the access/egress on planning permission 1100350S73 for variation of conditions 2, 3, 10, 15 and 21 of planning permission 1001717/FUL to the multi-storey car park only. Conditions 4, 7, 8,12, 14 and 18 to be split between road, car park and multi-storey car park, private car park, Chequers Way, Huntingdon – 11/01290/S73**

that, subject to the Local Highways Authority having no objection to the proposal to vary condition 21 as described in paragraphs 7.4 – 7.7 of the report, the application be approved subject to those conditions determined by the Panel in Minute No. 9 (c) of the meeting held on 23rd May 2011.

[Following concern expressed by a Panel Member, the Executive Councillor for Strategic Planning and Housing, Councillor N J Guyatt undertook to pursue the possibility of the installation of a pedestrian crossing across Hartford Road in the vicinity of Saxongate with Cambridgeshire County Council.]

- (d) **Application to replace planning permission 05/01658/OUT for erection of food store, petrol filling station, residential development, community facilities and associated highways and infrastructure works, found at the corner of Stocking Fen Road and St. Mary's Road, Ramsey – 11/01019/REP**

(Councillor R Brown, Ramsey Town Council and Ms C Renner, agent, addressed the Panel on the application.)

(See Minute No. 30 for Members' interests.)

that determination of the application be deferred to enable the Head of Planning Services to investigate land ownership issues to ascertain whether the proposed housing development could be linked by condition to the delivery of the employment permission on land to the north-west of the Ramsey Northern Gateway and to consider whether it would be possible to introduce greater flexibility into the agreed planning obligation in relation to highways.

- (e) **Erection of four dwellings to replace three dwellings previously approved, land at Waters Edge, Elton Road, Wansford – 11/00874/FUL**

that the application be approved subject to conditions to be determined by the Head of Planning Services to include those listed in paragraph 8 of the report now submitted.

Councillor N J Guyatt left the meeting at 8.55pm.

- (f) **Erection of dwelling and garage, land at 4 The Wilderness, St. Ives – 10/01410/OUT**

(Mr Dawkins, objector and Mr M Page, agent addressed the Panel on the application.)

that the application be approved subject to conditions to be determined by the Head of Planning Services to include those listed in paragraph 8 of the report now submitted.

- (g) **Variation of condition 9 of planning permission 04/02199/OUT to read: up to 10 dwellings may be occupied until the junction with the A1123 and the part of the highway which provides access to the dwelling has been constructed in accordance with the approved details – removal of Condition 13, land adjacent Orchard House, Houghton Road, St. Ives – 11/00293/S73**

that the application be approved subject to the imposition of the varied conditions, the re-imposition of the other conditions modified as appropriate to take account of details which have already been approved and to a supplementary agreement under Section 106 of the Town and Country Planning Act 1990 to link the new planning permission to the existing planning obligation.

- (h) **Erection of 14 residential units following demolition of existing commercial buildings, south part of Cromwell Works, New Road, St. Ives – 11/01075/FUL and 11/01076/CAC**

(i) that the Head of Legal and Democratic Services be authorised to enter into an Agreement under Section 106 of the Town and Country Planning Act 1990 to secure a contribution for primary school places and off-site open space as detailed in paragraphs 7.47 – 7.48 of the report now submitted; and

(ii) that, subject to the completion of the Agreement referred to in resolution (i) above, the application be approved subject to conditions to be determined by the Head of Planning Services as set out in paragraph 8 of the report now submitted.

- (i) **Replacement of existing public telephone kiosk with kiosk combining public telephone service and ATM service, The Market Square, St. Neots – 11/01237/FUL**

that, subject to the receipt of an amended plan to ensure that the proposed ATM is placed in a location which would ensure CCTV coverage, the application be approved subject to conditions to be determined by the Head of Planning Services to include 02003 time limit – 3 years and the installation of bollards in front of the proposed ATM.

(j) **Erection of 3 four bed houses with double garages, 1 three bed house with parking space, double garage to existing dwelling with walls, fences, landscaping etc. land between 4 and 10 Ermine Street, Great Stukeley – 11/01183/FUL**

(i) that the Head of Legal and Democratic Services be authorised to enter into an Agreement under Section 106 of the Town and Country Planning Act 1990 to secure the provision of one affordable housing unit; and

(ii) that, subject to the completion of the Agreement referred to in resolution (i) above, the application be approved subject to conditions to be determined by the Head of Planning Services to include those listed in paragraph 8 of the report now submitted.

(k) **Erection of 2 dwellings, land south-west of the Stables, Main Street, Upton – 11/01137/FUL**

that, as the proposal had been withdrawn by the applicant, the application be not determined.

(l) **Replacement dwelling, Rose Cottage, Puddock Road, Warboys – 11/01037/FUL**

that on the advice of the Planning Service Manager (Development Management), determination of the application be deferred to enable issues in relation to flood risk and the visual impact of flood risk mitigation measures to be assessed prior to consideration of the application by the Panel.

(m) **Change of use from A1 (retail) to A3/A5 (restaurant/hot food takeaway). Replacement of flat roof with pitched roof and conversion of garage to store room with pitched roof over, 124 Main Street, Yaxley – 11/00776/FUL**

that determination of the application be deferred to enable the applicant to undertake parking surveys in the vicinity of the development site prior to consideration of the application by the Panel.

(n) **Proposed alterations and change of use of the existing farm buildings from agricultural to B1, Manor Farm, Wennington Road, Wennington – 11/00505/FUL**

(Mr W Allwood, agent addressed the Panel on the application.)

(See Minute No 30 for Members' interests.)

that the application be approved subject to conditions to be determined by the Head of Planning Services to include those listed in paragraph 8 of the report now submitted.

- (o) **Replacement of planning permission 08/01956/FUL for the erection of 2 dwellings, land at 23 Gains Lane, Great Gidding – 11/01001/REP**

that the application be approved subject to conditions to be determined by the Head of Planning Services to include those listed in paragraph 8 of the report now submitted.

32. APPEALS - PROGRESS

The Planning Service Manager (Development Management) advised the Panel of the progress of various appeals against refusal of planning permission by the District Council.

It was reported that the hearing in the case of four wind turbines at Woolley Hill, Ellington would be held between 9 – 20th January 2012 and that for the four wind turbines on land at Bicton Industrial Park, Kimbolton would convene on 20th/21st December having originally commenced in August.

Referring to the appeal against development of 69 High Street, Upwood, Councillors G J Bull and R B Howe indicated that they were willing to support the Council's written representations in the case.

Chairman