

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 March 2012.

PRESENT: Councillor D B Dew – Chairman.

Councillors Mrs B E Boddington,
P L E Bucknell, 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,
R G Tuplin, P R Ward and R J West.

APOLOGIES: Apologies for absence from the meeting were submitted on behalf of Councillors P A Swales and P K Ursell.

IN ATTENDANCE: Councillors B S Chapman, I J Curtis, J W Davies, R S Farrer and A H Williams. .

62. MINUTES

The Minutes of the meeting of the Panel held on 27th February 2012 were approved as a correct record and signed by the Chairman.

63. MEMBERS' INTERESTS

Councillor D Dew declared a personal and prejudicial interest in Minute No. 64(a) by virtue of his close acquaintance with the applicants and left the room during discussion and voting thereon.

Councillor N J Guyatt declared a personal and prejudicial interest in Minute No. 64(a) by virtue of his close acquaintance with the applicants and addressed the Panel on the application before leaving the room during discussion and voting thereon.

Councillor P L E Bucknell declared a personal interest in Minute No. 64(a) by virtue of an acquaintance with the applicants.

Councillors J J Dutton and R J West declared a personal interest in Minute No. 64(a) by virtue of their acquaintance with one of the applicants as colleague Members of Cambridgeshire County Council.

Councillor P D Reeve declared a personal interest in Minute No. 64(g) by virtue of his membership of Ramsey Town Council.

64. 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

in the light of the personal and prejudicial interests declared by the Chairman, Councillor D B Dew, Councillor P L E Bucknell, Vice-Chairman acted as Chairman of the Panel for the ensuing application.

Councillor P L E Bucknell in the Chair.

- (a) **Erection of 2 proposed “Eco-Homes”, to be constructed to level 5, land north of Hillside View, Somersham Road, St. Ives – 12/00210/FUL**

(See Minute No. 63 for Members' interests.)

(Councillor K Reynolds, applicant addressed the Panel on the application.)

that the application be refused for the following reasons:-

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 dwellings combined with 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 to 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 and 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 Proposed Submission 2010.

Councillor D B Dew in the Chair

- (b) **Demolition of existing entrance and proposed extension to include new entrance, party room, office, restaurant and fitness suite for St. Ives Leisure Centre, St. Ivo Recreation Centre,**

Westwood Road, St. Ives – 12/00019/FUL

(Councillor J J Dutton declared a personal interest in the application as a Member of the District Council's Leisure Forum.)

(Mr T Smith, objector and Mr S Bell, applicant addressed the Panel on the application.)

that the recommendation 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 to include time limit (3 years), material samples and hard and soft landscaping.

(c) Residential development with access road, open space and balancing pond, including demolition of existing buildings, Houghton Grange, Houghton Hill, Houghton, Huntingdon – 11/01937/OUT

(Councillor Mrs H Merryweather, Houghton and Wyton Parish Council, Councillor A Williams, Ward Councillor and Mr M Page, agent addressed the Panel on the application.)

- (i) that, having been advised of the views of the Section 106 Agreement Advisory Group, 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 contributions detailed in paragraphs 7.56 – 7.82 of the report now submitted;
- (ii) that, subject to the completion of the Agreement referred to in resolution (i) above, the application be approved subject to the conditions to be determined by the Head of Planning Services as listed in paragraph 9 of the report now submitted.

(d) Hybrid application for outline planning permission (with all matters reserved for subsequent approval) for 110 houses and full planning permission for a foodstore, 6 retail units to provide A1, A2, A3 and A5 uses, a service yard, associated car parking and access, land north of Cambridge Road, St. Neots – 11/01368/OUT

(Councillor B S Chapman, Ward Councillor, Councillor R S Farrer, adjacent Ward Councillor and Mr C Jones, objector addressed the Panel on the application.)

- (i) that, having been advised of the views of the Section 106 Agreement Advisory Group and variations in the contributions negotiated towards primary health care, education and wheelie bins which now amount to £36,375, £485,800 and £4,290 respectively, 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 contributions detailed in paragraph 7.20 – 7.24 of the report now submitted;

(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 listed in paragraph 8 of the report now submitted;

(e) **Change of paddock land to residential curtilage, land east of Newlands, Huntingdon Road, Wyton – 12/00121/FUL**

(Councillor A Williams, Ward Councillor and Mr J Runchman, applicant addressed the Panel on the application.)

that the application be refused for the following reason:-

the proposed development is considered to fail to comply with relevant national and local planning policy and is unacceptable in principle, being unjustified development in the countryside which would by the domestication of the site and the associated activity harm the character and appearance of the countryside contrary to policies ENV7 of the East of England Plan - Revision to the Regional Spatial Strategy, May 2008, En17 of the Huntingdonshire Local Plan, 1995, policies CS1 and CS3 of the Huntingdonshire Core Strategy, 2009 and policies E1, E2 and P7 of the Huntingdonshire Development Management DPD: Proposed Submission 2010 and Planning Policy Statement Nos. 1 and 7.

(f) **Removal of Condition 1 of Planning Permission 08/02744/FUL to make permission permanent. Variation of Condition 3 of planning permission 08/02744/FUL to allow a caravan and mobile home on-site for retention of use of land as a caravan site for gypsy and traveller residential purposes, pumping station, Paxton Road, Offord D'Arcy – 12/00062S73**

(Councillor R Bartlett, The Offords Parish Council addressed the Panel on the application.)

that, on the understanding that no new material considerations are submitted prior to the expiry of the neighbour consultation period, the Head of Planning Services be authorised to determine the application subject to conditions to include those listed in paragraph 8 of the report now submitted and additionally to prevent the occupation of the touring

caravan whilst it is on-site.

- (g) **Erection of two-storey detached dwelling and creation of new vehicular access, land at 10 Hollow Road, Ramsey Forty Foot – 12/00085/FUL**

(Councillor I J Curtis, Ramsey Town Council, addressed the Panel on the application.)

that the application be refused for the following reason:-

this undeveloped site provides a transition from the settlement to the open countryside to the east. The proposed dwelling would extend the existing built form of the village and, as the site is considered to relate more to the countryside than the built-up area of the settlement, constitutes a new dwelling in the countryside without justification of a rural need. As such the proposal would be contrary to Planning Policy Statement Nos. 1 and 7, policy CS3 of the Adopted Core Strategy 2009 and policies E1, E2 and P7 of the Development Management DPD Proposed Submission 2010.

- (h) **Change of use from office and storage/distribution to B1 (light industrial) and/or B2 (general industrial) and/or B8 (storage and warehousing), Unit 26, Stephenson Road, St. Ives – 11/02066/FUL**

(Councillor J W Davies, Ward Councillor, Mr P Wadsworth, 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 and in addition to restrict opening hours to 07.00 – 20.00 Monday to Friday and 07.00 – 18.00 on Saturday.

- (i) **Erection of multi-use community centre with associated hard and soft landscaping and cycle parking, land south of Rowley Park, Kester Way, St. Neots – 11/01021/FUL**

(Councillor B S Chapman, Ward Councillor and Councillor R S Farrer, adjacent Ward Councillor 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.

- (j) **Change of use from amenity land to domestic garden land, 55 School Road, Warboys –**

11/02129/FUL

that, contrary to the recommendation of the Head of Planning Services, the application be refused for the following reason –

the proposed development would detract from the open character and appearance of the area contrary to policies E1 and E7 of the Development Management DPD Proposed Submission 2010.

65. APPEAL DECISIONS

By reference to a report by the Planning Service Manager (Development Management), the Panel noted the outcome of nine appeals against refusal of planning permission by the District Council and the reasons for refusal in respect of two of the more notable cases.

Members were pleased to note that the Inspector had dismissed the appeal against the Council's decision to refuse an application for four wind turbines on land west of Bicton Industrial Park, near Kimbolton but that the outcome of the appeal against the application for four wind turbines at Woolley Hill north of Ellington still was awaited.

Chairman