

HUNTINGDONSHIRE DISTRICT COUNCIL

MINUTES of the meeting of the COUNCIL held in the Civic Suite, Pathfinder House, St. Mary's Street, Huntingdon, PE29 3TN on Monday, 9 December 2013.

PRESENT: Councillor Mrs B E Boddington – Chairman.

Councillors J D Ablewhite, Mrs M Banerjee, I C Bates, P L E Bucknell, G J Bull, E R Butler, R C Carter, S Cawley, B S Chapman, S J Criswell, I J Curtis, J W Davies, D B Dew, Mrs L A Duffy, R S Farrer, R Fuller, D A Giles, J A Gray, N J Guyatt, A Hansard, G J Harlock, R Harrison, D Harty, R B Howe, P Kadewere, Ms L Kadic, S M Van De Kerkhove, Mrs P J Longford, A J Mackender-Lawrence, P G Mitchell, J P Morris, J W G Pethard, P D Reeve, T V Rogers, T D Sanderson, M F Shellens, R G Tuplin, D M Tysoe, R J West and A H Williams.

APOLOGIES: Apologies for absence from the meeting were submitted on behalf of Councillors M G Baker, K M Baker, K J Churchill and Mrs P A Jordan.

50. MINUTES

The Minutes of the meeting of the Council held on 13th November 2013 were approved as a correct record and signed by the Chairman.

The Chairman welcomed Mr R Pitt from LGSS to the Council and advised that Mr Pitt would respond to any general legal enquiries that might arise during the meeting.

51. MEMBERS' INTERESTS

No interests were declared by the Members present.

52. MIXED USE DEVELOPMENT OF THE LAND TO PROVIDE UP TO 290,000 SQM OF EMPLOYMENT FLOOR SPACE, INCLUDING DATA STORAGE AND A MATERIALS RECOVERY DEMONSTRATION CENTRE AND UP TO 5,000 DWELLINGS, INCLUDING SHELTERED/EXTRA CARE ACCOMMODATION; A MIXED USE HUB AND MIXED USE NEIGHBOURHOOD FACILITIES, INCLUDING RETAIL, COMMERCIAL, LEISURE, HEALTH, PLACE OF WORSHIP AND COMMUNITY USES; NON-RESIDENTIAL INSTITUTIONS INCLUDING PRIMARY SCHOOLS, NURSERIES, A SECONDARY SCHOOL AND LAND RESERVED FOR POST 16 EDUCATION PROVISION; OPEN SPACES, WOODLANDS AND SPORTS PROVISION; RETENTION OF LISTED BUILDINGS; NEW VEHICULAR ACCESS POINTS FROM ERMINE STREET AND THE A141, WITH OTHER NEW NON-VEHICULAR ACCESS POINTS; ASSOCIATED INFRASTRUCTURE; RESERVE SITE FOR A RAILWAY STATION AND ANCILLARY USES; AND ASSOCIATED DEMOLITION AND GROUNDWORKS - LAND AT THE FORMER ALCONBURY AIRFIELD AND NEIGHBOURING FARMLAND, ERMINE STREET, THE STUKELEYS, HUNTINGDON

The Chairman invited Councillor D B Dew, Chairman of the Development Management Panel to update Members on the conclusions of the Special Development Management Panel which had preceded the Council meeting.

Councillor Dew advised the Council that following a robust debate and exchange of concerns, the Panel had

RESOLVED

that Council be advised that the Panel was minded to approve the application subject to satisfactory completion of the Section 106 Agreement and conditions to be determined by the Assistant Director, Environment, Growth and Planning to include those listed in paragraph 11 of the report now submitted, after consultation with the Chairmen of the Section 106 Agreement Advisory Group and Development Management Panel and the Executive Councillor for Planning and Housing Strategy.'

By reference to the report of the Assistant Director, Environment, Growth and Planning (a copy of which is appended in the Minute Book) and using slides, the Assistant Director and Special Projects Officer (Alconbury) presented details of the outline application 12/01158/OUT to the Council. The presentation referred specifically to those matters which had been progressed subsequently in negotiations with developers and other infrastructure providers. These related to the proposed package of developer contributions to be secured through the Community Infrastructure Levy and the Section 106 Agreement for each phase of the development of the former airfield. Particular mention was made of the proposed review mechanism for affordable housing, the 'funding cap' for transport mitigation measures beyond the first phase of the development and the underlying objective to achieve a position whereby the development could progress expeditiously and provide the District Council and its partners with an acceptable way to deliver corporate aims.

The Chairman invited Councillor P Ryan from The Stukeleys Parish Council and Mr T Leathes, representing the applicant Urban and Civic, to address the Council.

In response to questions from Councillors D A Giles, R B Howe, J P Morris, T V Rogers and T D Sanderson, the Council was advised that the timescale for meeting key phases and the subsequent submission of reserved matters would be identified and controlled through the requirements of the Section 106 Agreement and conditions, that it was the intention that the southern access would be available on the completion of the 250th house but other options for the early delivery of cycle ways and footpaths also would be appropriately pursued, that neighbouring parishes would be advised of the measures being taken to prevent heavy traffic flows and rat-running through villages and that efforts would be made for these to be in-place before more major road works commenced, that funding would be made available to ensure conditions and triggers for provision of infrastructure were met and monitored by intelligent software and that because of viability issues, it was likely that shared ownership housing schemes would be promoted in the early stages of the development with the Lead Housing Strategy Manager taking forward the negotiations in this respect.

Accordingly, it was moved by Councillor N J Guyatt and duly seconded by Councillor J D Ablewhite –

'that the Secretary of State for the Department of Communities and Local Government be advised that the Council is minded to

approve the conditions and, if the application is not called-in by the Secretary of State, to approve the application subject to satisfactory completion of the Section 106 Agreement and conditions to be determined by the Assistant Director, Environment, Growth and Planning to include those listed in paragraph 11 of the report now submitted after consultation with the Chairmen of the Section 106 Agreement Advisory Group and Development Management Panel and the Executive Councillor for Planning and Housing Strategy.

An amendment to the substantive Motion was moved by Councillor I C Bates and duly seconded by Councillor D Harty –

‘that the Secretary of State for the Department of Communities and Local Government be advised that the Council is minded to approve the application subject to the Section 106 Agreement Advisory Group, Development Management Panel and Council being satisfied with the final details of the Section 106 Agreement and planning conditions (provided the application is not called-in by the Secretary of State) prior to determination of the application by the Assistant Director, Environment, Growth and Planning’.

After discussion and upon being put to the vote, the proposed amendment was declared to be LOST.

Regarding the substantive Motion, Councillor M F Shellens, on behalf of the Liberal Democrat Group, indicated his support for the development, welcomed the approach that had been taken in negotiations with partners and stakeholders but questioned the availability of access to the development from the north-east asking that this might be addressed in future phases.

Whilst welcoming the potential for the development to generate new jobs and business, Councillor P D Reeve was of the view that these would be attracted to Huntingdon to the detriment of other parts of the District. He also commended the approach taken towards negotiations but was concerned that, potentially, affordable housing would not be provided by the development in the earliest years. Lastly, Councillor Reeve feared that Alconbury Weald would become a dormitory/commuter town and not as intended, an urban extension to Huntingdon.

Following several further contributions by Members, it was moved by Councillor I C Bates, duly seconded by Councillor P D Reeve –

‘that consideration of the application be deferred to allow the opportunity for further detailed consideration of infrastructure issues which in the view of the mover of the Motion, still remained to be resolved in respect of education, transport strategy, health, open space and community facilities, particularly given the other major development proposed for the District’.

Following discussion prompted by Councillor Bates’ Motion and having been put to the vote, the proposal to defer consideration of the application was declared to be LOST.

Whereupon, it was

RESOLVED

that the Secretary of State for Communities and Local Government be advised that the Council is minded to approve the application subject to satisfactory completion of the Section 106 Agreement and conditions and, if the application is not called-in by the Secretary of State, to approved the application subject to satisfactory completion of Section 106 Agreement and conditions to be determined by the Assistant Director, Environment, Growth and Planning to include those set out in paragraph 11 of the report now submitted after consultation with the Chairmen of the Section 106 Agreement Advisory Group and Development Management Panel and the Executive Councillor for Planning and Housing Strategy.

[In accordance with Council Procedure Rule 14.5, Councillor P D Reeve requested that his decision not to support the Motion be recorded in the Minutes.]

The meeting ended at 8.35 pm.

Chairman