

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, 19th May 2014.

PRESENT: Councillor P L E Bucknell – Vice Chairman (in the Chair).

Councillors Mrs B E Boddington, G J Bull, E R Butler, R S Farrer, N J Guyatt, A J Mackender-Lawrence, P D Reeve, R G Tuplin, R J West and A H Williams.

APOLOGIES: Apologies for absence from the meeting were submitted on behalf of Councillors Mrs M Banerjee, W T Clough, D B Dew, Mrs P J Longford and J P Morris.

72. MINUTES

The Minutes of the meeting of the Panel held on 7th April 2014 were approved as a correct record and signed by the Chairman.

The Vice-Chairman announced that the Assistant Director, Environment, Growth and Planning, Mr S Ingram would be leaving the Council's service on 6th June 2014. The Panel wished to place on record their appreciation of Mr Ingram's contribution to the Planning Service and Panel meetings both in his current and former roles and extended their best wishes to him for the future.

The Panel also was made aware that Councillors W T Clough, N J Guyatt and A H Williams also would be retiring at the end of their terms of office. On behalf of the Panel, Councillor Bucknell extended his best wishes to retiring Councillors and wished those Members who were re-standing for office every success in the forthcoming elections.

The Panel congratulated Ms C Kerr on her promotion to the post of Team Leader in the Development Management Division.

73. MEMBERS' INTERESTS

Councillor P D Reeve declared a non-pecuniary interest in Minute No. 75 (g) by virtue of his membership of Ramsey Town Council.

74. DEVELOPMENT MANAGEMENT - OTHER APPLICATION

Erection of garage and fence with pedestrian and vehicular access, 2 Station Road, Catworth – 14/00511/FUL and 14/00512/LBC

Having regard to a report by the Planning Service Manager (Development Management) (a copy of which is appended in the Minute Book) and having been advised that Catworth Parish Council had indicated its support for the application, the Panel

RESOLVED

that the Planning Service Manager (Development Management) be authorised to determine the application, subject to conditions, on the expiry of the period of consultation and following consideration of any new material planning matters that might arise.

75. APPLICATIONS REQUIRING REFERENCE TO DEVELOPMENT MANAGEMENT PANEL

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 a circular outer ditch with circles of bog oaks within to form a henge, land at Red House Farm, Bridge Street, Woodwalton – 13/02040/FUL**

that the Planning Service Manager (Development Management) be authorised to determine the application following consideration of any comments received in response to advertising the application as a departure from the Development Plan.

- (b) **Detached dwelling with access, garage and parking, land at 208 Broadway, Yaxley – 14/0081/FUL**

(Mr P Webster, agent, addressed the Panel on the application.)

that the application be approved subject to conditions to be determined by the Planning Service Manager (Development Management) to include three non-standard conditions – time limit, materials and tree protection.

- (c) **Variation of condition 1 of planning permission 13/00164/OUT to substitute plan AP001 _ P26 for the approved layout plan drawing (AP001 _ P21) to omit the link to Willow Road and take all pedestrian and vehicular access from Broadway, land including Snowcap Mushroom Site at Mere View, Yaxley – 14/00162/S73**

(Mr J Dudge, agent, addressed the Panel on the application.)

- (i) that the application be approved subject to the prior completion of a Deed of Variation to carry forward the Section 106 obligation relating to affordable housing, open space and wheeled bins and to conditions to include those listed in paragraph 8 of the report now submitted; and
 - (ii) that, the application be refused, in the event that the applicant does not complete the necessary obligation to secure the affordable housing and is unwilling to agree to an extended period for the determination of the application.
- (d) Variation of condition 2 of planning permission 23H0117/84F which limited the use of the self-contained accommodation to part of the dwelling house to rental accommodation, 3A Broad Weir, The Lane, Easton – 14/00126/S73**

that the application be refused for the following reasons -

- ◆ it is considered that the proposal would create potential conflicts regarding overlooking and a loss of privacy and potential disputes surrounding the use and maintenance of outdoor amenity space. The proposal is therefore considered to directly conflict with policies H31 and En25 of the Local Plan, 1995, HL5 of the saved policies from the Huntingdonshire Local Plan Alteration, 2002, policy CS1 of the adopted Huntingdonshire Local Development Framework Core Strategy, 2009, policies LP4 and LP13 of the Draft Huntingdonshire Local Plan to 2036: Stage 4, 2013 and paragraphs 56 and 58 of the National Planning Policy Framework; and
- ◆ it is considered that the proposal would be detrimental to neighbour amenity by creating potential conflicts surrounding private vehicle parking and turning, additional noise and disturbance. The proposal is therefore considered to directly conflict with LP15 and LP16 of the Draft Huntingdonshire Local Plan to 2036: Stage 4, 2013 and paragraphs 56 and 58 of the National Planning Policy Framework.

- (e) Erection of farmhouse and associated access, Manor Farm, High Street, Ellington – 13/1671/FUL**

(Councillor B Lumbers, Ellington Parish Council, Mr M Chapman, applicant and Mr J Bailey, agent addressed the Panel on the application.)

(Attention was drawn to representations made on the application by Councillor M G Baker, Ward Councillor which had been circulated to Members in advance of the Panel meeting.)

that the application be refused for the following reasons -

- ◆ the applicant had failed to demonstrate that this very large dwelling is essential to the proper functioning of Manor Farm. The evidence also suggested that alternative accommodation could be made available in the nearest settlement. This proposal is directly contrary to paragraph 55 of the National Planning Policy Framework, policy CS3 of the Huntingdonshire Core Strategy, 2009, policies En17 and H23 of the Huntingdonshire Local Plan, 1995 and policy LP26 of the Draft Huntingdonshire Local Plan to 2036: Stage 3, 2013;
- ◆ the proposal by virtue of the scale, bulk, massing and location of the proposal will detract from the setting, character and appearance of the listed building, Manor Farmhouse and the wider Conservation Area; and
- ◆ this proposal is directly contrary to paragraph 133 of the National Planning Policy Framework, policies En5 and En9 of the Huntingdonshire Local Plan, 1995 and policy LP31 of the Draft Huntingdonshire Local Plan to 2036: Stage 3, 2013.

(f) Demolition of storage shed and part of existing outbuilding. Erection of a two-storey dwelling house. Erection of a double garage. Erection of a free-standing barn. New porch added to existing bungalow, The Orchard, 11 Bedford Road, Pertenhall – 14/00060/FUL

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.

(g) Erection of four dwellings, land at former Marex Inn site, Oilmills Road, Ramsey Mereside – 14/00092/OUT

- (i) that the Head of Legal and Democratic Services be authorised to enter into an Agreement under the Town and Country Planning Act, 1990 to secure the provision of one affordable housing unit;
- (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 Planning Service Manager (Development Management) to include those listed in paragraph 8 of the report now submitted;

- (iii) that, the application be refused in the event that the applicant does not complete the necessary obligation to secure the affordable housing unit and is unwilling to agree to an extended period for the determination of the application; and
- (iv) that the applicant be advised that the re-submission of the application at reserve matters stage should seek to reflect improvements to the design and layout such that the new scheme better reflects the characteristics of the existing street scene.

76. APPEAL DECISIONS

The Planning Service Manager (Development Management) reported on the outcome of three appeals against refusal of planning permission by the District Council (a copy of the report and a summary of the cases with wider implications for the planning process are appended in the Minute Book).

The Panel noted that the Public Inquiry on the proposed development at west of Bicton Industrial Estate, Stow Road, Kimbolton would commence on 17th June 2014.

77. DEVELOPMENT MANAGEMENT PROGRESS: 1ST JANUARY - 31ST MARCH 2014

Having regard to a report by the Planning Service Manager (Development Management) (a copy of which is appended in the Minute Book), the Panel was acquainted with the performance and activities of the Development Management Service over the period 1st January – 31st March 2014 in comparison with the preceding quarter and the corresponding period in 2013.

Referring to the percentage of applications determined and although these were marginally below the figures achieved in 2013, the Panel paid tribute to the Development Management Team for achieving a percentage close to the targets to which it would normally aspire when fully resourced. Members noted that it was the expectation that two newly appointed Team Leaders would commence their duties in July.

The Panel was assured that the Service had met the annual revised budget for fee income.

Whereupon, it was

RESOLVED

that the report be received and noted.

78. FOOTNOTES

At the close of business, Councillor Guyatt paid tribute to the Members and Officers with whom he had worked on the Development Management Panel and planning related groups over the years.

Irrespective of any forthcoming senior appointments, Councillor Guyatt was of the view that he was leaving a good, strong team to take the Planning Service forward in the future.

Councillor West paid tribute to Christine Deller, Democratic Services Manager and Andy Moffat, Planning Service Manager (Development Management) and Councillors Mrs Boddington, Farrer and Williams suggesting that should he not be re-elected to office that he would remember his contribution with pride and the Panel with affection.

Councillor Butler thanked Councillor Guyatt for his inspiration and guidance on planning matters and Christine Deller, Andy Moffat and the Planning Team for their support.

Chairman