

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, 14 December 2015.

PRESENT: Councillor Mrs B E Boddington – Chairman.

Councillors P L E Bucknell, G J Bull,
E R Butler, D B Dew, Mrs A Dickinson,
Mrs L A Duffy, R S Farrer, I D Gardener,
J P Morris, J M Palmer, P D Reeve,
R G Tuplin and R J West.

APOLOGIES: Apologies for absence from the meeting were submitted on behalf of Councillors Mrs A D Curtis and Ms L Kadic.

36. MINUTES

The Minutes of the meeting of the Panel held on 16th November 2015 were approved as a correct record and signed by the Chairman.

37. MEMBERS' INTERESTS

Councillor J Morris declared a non-pecuniary interest in Minute No. 42 (e) by virtue of being an employee of a company, which used the site to which the application related.

38. AGENDA

The Chairman announced that Item No. 6 (e) Elton had been withdrawn from the Agenda.

39. REVIEW OF PLANNING ENFORCEMENT

Consideration was given to a report by the Head of Development (a copy of which is appended in the Minute Book) on the outcome of a review of planning enforcement. The review had been undertaken at the request of the Overview and Scrutiny Panel (Environmental Well-Being). It proposed a number of changes in response to growing work pressures, while the Zero Based Budgeting programme indicated there would not be any increase in resources. The result primarily meant planning complaints would be prioritised. This would be accompanied by greater delegation of decisions to officers.

The Panel discussed the Council's approach to enforcement and whether cases should only be pursued where there was a quantifiable impact. The decision to prioritise cases had been taken following a "lean" review, which took into account what customers valued.

Members endorsed the comments of the Economic Scrutiny Panel on investigating improved ways of communicating with Town and Parish

Councillors on enforcement matters, on ensuring developers complied with their planning obligations and on the use by Enforcement Officers of technology. The next step would be to produce a Planning Enforcement Plan.

RESOLVED

that the changes to the planning enforcement arrangements as set out in the report now submitted be endorsed.

40. DEVELOPMENT MANAGEMENT - OTHER APPLICATION - EARITH

Having regard to a report by the Head of Development (a copy of which is appended in the Minute Book) and having been acquainted with the late representations received, the Panel

RESOLVED

that, subject to the prior completion of a Section 106 obligation to secure the housing as affordable for local people who are either currently or formerly resident in, or have an existing family, employment or some other connection agreed with the Council to, the settlement or an adjacent settlement, to safeguard the housing as affordable for successive occupiers, to secure wheeled bins and to conditions to include those listed in paragraph 8 of the report now submitted, the application be approved or refused in the event that the obligation has not been completed and the applicant is unwilling to agree to an extended period for determination, on the grounds that the applicant is unwilling to complete the obligation necessary to make the development acceptable.

41. DEVELOPMENT MANAGEMENT - SECTION 106 AGREEMENT - SOMERSHAM

(Mr Paul Staden, agent, addressed the Panel on the application).

The Panel gave consideration to a report by the Head of Development (a copy of which is appended in the Minute Book). Members were acquainted with the views of the Section 106 Agreement Advisory group on the terms of the obligation necessary to make the development acceptable and with the progress of negotiations with the developer on the obligation. Whereupon, it was

RESOLVED

that, subject to the prior completion of a S106 obligation relating to affordable housing, informal green space, outdoor sport, green space maintenance, wheeled bins and green travel plan, the application be approved subject to conditions to include those listed in paragraph 8 of the report now submitted, or refused in the event that the applicant is unwilling to complete the obligation necessary to make the development acceptable in planning terms.

42. 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. With regard to Minute No. 15/42(e), Members received legal advice on material considerations in relation to the circumstances of the particular application. Whereupon, it was

RESOLVED

(a) Replacement dwelling, car port outbuilding and associated works - South Farm, Pig Market End, Upton

(Councillor D Stewart, Upton Parish Council, and Mrs J Day, applicant, addressed the Panel on the application).

that consideration of the application be deferred to allow further discussion to take place between the applicant and Officers on the proposed development.

(b) Proposed conversion of barn to dwelling – Tilford, Station Road, Tilbrook

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

(c) Variation of condition 1 of planning permission 1000739S73 to enable continued use of the site until 2020 - Alconbury Airfield, Ermine Street, Little Stukeley

(Councillor M Monk, The Stukeleys Parish Council, and Mr A Fisher, agent, addressed the Panel on the application).

(See Minute No. 37 for Members' interests).

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

(d) Proposed demolition of existing dwelling and garage and the erection of dwelling and garage – Elmsbrook, Church End, Hilton

Councillor G Barradell, Hilton Parish Council, addressed the Panel on the application).

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

(e) Use of garage as temporary residential accommodation for one year. - 8 Grass Yard, Kimbolton

(Mr M Neeter, objector, and Ms S Turnbull, agent, addressed the Panel on the application).

that the application be approved subject to conditions to be determined by the Head of Development to include the following:

- time limit for commencement of development;
- temporary permission, use to cease within 12 months from date of commencement or within 1 month of first occupation of the barn, whichever is first and date of commencement to be notified in writing to the LPA;
- obscure glazing and restricted opening for all roof windows on the north-east facing roof slope for the duration of the temporary use;
- obscure glazing and non-opening first floor window in the south-east gable wall for the duration of the temporary use, and
- removal of dwellinghouse permitted development rights to extend or alter the building.

43. APPEAL DECISIONS

A report by the Planning Services Manager (Development Management) on recent decisions by the Planning Inspectorate was received and noted. A copy of the report is appended in the Minute Book. It indicated that four appeals recently had been heard, three of which had been upheld.

Chairman