

## 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 March 2016.

PRESENT: Councillor Mrs B E Boddington – Chairman.

Councillors P L E Bucknell, G J Bull,  
E R Butler, Mrs S Conboy, Mrs A D Curtis,  
D B Dew, Mrs A Dickinson, R S Farrer,  
I D Gardener, 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 Ms L Kadic and J P Morris.

### 56. MINUTES

The Minutes of the meeting of the Panel held on 15th February 2016 were approved as a correct record and signed by the Chairman.

### 57. MEMBERS' INTERESTS

Councillor G J Bull declared a non-pecuniary interest in Minute No. 59(c) by virtue of having an association with the applicant.

Councillor P L E Bucknell declared a non-pecuniary interest in Minute No. 59(b) by virtue of having attended an exhibition on the application.

Councillor P L E Bucknell also declared a non-pecuniary interest in Minute No. 59(c) by virtue of having an association with the applicant, remained in the room but did not vote on the item.

### 58. DEFERRED ITEM

- (a) **Removal of Condition 3 of Planning Permission 15/00417/FUL, variation of Condition 4 for hours of Cafe opening to be from 7:00 a.m. until 12:00 (midnight), variation of Condition 5 to allow the bar to be open 11:00 a.m. until 12:00 (midnight) Sunday to Thursday and from 11:00 a.m. to 02:00 a.m. Friday and Saturday, variation of Condition 6 to allow music to be played during the times the premises are open and Variation of Condition 7 to allow storage of refuse and recycling within proposed compound to rear of premises - The Masonic Hall, 83 High Street, Huntingdon - 15/01838/S73**

*(Mr S Tindle, Agent, addressed the Panel on the application).*

Pursuant to Minute No. 15/47(i), the Panel gave consideration to a report by the Planning Service Manager (Development Management) (a copy of which is appended in the Minute Book).

RESOLVED

that, the application be approved and the Planning Service Manager (Development Management) be authorised to agree the conditions including those listed in paragraph 3 of the report now submitted and an additional condition requiring the approval of a waste recycling and disposal strategy including detailed times when these activities take place.

**59. 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 bungalow (amended scheme) - Land at 16 Manor Drive, Sawtry - 16/00099/FUL**

*(Councillor S Custance, Sawtry Parish Council, 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 those listed in paragraph 8 of the report now submitted together with an additional condition relating to surface water drainage.

**(b) Variation of condition 20 of application reference: 1301790OUT to: prior to commencement of development mitigation measures shall be carried out in accordance with the details in planning application reference: 15/01816/FUL, unless minor variations are otherwise agreed in writing with the local planning authority - land between Old Mill Avenue and Station Road and 43 Station Road, Warboys - 15/01817/REM, 15/01816FUL and 15/02021/S73**

*(Mr K Armstrong, on behalf of the Applicant, addressed the Panel on the application).*

that, subject to the prior completion of a S106 obligation relating to affordable housing, open space, transportation and residential wheeled bins, 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, or refused in the event that the applicant is unwilling to complete the obligation necessary to make the development acceptable in planning terms.

*(In accordance with paragraph 14.5 of the Council Procedure Rules, Councillor P D Reeve requested that his vote against the Motion be recorded in the Minutes).*

**(c) Development of paddock land with 2 detached dwellings, 1 chalet bungalow, all with double garages, 1 terraced building of 3 cottage dwellings for private/social housing, all accessed from existing modified vehicle Paddock Road access - Land West of Ashmead House, South Street, Woodhurst - 16/00080/OUT**

that the application be refused for the following reasons:

- (i) the site is located in the open countryside where residential development in the countryside will be restricted to that which has an essential need to be in a rural location. The applicant has not demonstrated a need for the development to be in this location and has failed to put forward a convincing case as to why an exception to the policies of the Local Planning Authority should be made. The proposal would therefore be contrary to the provisions of policies CS1 and CS3 of the Local Development Framework Core Strategy 2009, policies En17 and H23 of the Huntingdonshire Local Plan 1995, policy HL5 of the Huntingdonshire Local Plan Alteration 2002 and policies LP1, LP11 and LP26 of the Draft Huntingdonshire Local Plan to 2036 (2013);
- (ii) this site is located in the open countryside for the purposes of the development plan. The applicant has failed to demonstrate that the proposals meet the tests of planning policy in terms of the delivery of affordable housing on rural exception sites. In the absence of any convincing arguments to the contrary, it is considered that the proposal is contrary to policy CS5 of the Adopted Core Strategy 2009; and LP25 & LP26 of the Draft Local Plan to 2036, and paragraph 54 of the NPPF, and
- (iii) the development in depth within this open green space at the edge of the village, by reason of the location of the access way, and layout of the scheme would form an incoherent pattern of development, and a hard edge to the village which would result in serious harm to significance of the adjacent the conservation area, and the rural character of the village as a whole. The harm caused by the proposed development is not considered to be outweighed by public benefits. As such the proposal is considered to be contrary to

Policies En5, En9, and En25 of the Local Plan, and Policies LP13, LP30 and LP31, and paras 132 and 134 of the NPPF.

**(d) Removal of condition 1 of Planning Permission 1201691S73 to allow retention of the marquee - Kingspan Timber Solutions Ltd, Eltisley Road, Great Gransden - 15/02381/S73**

*(Ms S Beaumont, Great Gransden Parish Council, and Mr S Tindle, 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 those listed in paragraph 8 of the report now submitted.

**60. APPEAL DECISIONS**

The Panel received and noted a report by the Planning Service Manager (Development Management), which contained details of four recent decisions by the Planning Inspectorate.

**RESOLVED**

that the contents of the report be noted.

Chairman