

HUNTINGDONSHIRE DISTRICT COUNCIL

MINUTES of the meeting of the DEVELOPMENT MANAGEMENT COMMITTEE held in the Civic Suite, Pathfinder House, St Mary's Street, Huntingdon PE29 3TN on Monday, 18 March 2019.

- PRESENT: Councillor E R Butler – Chairman.
- Councillors J D Ablewhite, L A Besley, R Fuller, K P Gulson, M J Humphrey, Dr N Johnson, C J Maslen, J Neish, K I Prentice, T D Sanderson, R G Tuplin and R J West.
- APOLOGIES: Apologies for absence from the meeting were submitted on behalf of Councillors S M Burton, Mrs S Conboy and D B Dew.

81. MINUTES

The Minutes of the meeting of the Committee held on 18th February 2019 approved as a correct record and signed by the Chairman.

82. MEMBERS' INTERESTS

Councillor R J West declared a non-statutory disclosable interest in Minute No 84 by virtue of the fact that interested parties had communicated with him about the application.

Councillor R J West also declared a non-statutory disclosable interest in Minute No 86 and left the meeting during consideration of the application and took no part in the debate of voting on the item.

83. DEVELOPMENT MANAGEMENT - OTHER APPLICATION - PERMISSION IN PRINCIPLE FOR THE ERECTION OF ONE DWELLING - LAND BETWEEN 36 AND 52A GREEN END, GREAT STUKELEY - 19/00112/PIP

Consideration was given to a report by the Planning Services Manager (Development Management) on an application for Permission in Principle for the erection of one dwelling on land between 36 and 52A Green End, Great Stukeley. The proposal constituted a departure from the Development Plan. A copy of the report is appended in the Minute Book.

The Committee discussed the relevant planning policies and responses to consultations on the application. Whereupon, it was

RESOLVED

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.

84. DEVELOPMENT MANAGEMENT - DEFERRED ITEM - ERECTION OF A NEW FAMILY DWELLING WITH GARAGING AND ACCESS - LAND NORTH OF ABBOTS HOUSE, PRIORY GARDENS, CHESTERTON - 18/01689/FUL

(Councillor N Jones, Chesterton Parish Meeting, Councillor M Beutell, Ward Member, Mr J Jones, objector, and Mr M Benns, agent, addressed the Committee on the application).

See Minute No 82 for Members' interests.

Pursuant to Minute No 18/61 the Committee gave consideration to a report by the Planning Services Manager (Development Management) on an application for a new family dwelling with garaging and access. The report contained information on legal access rights, legal rights of way and potential highway safety issues in relation to the application. A copy of the report is appended in the Minute Book.

The Committee discussed rights of access, ecology matters and the responses of statutory consultees. Whereupon, it was

RESOLVED

that the application be approved subject to conditions to be determined by the Head of Development to include those listed in paragraph 5 of the report now submitted.

85. DEVELOPMENT MANAGEMENT - DEFERRED ITEM - ERECTION OF FOOD STORE (USE CLASS A1) WITH ASSOCIATED PARKING, LANDSCAPING, ACCESS AND ASSOCIATED WORKS - LAND AT JUNCTION OF STOCKS BRIDGE WAY AND NEEDINGWORTH ROAD, ST IVES - 17/01706/FUL

(Councillor N Dibben, St Ives Town Council, Councillor A Dickinson, Ward Member, Mr M Crabtree, objector, and Mr R Scadding, agent, addressed the Committee on the application).

Further to Minute No 18/47(a) the Committee considered a report by the Planning Services Manager (Development Management) on the application including up to date traffic data on vehicle movements, employment uses of the Harrison Way roundabout and up to date air quality information. A copy of the report is appended in the Minute Book.

Members discussed the location of air quality measurements, the baseline traffic data, the cumulative effect of traffic, public comments on the application and the future road network. Accordingly, it was

RESOLVED

that, subject to the prior completion of a Section 106 obligation to secure financial contribution of up to £170,000 for the provision of a toucan crossing across the A1123, 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, or refused in the event that the obligation has not been completed and the applicant is unwilling to agree to an extension period for completion and the applicant is unwilling to complete the obligation necessary to make the development acceptable.

At 8.55pm the meeting was adjourned.

At 9.03pm the meeting resumed.

86. DEVELOPMENT MANAGEMENT - OTHER APPLICATION - ERECTION OF A DETACHED DWELLING WITH OUTBUILDINGS AND A NEW ACCESS - LAND ADJACENT TO 21 HIGH GREEN, ABBOTSLEY - 19/00129/FUL

(Mr S Jeffries, applicant, addressed the Committee on the application).

See Minute No 82 for Members' interests.

With the aid of a report by the Planning Services Manager (Development Management), the Committee gave consideration to an application in relation to land adjacent to 21 High Green, Abbotsley. A copy of the report is appended in the Minute Book. The proposed development represented a departure from the Development Plan. A Ward Member also had requested that the application was submitted to the Committee for determination. Having referred to the material planning policies that were relevant to the application, it was

RESOLVED

that the application be refused because the development would be outside the built up area of Abbotsley and in an inappropriate location in the countryside. The development of the site would harm the rural character and appearance of the site and surrounding countryside, and the character and appearance of Abbotsley Conservation Area. The harm is due to the urbanisation and domestication of the site and the loss of part of the rural setting for this part of the village that this site provides, the intrusion of the proposed development into the space and the unsatisfactory position, design, size and bulk of the development which are considered to be below the high standard of development required in a conservation area. In addition, the development would harm views into and out of the conservation area. The harm to the heritage asset is not outweighed by any public benefits. The proposal therefore fails to accord with policies En5 En6 En9 En25 En17 and H23 of Huntingdonshire Local Plan (1995), HL5 of Huntingdonshire Local Plan Alteration (2002), CS1 and CS3 of the Adopted Huntingdonshire Local Development Framework Core Strategy (2009), LP11b LP12 LP13 and LP36 of Huntingdonshire's Local Plan to 2036: Proposed Submission 2017 (as amended March 2018 for submission) and the requirements of the National Planning Policy Framework 2019 (section 12 regarding Achieving well-designed places, para 170.a) (seeking the enhancement of valued landscapes) and

170. b) (recognising the intrinsic character and beauty of the countryside) and section 16 (Conserving and enhancing the historic environment) and the Huntingdonshire Design Guide Supplementary Planning Guidance 2017 (section 1.1, section 1.2, and section 3.7) to seek high quality design and reinforce local distinctiveness.

87. DEVELOPMENT MANAGEMENT - OTHER APPLICATION - PROPOSED RESIDENTIAL DEVELOPMENT INVOLVING THE ERECTION OF 16 DWELLINGS AT LAND EAST OF NO. 66 THRAPSTON ROAD, BRAMPTON, PROPOSED ACCESS ARRANGEMENTS AND ASSOCIATED WORKS - LAND EAST OF 66 THRAPSTON ROAD, BRAMPTON - 18/02569/OUT

(Councillor J Morris, Ward Member, and Mr D Mead, agent, addressed the Committee on the application).

The Committee gave consideration to a report by the Planning Services Manager (Development Management) on an application which was a departure from the Development Plan. A copy of the report is appended in the Minute Book.

Members discussed access to the site and relevant planning policies. Having been acquainted with further representations, which had been received since the Agenda had been published, it was

RESOLVED

that, subject to the prior completion of a Section 106 obligation to secure affordable housing, provision of an off-site open space and maintenance contribution and wheeled bins, 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, or refused in the event that the obligation has not been completed and the applicant is unwilling to agree to an extension period for completion and the applicant is unwilling to complete the obligation necessary to make the development acceptable.

88. DEVELOPMENT MANAGEMENT - OTHER APPLICATION - ERECTION OF 6 DWELLINGS (4NO 4 BEDROOM DETACHED DWELLINGS AND 2NO 4 BEDROOM SEMI-DETACHED DWELLINGS), WITH ASSOCIATED PARKING, LANDSCAPING, OPEN SPACE AND COMMUNITY USE LAND - LAND SOUTH WEST OF HARROWDEN HIGH STREET, BRINGTON - 18/02255/FUL

(Councillor C Pallmann, Brington and Molesworth Parish Council, and Mr N Fordy, agent, addressed the Committee on the application).

With the aid of a report by the Planning Services Manager (Development Management) the Committee gave consideration to an application for development on land south west of Harrowden, High Street, Brington. The proposed development represented a departure from the Development Plan. A copy of the report is appended in the Minute Book.

During discussion reference was made to housing need in Brington and a footpath on the site boundary. Whereupon, it was

RESOLVED

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.

89. DEVELOPMENT MANAGEMENT - OTHER APPLICATION - PROPOSED DEVELOPMENT FOR 3 DWELLINGS - LAND SOUTH WEST OF NOVEMBER COTTAGE, GREEN END, GREAT STUKELEY - 17/02261/FUL

(Mr B Hulstrom, objector and Mr A Campbell, agent, addressed the Committee on the application).

Consideration was given to a report by the Planning Services Manager (Development Management) on an application, which represented a departure from the Development Plan. A copy of the report is appended in the Minute Book.

Members took into account the tilted balance position and the nature of the surrounding area. Having been acquainted with developments relating to the application since the Agenda had been published, it was

RESOLVED

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.

90. DEVELOPMENT MANAGEMENT - OTHER APPLICATION - PROPOSED RESIDENTIAL DEVELOPMENT OF UP TO 25 DWELLINGS FOLLOWING DEMOLITION OF EXISTING PACKING STATION - D J C PRODUCE, PINGLE BANK, HOLME - 17/00101/OUT

(Councillor T Snitch, Holme Parish Council, Councillor T Alban, Ward Member, Councillor S Bywater, Cambridgeshire County Council, and Mr D Mead, agent, addressed the Committee on the application).

The Committee gave consideration to a report by the Planning Services Manager (Development Management) on an application for residential development of up to 25 dwellings following demolition of an existing packing station. Members also took into account representations, which had been received since the Agenda was published.

The Committee commented on education matters and discussed in detail the position in respect of highways. As a result of the latter it was

RESOLVED

that, subject to the completion of a Section 106 obligation to

secure affordable housing, open space, footpath link with a crossing over the B660 as agreed by the Agent and wheeled bins, the terms of which the Chairman, Vice-Chairman and Executive Councillor are to be consulted on before the S106 is finally agreed and decision notice issued, 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, or refused in the event that the obligation has not been completed and the applicant is unwilling to agree to an extension period for completion and the applicant is unwilling to complete the obligation necessary to make the development acceptable.

91. APPLICATIONS REQUIRING REFERENCE TO DEVELOPMENT MANAGEMENT COMMITTEE

The Planning Services Manager (Development Management) submitted reports (copies of which are appended in the Minute Book) on applications for development to be determined by the Committee. Members were advised of further representations, which had been received since the reports had been prepared. Whereupon, it was

RESOLVED

- (a) The construction of an external 3G Artificial Turf Pitch (ATP) including perimeter fencing, floodlighting, associated hardstanding area and goal recess areas - One Leisure, Abbey Road, Ramsey - 1802171FUL**

(Councillors J Palmer and S Corney, Ward Members, addressed the Committee 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.

- (b) Demolish existing bungalow and replace with 2 number detached dwellings - 27 Manor Road, Folksworth - 18/02259/FUL**

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.

Chairman