

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, 15 April 2019.

PRESENT: Councillor E R Butler – Chairman.

Councillors J D Ablewhite, S M Burton,
Mrs S Conboy, R Fuller, K P Gulson,
Dr N Johnson, C J Maslen, J Neish,
K I Prentice, R G Tuplin and R J West.

APOLOGIES: Apologies for absence from the meeting were submitted on behalf of Councillors L A Besley, D B Dew, M J Humphrey and T D Sanderson.

92. MINUTES

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

93. MEMBERS' INTERESTS

Councillor J Neish declared a non-statutory disclosable interest in Minute No 96(g) by virtue of the fact that he was present as a member of the Parish Council when the application was discussed but did not vote on the item.

Councillor C J Maslen declared a non-statutory disclosable interest in Minute No 97(a) by virtue of the fact that he was present as a member of the Town Council when the application was discussed but did not vote on the item.

Councillor R J West declared a non-statutory disclosable interest in Minute No 96(f) by virtue of the fact that he was present at the Parish Council meeting when the application was considered but did not participate in the debate.

Councillor D N Johnson declared a non-statutory disclosable interest in Minute No 97(a) by virtue of the fact that the application related to the Ward he represented.

Councillor T Alban declared a non-statutory disclosable interest in Minute No 96(k) by virtue of the fact that he had an association with the owner of the site and with the applicant.

94. DEVELOPMENT MANAGEMENT - DEFERRED ITEM - ERECTION OF A NEW 3 BEDROOM DWELLING – LYE HOUSE, BEDFORD ROAD, PERTENHALL, BEDFORD, MK44 2AL - 18/01102/FUL

(Ms M Radford, objector, and Mr A Budden, agent, addressed the

Committee on the application).

Pursuant to Minute No 18/69(e) consideration was given to a report by the Planning Service Manager (Development Management) on the outcome of investigation into the necessity through a s278 Agreement for safety measures at the junction of the B660 and Chapel Lane and on their implications for any trees protected by Tree Preservation Orders. The application represents a departure from the Development Plan. A copy of the report is appended in the Minute Book.

The Committee discussed the merits of different sources of information and the extent of the recommended conditions should the application to be approved. Detailed advice also was received on the implications of the assessment by the Council's Arboricultural Officer in terms of access and construction and the impact, if any, on trees in general and protected trees in particular. Having also taken into account relevant national and local planning policies, 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.

95. APPLICATION REQUIRING REFERENCE TO THE DEVELOPMENT MANAGEMENT COMMITTEE - ERECTION OF PORTAL BUILDING EXTENSION - COTTON FARM, OFFORD ROAD, GRAVELEY, ST NEOTS, PE19 6PU - 18/02240/FUL

Consideration was given to a report by the Planning Service Manager (Development Services) on an application to erect a portal building extension at Cotton Farm, Offord Road, Graveley. A copy of the report is appended in the Minute Book.

Having received an update on Offord Cluny and Offord Darcy Parish Council's comments, 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.

At 6.35pm Councillor S J Conboy took her seat at the meeting.

96. DEVELOPMENT MANAGEMENT - OTHER APPLICATIONS

(a) Single storey rear sunroom - 50 Mill Road, Stilton, Peterborough, PE7 3XY - 19/00541/HHFUL

In accordance with the Scheme of Delegation the Committee gave consideration to a report by the Planning Service Manager (Development Services) on an application by a Council employee who was involved in the planning process.

Members noted that the application had been assessed against relevant national and local policies. Accordingly, it was

RESOLVED

that the application be approved subject to conditions to be determined by the Head of Development.

(b) Permission in Principle for up to 5 dwellings - Land Adjacent to 15 Mill Lane, Bluntisham, PE28 3LR - 19/00313/PIP

(Councillor M Berg, Bluntisham Parish Council, and Ms L Walker, agent, addressed the Committee on the application).

The Committee considered a report by the Planning Service Manager (Development Services) on an application for development which was a departure from the Development Plan. The Officer's recommendation was contrary to the Parish Council's recommendation. In addition, a Ward Member had requested that the application was referred to the Committee for determination. A copy of the report is appended in the Minute Book.

Discussion took place on access to the site, rights of way and the location of the site in the countryside. Whereupon, it was

RESOLVED

that the application be approved subject to the informatives listed in paragraph 8 of the report now submitted.

(c) Outline application for a development of up to 83 homes, 150sqm of commercial floor space, landscaping, open space, associated ancillary works and creation of new access following the demolition of 22 Buryfield. All matters are reserved except access - Land South of Buryfield, Bury, PE26 2LE - 18/02596/OUT

(Councillor J Prestage, Bury Parish Council, Councillor S Corney, Ward Member, Mrs T Pink, objector, and Mr N Cooper, agent, addressed the Committee on the application).

By means of a report by the Planning Service Manager (Development Services) consideration was given to an application in respect of land south of Buryfield, Bury. The application was a departure from the Development Plan and Bury Parish and Ramsey Town Councils' recommendations were contrary to the Officer's. A copy of the report is appended in the Minute Book.

During the deliberations, reference was made to the effect of the development on the existing settlement and the

particular impact of the increased volume of traffic on properties adjacent to the entrance to the site. Members also discussed the proposed commercial / community space, the fact that the site was in the countryside and the loss of agricultural land.

In reaching a decision on the application reduced weight was given to the benefit that up to 42 market dwellings would bring to this location because the Authority was able to demonstrate that it could meet its general market housing needs (five year housing land supply) within the District without needing to permit proposals that did not comply with the provisions of the Development Plan, and the Inspector (examining the emerging local plan) had not challenged the Council's position on overall market housing numbers, which thereby indicated that the District Council's housing need could be met through application of the policies in the emerging Plan. Whereupon, it was

RESOLVED

that, contrary to the recommendation, the application be refused for the following reasons:

1. The application site comprises of agricultural land to the South of the built up area of Bury (the built up parts of Bury forms a Spatial Planning Area with Ramsey as identified in the Huntingdonshire Core Strategy 2009 and the emerging Huntingdonshire Local Plan to 2036). The site is not allocated for development within the Huntingdonshire Local Plan 1995, the Huntingdonshire Local Plan Alterations 2002, the Huntingdonshire Core Strategy 2009, or the Huntingdonshire Local Plan to 2036: Proposed Submission 2017 (as amended March 2018 for submission), and as such the site is considered to be in the countryside for the purposes of these plans. Being within the countryside, development of the site is contrary to development plan policies H23 and En17 of the Huntingdonshire Local Plan 1995, Policy HL5 of the Local Plan Alteration 2002, and Policies CS1, and CS3 the Huntingdonshire Core Strategy 2009. It is also contrary to policies LP2, LP7 and LP11 of the Huntingdonshire Local Plan to 2036: Proposed Submission 2017 (as amended March 2018 for submission).
2. It is accepted that the delivery of market housing and the above policy compliant 50% affordable housing, the financial contributions for infrastructure and the financial benefits attributed to construction spend, future resident spend and future local tax receipts would provide social and economic gains. Notwithstanding this, the harm resulting from the proposal, when assessed

against the three dimensions of sustainable development, significantly and demonstrably outweighs the scheme's benefits because:

- The construction of up to 83 new dwellings and 150m² of commercial space on this greenfield site would represent a significant encroachment of built development in the countryside causing adverse harm to the intrinsic rural character of the surrounding area. The proposal is therefore contrary to policies H23 and En17 of the Huntingdonshire Local Plan 1995, Policy HL5 of the Local Plan Alteration 2002, and policies LP2, LP11 and LP13 of the Huntingdonshire Local Plan to 2036: Proposed Submission 2017 (as amended March 2018 for submission).
- Up to 83 dwellings, the commercial space and their associated vehicular movements along one sole access point to and from the site will have a significant adverse impact on the residential amenity of the occupiers of Numbers 20 and 24 Buryfield, Bury by means of increased vehicular movements adjacent to side elevations of these properties and increased noise disturbance experienced in the garden areas of these properties. The proposal is therefore contrary to policy H31 of the Huntingdonshire Local Plan 1995 and policies LP15 and LP18 of the Huntingdonshire Local Plan to 2036: Proposed Submission 2017 (as amended March 2018 for submission).

In reaching this decision, reduced weight has been given to the benefit of market dwellings in this location because the Local Planning Authority can demonstrate that it can meet its general market housing needs (five year housing land supply) within the district without needing to permit proposals that do not comply with the provisions of the Development Plan, and the Inspector (examining the emerging local plan) does not challenge the Council's position on overall housing numbers, and thereby indicates that the District Council's housing need can be met through application of the policies in the emerging Plan.

(d) Permission in principle application for a single residential dwelling Land East of 1 The Lane, Easton, PE28 0TY - 19/00392/PIP

(Mr A Burton, applicant, addressed the Committee on the application).

With the aid of a report by the Planning Service Manager

(Development Services), the Committee considered a Permission in Principle application for a single residential dwelling on land east of 1 The Lane, Easton. The proposal was a departure from the Development Plan. A copy of the report is appended in the Minute Book.

Having taken into account relevant planning policies and responses to consultations on the application, it was

RESOLVED

that the application be approved subject to the informatives listed in paragraph 8 of the report now submitted.

(e) Erection of 7 No. dwellinghouses and associated works following demolition of existing buildings - Land at Corner of Thrapston Road and Malting Lane, Ellington, PE28 0AA - 18/02756/FUL

(Councillor M Chapman, Ellington Parish Council, and Mr R Burrow, applicant, addressed the Committee on the application).

Consideration was given to a report by the Planning Service Manager (Development Services) on an application for development on land at the corner of Thrapston Road and Malting Lane, Ellington. The application had been submitted to the Committee because the Officer's recommendation was contrary to that of the Parish Council. A copy of the report is appended in the Minute Book.

Members were acquainted with further representations by the Parish Council, which had been received after the Agenda had been published. Having discussed the process that had been followed to assess the application and the formal responses that had been received to consultations, it was

RESOLVED

that the application be refused because the development would, due to its incongruous layout, design detail, proportions, form and the inappropriate extent of the domestication of this prominent site (as set out in the report) fail to recognise the setting and character of the settlement and surrounding area, fail to create a well-designed place and would detract from the character and appearance of the area and harm the setting of the adjacent conservation area and the setting of the Grade II listed building, Grove Cottage.

The proposal is therefore considered to fail to comply with the policies En2, En9, En25 of the Local Plan 1995, CS1 of the Adopted Core Strategy 2009, HL5 of the Local Plan Alteration and policies LP2, LP10c,

LP12, LP13 (parts a, b, c and m) and LP18 and LP36 of Huntingdonshire's Local Plan to 2036: Proposed Submission 2017 (as amended March 2018 for submission) and the Place Making principles set out in Chapter 3 of the HDC Design Guide SPD 2017 (pages 56, 68 and 95) and implementation questions set out in Chapter 4 (Scenario Two infill and small groups – pages 218-222) of Huntingdonshire Design Guide 2017. The policies and guidance are consistent with the emphasis in the National Planning Policy Framework on the importance of good design and the protection of local distinctiveness and conserving and enhancing the historic environment and the requirements of S.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the setting of a listed building.

At 8.05pm the meeting was adjourned.

At 8.14pm the meeting resumed.

- (f) Erection of a single family dwelling with attendant landscaping and bin and cycle storage - Land Between 33 and 43 Meadow Road, Great Gransden, SG19 3BD - 18/02645/FUL**

(Councillor A Pett, Great Gransden Parish Council, and Mr H Tiwana, applicant, addressed the Committee on the application).

See Minute No 93 for Members' interests.

A report by the Planning Service Manager (Development Services) on an application for development on land between 33 and 43 Meadow Road, Great Gransden was submitted. The proposal was contrary to the Development Plan and the Officer's recommendation was contrary to the Parish Council's. A copy of the report is appended in the Minute Book.

It was noted that the Ward Member had requested that application was referred to the Committee for determination. Following discussion on impact of the proposal on the character of the area and on the design of the development, 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.

(g) Residential development for up to two dwellings - Land West of Barley Croft, Back Lane, Holywell - 19/00253/PIP

See Minute No 93 for Members' interests.

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

The Committee took into account the views of the Parish Council and relevant planning policies. Whereupon, it was

RESOLVED

that the application be approved.

(h) Erection of two dwellinghouses - Land North of East View, Warboys Road, Pidley, PE28 3DA - 18/02739/FUL

Consideration was given to a report by the Planning Service Manager (Development Management) on an application for development on land north of East View, Warboys Road, Pidley. The proposed development was a departure from the Development Plan. A copy of the report is appended in the Minute Book.

The Committee took into account responses to consultation on the application and relevant planning policies, 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.

(i) Permission Principle for up to 2 dwellings at Lot 1 Avenue Farm, Padgetts Lane, Fenton, PE28 2FT - 19/00175/PIP

(Councillor D Hopkins, Pidley cum Fenton Parish Council, and Mr D Mead, agent, addressed the Committee on the application).

Consideration was given to a report by the Planning Service Manager (Development Management) on a Permission in Principle application for residential development on Lot 1, Avenue Farm, Padgetts Lane, Fenton. The application was a departure from the Development Plan.

Having taken into account relevant national and local planning policies, it was

RESOLVED

that the application be approved subject to the informatives listed in paragraph 8 of the report now submitted.

(j) Permission in Principle for 1 Dwelling - Land North West of Almans House, Fenton Road, Fenton, PE28 2SN - 19/00347/PIP

(Councillor D Hopkins, Pidley cum Fenton Parish Council, and Mr D Mead, agent addressed the Committee on the application).

With the aid of a report by the Planning Service Manager (Development Management) the Committee gave consideration to a Permission in Principle application for the erection of one dwelling. The proposal was a departure from the Development Plan. A copy of the report is appended in the Minute Book.

On the basis of national and local planning policy and with the benefit of comments by the Parish Council, it was

RESOLVED

that the application be approved subject to the informatives listed in paragraph 8 of the report now submitted.

(k) 70 residential dwellings, together with the provision of a new access from High St, open space and new footpaths/cycle ways and doctors surgery - Land West of 26 to 34 High Street, Stilton, PE7 3RA - 18/02192/OUT

(Councillor K Bull, Stilton Parish Council, Councillor T Alban, Ward Member, Mr M Angus, objector, and Mr D Mead, agent, addressed the Committee on the application).

See Minute No 93 for Members' interests.

Consideration was given to a report by the Planning Service Manager (Development Management) on an application for development on land west of 26 to 34 High Street, Stilton. The application represents a departure from the Development Plan and the Officer's recommendation is contrary to that of the Parish Council. A copy of the report is appended in the Minute Book.

Members discussed the position in respect of education, the density of the development, biodiversity benefits, affordable and shared ownership housing and drainage. Particular debate took place on the proposal to provide a doctors surgery and revolved around whether the doctors surgery was necessary to make the development acceptable in planning terms. When asked, the Planning Service Manager made it very clear that in officers' opinion the doctors surgery was not necessary to make development acceptable. The

Council's Legal Advisor confirmed this advice was correct. In light of this advice given to Members, it then followed that the doctors surgery could be secured in a legal agreement. Officers acknowledged that this position was different to the one outlined in the report, however the presenting Officer made this clear in his presentation of the scheme to the Committee at the beginning of the item. Before the item was put to a vote it was made clear that the resolution (to approve) was without the head of term in the legal agreement which was to secure the doctors surgery. It was noted that the surgery was not necessary to make the development acceptable and, therefore, it could not be a required, though it might be offered by the applicant, in which case, it could form part of a Section 106 obligation. At the conclusion of the debate and on the basis of relevant planning policy, it was

RESOLVED

that, subject to the prior completion of a Section 106 obligation relating to affordable housing, provision of open space and maintenance contribution, wheeled bins, provision of a biodiversity management area, 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 extended period for determination, or on the grounds that the applicant is unwilling to complete the obligation necessary to make the development acceptable.

At 9.45pm the meeting was adjourned.

At 9.50pm the meeting resumed.

(I) Permission in Principle for 6 Dwellings - Land South East of 26 New Road, Warboys, PE28 2SS - 19/00356/PIP

(Councillor G Willis, Warboys Parish Council, addressed the Committee on the application).

By means of a report by the Planning Service Manager (Development Services) the Committee considered a Permission in Principle application for land south east of 26 New Road, Warboys. The application was a departure from the Development Plan and the Officer's recommendation was contrary to the Parish Council's. A copy of the report is appended in the Minute Book.

Members took into account national and local planning policies and responses to consultation on the application. It was then

RESOLVED

that the application be approved subject to the informatives listed in paragraph 8 of the report now submitted.

97. APPLICATIONS REQUIRING REFERENCE TO DEVELOPMENT MANAGEMENT COMMITTEE

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 Committee. Members were advised of further representations, which had been received since the reports had been prepared. Whereupon, it was

RESOLVED

- (a) **Reserved Matters, including appearance, landscaping, layout and scale details, for the erection of 222 dwellings pursuant to Outline Planning Permission 17/02308/OUT and a signed S106 legal agreement dated 6.11.18. - Wintringham Park, Cambridge Road, St Neots - 18/02719/REM**

(Councillor B Pitt, St Neots Town Council, and Mr M Lambert, agent, addressed the Committee on the application).

See Minute No 93 for Members' interests.

that the application be approved subject to conditions to be determined by the Head of Development to include those listed in the Late Representations.

- (b) **Residential dwelling with garage – Land North of 2 and 4 Mill Lane, Alwalton, PE7 3UZ - 18/02560/FUL**

(Councillor I Hadley, Alwalton Parish Council, and Mrs A Briant, Mrs E Moore and Mr N Fawthrop, 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.

- (c) **Change of use and extension from bank to residential (4 flats) - 67 High Street, Ramsey, PE26 1YU - 18/02098/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