

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, 20 May 2019.

PRESENT: Councillor E R Butler – Chairman.

Councillors J D Ablewhite, L A Besley,
Mrs S Conboy, S J Corney, K P Gulson,
M J Humphrey, C J Maslen, K I Prentice,
Mrs S Smith, R G Tuplin and R J West.

APOLOGIES: Apologies for absence from the meeting were submitted on behalf of Councillors R Fuller, Dr N Johnson, J Neish and T D Sanderson.

5. COMMITTEE MEMBERSHIP

The Chairman welcomed Councillors S Corney and S Smith to their first meetings of the Committee. He also expressed his appreciation of the contributions of Councillor J Ablewhite as Vice-Chairman during the previous year and of Councillors S Burton and D Dew to the work of the Committee. The Chairmen paid tribute to Councillor Dew's length of service and his knowledge of the planning system.

6. MINUTES

The Minutes of the meetings of the Committee held on 15th April and 15th May 2019 were approved as correct records and signed by the Chairman.

7. AGENDA ITEM 5 (H) - VARIATION OF CONDITION 2 OF PLANNING PERMISSION 17/01096/FUL TO VARY SITE PLAN (TO INCORPORATE NEW VEHICULAR ACCESS) (RETROSPECTIVE APPLICATION) – 1A CONEGEAR ROAD, HUNTINGDON - 19/00202/S73

RESOLVED

that Item 5 (h) – Huntingdon be not determined because the application has been withdrawn.

8. MEMBERS' INTERESTS

Councillor K I Prentice declared non-statutory disclosable interests in Minute Nos 11(b) and 11(c) by virtue of the fact that he owned a business in the Ward to which the applications related.

Councillor S J Conboy declared a non-statutory disclosable interest in Minute No 11(i) by virtue of the fact that the application related to the Ward she represented.

Councillor S J Corney declared a non-statutory disclosable interest in Minute No 11(d) and 11(e) by virtue of the fact that he was the Chairman of Ramsey Town Council.

9. HUNTINGDONSHIRE LOCAL PLAN TO 2036 POSITION

The Committee received and noted a report by the Planning Service Manager (Development Management), which outlined the Council's position in respect of the Local Plan to 2036. A copy of the report is appended in the Minute Book. It was confirmed that the Plan had been adopted and that the all applications on the Agenda has been assessed against the correct policy position.

10. DEVELOPMENT MANAGEMENT - OTHER APPLICATION - CHANGE OF USE OF VACANT LAND TO CAR PARK - LAND SOUTH OF BRIDGE PLACE CAR PARK, BRIDGE PLACE, GODMANCHESTER - 18/02381/FUL

Consideration was given to a report by the Planning Service Manager (Development Services) on an application to change the use of vacant land to car parking on land south of Bridge Place Car Park, Bridge Place, Godmanchester. The application had been submitted to the Committee because the Council was the applicant. Having received clarification of the legal position relating to Common Land, which was a separate process and therefore not necessary to include as a planning condition, 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.

11. 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) Full planning application for the demolition of existing redundant commercial and agricultural buildings and the erection of nine dwellings - Land Rear of 22 High Street, Bluntisham - 18/01806/FUL

(Councillor K Searle, Bluntisham Parish Council, and Mr J Jennings, agent, addressed the Committee on the application).

that the application be refused for the following reasons:

- 1) The proposal would result in serious harm to the significance of the listed building through harmful

development within its infield setting as a grade II* listed building at No.18 High Street and the overall character of the Bluntisham Conservation Area. The proposal does not preserve or enhance the character or appearance of the Conservation Area. In accordance with paragraph 193 of the NPPF great weight should be given to the conservation of Bluntisham Conservation area and in consideration of paragraph 196 the harm caused to the significance of this designated heritage asset is not outweighed by the proposed public benefits of the scheme.

- 2) Accordingly the development fails to preserve the character or appearance of the Conservation Area and results in harm to the setting of the grade II* listed building. The proposal is therefore contrary to Policies LP11, LP12 and LP34 of the Local Plan to 2036.

(b) Proposed construction of a storage building - Equestrian Centre, New Manor Farm, Sawtry Way, Wyton - 18/01742/FUL

(Mr P Boothman, Houghton and Wyton Parish Council, addressed the Committee on the application).

See Minute No 8 for Members' interests.

that consideration of the application be deferred to allow the applicant to demonstrate / provide evidence that they have fully explored other opportunities for this type of expansion facility on other sites owned by the applicant, as well as confirm the nature of items to be stored within the proposed storage building.

(c) Demolition of existing boathouse and erection of replacement boathouse with internal viewing area - The Boathouse, Green Lane, Wyton, Huntingdon - 18/02624/FUL

(Councillor D Keane, Houghton and Wyton Parish Council, and Mr K Hutchinson, agent, addressed the Committee on the application).

See Minute No 8 for Members' interests.

that, contrary to the recommendation, the Committee's view was that. With appropriate facing materials (to be submitted via a planning condition), the proposal will have a neutral impact on the Conservation Area and listed building, and the application was approved subject to the submission of an ecology report the findings of which have to be acceptable to the Wildlife Trust, and subject to conditions to be determined by the Head of Development to include materials, development in accordance with plans, development in accordance with ecology recommendations, hard and soft landscaping including boundary treatment, the submission

and approval of a construction environmental management plan and building being restricted to a boathouse with no internal alterations to change the building to a self-contained unit of residential accommodation.

(d) Conversion of first floor into 6 self-contained flats - 22 Great Whyte, Ramsey - 19/00200/FUL

See Minute No 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 together with an additional condition as specified in the Later Representations.

(e) Erection of No. 2 dwellings and the creation of an additional access point following the demolition of the existing barn - Barn Adjacent 77 Ugg Mere Court Road, Ramsey St Marys - 18/02395/FUL

See Minute No 8 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.

(f) Construction of 6no. Glamping Pods, Reception Office, Machinery Store, and Amenity Block - The Meadow, Parkhall Road, Somersham - 18/02597/FUL

(Mr J Mills, agent, 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.

At 9.00pm the meeting was adjourned.

At 9.05pm the meeting resumed.

(g) Erection of two dwellings with attached garages - Land Adjacent The Brambles, Thrapston Road, Ellington - 15/00442/FUL

(Councillor B Lumbers, Ellington Parish Council, 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 together with an additional condition relating to contamination as specified in the Late Representations.

(h) Erection of two detached dwellings with new accesses - Home Farm, Main Street, Old Weston - 18/02268/OUT

(Mr A Middleditch, agent, addressed the Committee on the application).

that the application be refused for the following reasons:

- 1) The proposed dwellings by reason of their siting, scale and massing would create a visually intrusive and harmful form of development which fails to respect local historic character and distinctiveness and would fail to conserve the setting of The Poplars, a grade II Listed Building. This harm, whilst less than substantial, would not be outweighed by any public benefit in accordance with paragraph 196 of the NPPF. As such the proposal is contrary to paragraph 196 and section 16 of the NPPF 2019, The Planning (Listed Buildings and Conservation Areas) Act 1990 and policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036 (2019).
- 2) This application does not contain any suitable supporting arboricultural information and it has therefore not been possible to assess the arboricultural implications of the proposal. The applicant has failed to demonstrate that the proposal is acceptable in this regard, accordingly the proposal is considered contrary to the guidance contained within Section 15 of the NPPF 2019 and policy LP31 of the Huntingdonshire's Local Plan to 2036 (2019).
- 3) The proposal has not had appropriate regard to protected species (especially great crested newts and their habitat) and is contrary to the best practice guidance of BS42020:2013 'Biodiversity. Code of practice for planning and development' as no surveys have been undertaken. There is a possibility that protected species are present at the site and could be disturbed by the proposed development. The proposal is therefore contrary to policy LP30 of Huntingdonshire's Local Plan to 2036 (2019) and there is inadequate information to conclude that the proposal will not entail an adverse impact on protected species, contrary to paragraph 175 a) of the National Planning Policy Framework 2019 and the overarching sustainability aims of the National Planning Policy Framework 2019 which seek (in para 8.c) to 'help to improve' biodiversity rather than harm it.

(i) Partial Retrospective - Change of use from builders storage to Self-Storage container storage facility including siting of 146 containers (97 retrospective) and storage of 3 caravans - Land South West of Bleakley Farm, London Road, Godmanchester - 18/00385/FUL

See Minute No 8 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.

12. DEVELOPMENT MANAGEMENT COMMITTEE REVIEW ADVISORY GROUP

Pursuant to Minute No 18/72, the Committee gave consideration to the findings of the Development Management Committee Review Group following the completion of a review into the Committee's operation procedures. A copy of the report is appended in the Minute Book. Members discussed the value of being able to ask questions of clarification of speakers on applications. Having been advised of the results of monitoring of the length of time such questions took, on the grounds that it constituted an important part of the determination process, it was decided that this facility should be retained.

On the grounds that the Council already retained sufficient expertise, that using these Officers would provide consistency in the interpretation of policy and that external trainers would be costly, it also was decided to continue with the existing arrangements for the provision of training. Whereupon, it was

RESOLVED

that:

- Officers should continue to manage the Agenda for DMC meetings,
- A fixed finish time for meetings should not be introduced but this should be kept under review,
- The extent of Public Speaking usage should be monitored to enable future review of its value and impact on the longevity of meetings,
- Officers should be explicit about the extent of the work that has been undertaken to assess application and make recommendations on them,
- Postcodes should be included on the Notice of Meeting schedule,
- The Notice of Meeting should contain a prominent note that the order of the Agenda may be subject to change,
- Advice Notes / Guidance should be reviewed to ensure they are consistent and up-to-date,
- Officers should prepare and deliver information on material planning considerations and valid reasons for recommendations as part of town and parish council training sessions, Town and Parish Councils should consider themselves the scope for mutual collaboration on providing advice and guidance support to others on planning and consider an online forum,
- The new Members' induction should continue to include instruction on planning and Council procedures,
- All Members should seek to be ambassadorial for the

Council in explaining the Council's policies and reasons for decisions to their communities,

- Full reasons for refusing applications contrary to recommendations as stated by the proposer (and seconded) and the policy and process implications of that potential decision will be submitted to the next DMC meeting for confirmation,
- The County Council should be requested to provide more detailed reasons for its recommendations on applications when it is acting as a statutory consultee in its capacity as the Highway Authority,
- The County Council should be invited to provide training for DMC Members on the Highway Authority's role,
- 3C ICT should be consulted on the feasibility of enabling all Members to register to receive direct notifications of receipt of new applications,
- Officers in the Development Management Section are requested to prioritise communications from Ward Members on applications,
- Training sessions held for DMC Members should include Planning Inspectors' decisions,
- Voting patterns should be electronically displayed for public information,
- The Council should continue to monitor the operation of the DMC and the size of agenda.

13. APPEAL DECISIONS

The Committee received and noted a report by the Planning Service Manager (Development Management), which contained details of six recent decisions by the Planning Inspectorate. A copy of the report is appended in the Minute Book.

RESOLVED

that the contents of the report be noted.

Chairman