

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, 17 June 2019.

PRESENT: Councillor E R Butler – Chairman.

Councillors J D Ablewhite, L A Besley,
Mrs S Conboy, S J Corney, R Fuller,
K P Gulson, M J Humphrey, Dr N Johnson,
C J Maslen, J Neish, T D Sanderson,
Mrs S Smith, R G Tuplin and R J West.

APOLOGY: An apology for absence from the meeting was submitted on behalf of Councillor K I Prentice.

14. MINUTES

The Minutes of the meeting of the Committee held on 20th May 2019 were approved as a correct record and signed by the Chairman.

15. MEMBERS' INTERESTS

Councillor R Fuller declared a non-statutory disclosable interest in Minute No 17 (c) by virtue of the fact that he had made representations on the application, addressed the Committee on his reasons for calling it in but then vacated his seat and remained in the room and did not take part in the debate or vote.

Councillor R G Tuplin declared a non-statutory disclosable interest in Minute No 17 (d) by virtue of the fact that he had been present when the application had been discussed by the Parish Council and had since been in contact with the Parish Council about it.

Councillor Mrs S Smith declared a non-statutory disclosable interest in Minute No 17 (a) by virtue of the fact that the application related to the Ward she represented.

16. DEVELOPMENT MANAGEMENT - DEFERRED ITEM - 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, and Councillor D Keane, Ward Member, addressed the Committee on the application).

Pursuant to Minute No 19/11 (b), with the aid of a report by the Planning Service Manager Development Management, the Committee gave further consideration to an application for the construction of a storage building at the Equestrian Centre, New

Manor Farm, Sawtry Way, Wyton. The application had been deferred for the applicant to provide evidence that other opportunities had been fully explored for the type of expansion facility on other sites in his ownership and to confirm the nature of the items to be stored within the proposed storage building. A copy of the report is appended in the Minute Book.

The Committee discussed the number of vehicles that would use the site, the routes that HGVs would take and the mitigation of risk to users of other facilities on the site. Reference also was made to the applicant's intention to carry out maintenance to vehicles in the building rather than on site in the open air as at present and the need to protect the character and appearance of the area. 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 1.4 of the report now submitted together with the following additional conditions:

- i. movements of HGVs associated with this site to be restricted (no more than 12), and details of how this will be monitored, including an up to date logbook/CCTV imagery, tracking details to be made available to Local Planning Authority upon request;
- ii. traffic management plan to be submitted and approved by the Local Planning Authority, including details of segregation between leisure use and B8 traffic, and
- iii. landscaping condition to be strengthened.

17. 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) **Erection of a two storey dwelling replacing a former dwelling (new design to replace 2 previously approved schemes see 16/02705/FUL) and associated works - 1 Lodge Farm Cottage, Low Road, Little Stukeley - 18/01391/FUL**

See Minute No 15 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.

(b) Erection of self-supported cabin for use as tourist accommodation - 15 High Street, Brampton - 18/01822/FUL

(Mr M Roberts, applicant, addressed the Committee on the application).

that the application be refused for the following reasons:

- a). The proposal is to be situated within an undeveloped wooded island which makes a positive contribution to the appearance of the conservation area. The development will cause unjustified harm to a designated heritage asset, Brampton Conservation Area, by virtue of the introduction of built form in this area. The harm caused is considered to be less than substantial but no public benefit has been identified to outweigh the harm. The proposal is therefore considered contrary to paragraph 196 of the NPPF (2019), The Planning (Listed Buildings and Conservation Areas) Act 1990 and policies LP23 (parts b and c) and LP 34 of Huntingdonshire's Local Plan to 2036 (2019).
- b). The proposal would result in development in an area at high risk of flooding contrary to the NPPF, which seeks to locate development away from areas which are at the highest risk of flooding. The proposal is therefore contrary to para 157(a) and 158 of NPPF (2019), policy LP5 of Huntingdonshire's Local Plan to 2036 (2019) and the Cambridgeshire Flood and Water SPD (2017).

(c) Variation of Condition 1 of 16/00679/FUL for temporary site access for construction traffic. This includes no dig haul road, drop kerb access via public highway, removal of existing hedge. For duration of construction works. The current permission is due to expire on 18th August 2019 - Land at Former Golf Course, Houghton Road, St Ives - 19/00597/S73

(Councillor N Dibben, St Ives Town Council, Mr P Law, Mr D Cardwell and Mr McBride, objectors, and Mr C Fry, agent, addressed the Committee on the application).

that the application be approved subject conditions to be determined by the Head of Development subject to the temporary time limit extension being reduced to 18 months and to an Informative for Cambridgeshire County Council Highways, the Applicant and the Local Planning Authority to engage on devising a safer junction of the new temporary access way and public highway specifically setting the red gate further back to allow articulated lorries to pull in entirely off the public highway.

- (d) **Variation of Condition Number: 2 on Application Reference Number: 17/01595/FUL. Revised plans to include single storey extension to the rear of plot 1 - 81 Green End Road, Sawtry - 19/00161/S73**

See Minute No 15 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.

18. APPEAL DECISIONS

The Committee received and noted a report by the Planning Service Manager (Development Management), which contained details of four recent decisions by the Planning Inspectorate. A copy of the report is appended in the Minute Book. Having discussed the implications and lessons for the Council of an Appeal Decision, which also had been submitted, it was

RESOLVED

that the contents of the report be noted.

Chairman