

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, 17th February 2020

PRESENT: Councillor E R Butler – Chairman.

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

APOLOGIES: Apologies for absence from the meeting were submitted on behalf of Councillors G J Bull and D B Dew.

55 MINUTES

The Minutes of the meeting of the Committee held on 20th January 2020 were approved as a correct record and signed by the Chairman.

56 MEMBERS' INTERESTS

Councillor D M Tysoe declared a non-statutory disclosable interest in Minute No 58 by virtue of the fact that the application related to the Ward he represented and he had made representations on it. Councillor Tysoe spoke but did not vote on the application.

Councillor C J Maslen declared a non-statutory disclosable interest in Minute No 61 (c) by virtue of his Membership of St Neots Town Council. Councillor Maslen spoke but did not vote on the application.

Councillor S J Conboy declared a non-statutory disclosable interest in Minute No 61 (b) by virtue of the fact that the application related to the Ward she represented and of her Membership of Godmanchester Town Council. Councillor Conboy spoke but did not vote on the application.

57 AGENDA ITEM 5 (A) - HOUGHTON AND WYTON - 19/00828/S73

RESOLVED

that Item 5 (a) Houghton and Wyton be not determined because late representations required further work to be undertaken on the application.

58 DEVELOPMENT MANAGEMENT - OTHER APPLICATION - ERECTION OF DWELLING WITH IMPROVED ACCESS TO BREACH ROAD - 36 BREACH ROAD, GRAFHAM, PE28 0BA - 19/01667/OUT

(Councillor D Russell, Grafham Parish Council, Mr Joyner, objector, and Mr S Tindle, agent, addressed the Committee on the application).

See Minute No 56 for Members' interests.

In accordance with the Scheme of Delegation, the Committee considered a report by the Planning Service Manager (Development Management) on an application, which had been called in by the Ward Member. A copy of the report is appended in the Minute Book. Having noted the Ward Member's reasons for calling in the application, the planning history of the site and that the application had been assessed against relevant national and local policies, it was

RESOLVED

that the application be approved subject to conditions to be determined by the Planning Services Manager (Development Management) to include those listed in paragraph 8 of the report now submitted.

59 DEVELOPMENT MANAGEMENT - TECHNICAL DETAILS CONSENT - APPLICATION FOR TECHNICAL DETAILS CONSENT FOR A PROPOSED TWO STOREY SPLIT LEVEL CONTEMPORARY 4 BEDROOM DWELLING FOLLOWING APPROVAL OF PERMISSION IN PRINCIPLE APPLICATION REFERENCE 19/00392/PIP - LAND EAST OF 1 THE LANE, EASTON - 19/01955/FUL TDC

(Mrs A Mottram, applicant and agent, addressed the Committee on the application).

Pursuant to Minute No 18/96 (d), consideration was given to a report by the Planning Service Manager (Development Management) on an application for Technical Detail Consent for a proposed 2 storey split level contemporary 4 bedroom dwelling following approval of Permission in Principle Application 19/00392/PIP. Clarification was received of the planning history of the site. Whereupon, it was

RESOLVED

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 DEVELOPMENT MANAGEMENT - APPLICATION FOR TECHNICAL DETAILS CONSENT FOR TWO DWELLINGS PURSUANT TO PERMISSION IN PRINCIPLE REFERENCE 19/00175/PIP - LOT 1, AVENUE FARM, PADGETTS LANE, FENTON - 19/02003/FULTDC

(Ms L Walker, agent, addressed the Committee on the application).

Further to Minute No 18/96 (i), with the aid of a report by the Planning Service Manager (Development Management) the Committee determined an application for 2 dwellings pursuant to Permission in Principle 19/00175/PIP. Members discussed the Bridleway, which ran across the access to the site from Padgett's Lane.

RESOLVED

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.

61 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) **Outline planning application for residential development of up to 30 dwellings and a care home of up to 70 beds, with all matters reserved except for the two main vehicular accesses - Meadow View Farm, Thrapston Road, Brampton, PE28 4NN - 19/00038/OUT**

(Councillor J Chitty, Brampton Parish Council, Councillor P Jordan Ward Member, Councillor P Downes, Cambridgeshire County Council, Mr C Stephens, objector, and Ms S Grady, agent, addressed the Committee on the application).

that, subject to the prior completion of a Section 106 obligation relating to affordable housing, provision of green space and a maintenance contribution, 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 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 8.53pm the meeting was adjourned.

At 9.03pm the meeting resumed.

- b) **Change of use of existing ground floor shop (A1 retail) to offices (B1/A2) and erection of part two and part 1.5 storey extension to provide for No. 2 dwellings following the demolition of the existing ground floor extension. Internal alterations to the existing first floor flat - 7 Old Court Hall, Godmanchester, PE29 2HS - 18/01958/FUL**

(Councillor P Round, Godmanchester Town Council, Councillor M Grice, Ward Member, Mr Clarke, objector, and Ms L Walker, agent, addressed the Committee on the application).

See Minute No 56 for Members' interests.

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.

c) Demolition of garage and erection of dwelling - 21 St Anselm Place, St Neots, PE19 1AP - 19/02293/FUL

(Mr S Tindle, agent, addressed the Committee on the application).

See Minute No 56 for Members' interests.

that the application be refused for the following reasons:

1. The proposal would result in non-essential development in an area at risk of flooding contrary to the National Planning Policy Framework (2019), which seeks to locate development away from areas which are at the highest risk of flooding. The proposal fails the sequential test which seeks to locate residential development on land at the lowest risk of flooding. The proposal is therefore contrary to Paragraphs 158-163 of the NPPF (2019), Policy LP5 of Huntingdonshire's Local Plan to 2036 and the Cambridgeshire Flood and Water SPD (2017).
2. Due to the constrained nature of the site, the proposed development would fail to reflect or reinforce the prevailing pattern of development within the vicinity, and would result in a cramped form of development that would appear contrived and incongruous within the site and the wider area, resulting in harm to the character and appearance of the area. This would be contrary to Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036, Policy A3 of the St Neots Neighbourhood Plan, the guidance within parts 2.1, 3.2 and 4.4 of the Huntingdonshire Design Guide 2017, and parts C1 and C2 of the National Design Guide 2019.

62 APPEAL DECISIONS

The Committee received and noted a report by the Planning Service Manager (Development Management), which contained details of a recent decision 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