

HUNTINGDONSHIRE DISTRICT COUNCIL

MINUTES of the meeting of the DEVELOPMENT MANAGEMENT COMMITTEE held in the Remote Meeting via Microsoft Teams on Monday, 18 May 2020

PRESENT: Councillor E R Butler – Chairman.

Councillors L A Besley, G J Bull, Mrs S Conboy, S J Corney, D B Dew, 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.

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

70 MINUTES

The Minutes of the meeting of the Committee held on 16th March 2020 were approved as a correct record.

71 MEMBERS' INTERESTS

Councillor S J Corney declared a non-statutory disclosable interest in Minute No 73 (d) by virtue of the fact that the application related to the Ward he represented.

Councillor S J Corney also declared a non-statutory disclosable interest in Minute No 73 (e) by virtue of the fact that the application related to the Ward he represented.

Councillor D B Dew declared a disclosable pecuniary interest in Minute No. 73 (a) by virtue of the fact that the applicant was a client of his employer. Councillor Dew left the meeting and did not participate in the discussion or vote on the application.

Councillor C J Maslen declared a non-statutory disclosable interest in Minute No 73 (b) by virtue of the fact that he was Chairman of St Neots Town Council's Planning Committee.

Councillor R G Tuplin declared a non-statutory disclosable interest in Minute No 72 by virtue of the fact that the application related to the Ward he represented.

72 **Development Management - Section 106 Agreement - Phased outline application for the development of up to 340 dwellings alongside associated site infrastructure, open space (including provision of a Neighbourhood Equipped Area for Play) and a primary school (Use Class D1), with all matters reserved except for means of access - North of Shawley Rd, West of Glatton Rd, Sawtry - 18/01458/OUT**

(Councillor John Potter, Sawtry Parish Council, Mr N Andrews-Gauvain, objector, and Ms H Guy agent, addressed the Committee on the application).

See Minute No. 71 for Members' interests.

Consideration was given to a report by the Planning Service Manager (Development Management) on an application the development of up to 340 dwellings alongside associated site infrastructure, open space (including provision of a Neighbourhood Equipped Area for Play) and a primary school (Use Class D1), with all matters reserved except for means of access on land north of Shawley Road and West of Glatton Road, Sawtry. A copy of the report is appended in the Minute Book.

Councillor K Gulson informed the Committee of the views of the Section 106 Agreement Advisory Group on the terms of a proposed Section 106 obligation. Members then discussed relevant national and local planning policies. Whereupon, it was

RESOLVED

that, contrary to the recommendation, the application be refused because the proposal would result in buildings in the open countryside which will cause harm, outside the Local Plan and the benefits put forward will not outweigh this harm.

73 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.

With regard to Minute No. 73 (e), the Planning Service Manager (Development Management) acquainted Members with the policy position following the decision at Minute No. 73 (d). Whereupon, it was

RESOLVED

- a) **Erection of aircraft maintenance and repair hangar, external plant building, apron hardstanding, car parking, landscaping, installation of foul water treatment plant and surface water drainage - Land North East of 114 Little Staughton Airfield, Little Staughton - 19/02613/FUL**

(Mr S Wade-Gery, objector, and Mr S Tindle, agent, addressed the Committee on the application).

See Minute No. 71 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.

- b) **Proposed new dwelling - 8 Cambridge Gardens, St Neots, PE19 1JX - 19/02544/FUL**

(Ms M Noon and Mr S Cook, objectors, addressed the Committee on the application).

See Minute No. 71 for Members' interests.

that the application be refused for the following reasons:

1. By virtue of its siting within a small and constrained plot, the proposed dwelling would result in a cramped and contrived form of development that would appear at odds with the open and spacious pattern of development on Cambridge Gardens, which characterises this part of the St Neots Conservation Area. This would result in harm to the character and appearance of the area and would cause less than substantial harm to the significance of the St Neots Conservation Area. No public benefit would be derived from a single market dwelling which would overcome this harm. The proposal is therefore contrary to the NPPF 2019, Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036, Policy A3 of the St Neots Neighbourhood Plan, 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).
2. Insufficient information has been provided within the application to demonstrate that the proposed development would not result in a net loss of biodiversity at the site. As such the proposed development would fail to comply with Policy LP30 of the Huntingdonshire Local Plan to 2036 and the Natural England standing advice within the National Planning Practice Guidance.
3. The application has failed to incorporate adequate provision for refuse (wheeled bins) by virtue of the omission of a complete unilateral undertaking contrary to the requirements of the Developer Contributions Supplementary Planning Document 2011, and Policy LP4 of the Huntingdonshire Local Plan to 2036 (Adopted May 2019).

c) Variation of condition 2 (Plans) and 3 (Materials) of 16/01634/FUL in order to amend what's been approved - Land at 2 to 6 Thrapston Road, Spaldwick, PE28 0TA - 19/02551/S73

(M A Paterson, applicant, addressed the Committee on the application).

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.

At 4.55pm the meeting was adjourned.

At 5.05pm the meeting resumed.

- d) **Outline application for a development of up to 54 homes to include 44 Affordable homes, landscaping, open space, creation of new access following the demolition of Nos. 20 and 22 Buryfield and all associated ancillary works. Access, Layout and Scale are to be considered at this stage, Landscaping and Appearance are reserved matters - Land South of Buryfield, Bury - 19/01881/OUT**

(Councillor J Prestage, Bury Parish Council, Mr J Pink, Mr A Brand and Mrs K Loads, objectors and Mr N Cooper, agent, addressed the Committee on the application).

See Minute No. 71 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.

- e) **Residential development involving the erection of 38 dwellings, public open space provision, landscaping, means of access and associated works - Land North East of 15 Meadows Lane, Bury, PE26 2NS - 19/02271/FUL**

(Councillor M Tew, Bury Parish Council, and Mr D Mead, agent, addressed the Committee on the application).

See Minute No. 71 for Members' interests.

that the application be refused for the following reasons:

1. Heritage - On the basis of the information submitted it is considered that the proposal will cause harm to the significance of the setting of the Grade I Listed Holy Cross Church and to Ramsey Conservation Area due to the impact of the proposed development of this open, greenfield site which makes a positive contribution to the setting of Grade I Listed Holy Cross Church and to Ramsey Conservation Area. The proposal would deliver the public benefit of delivering 29 affordable homes to meet the identified local affordable housing need and the removal of the overhead power lines. However, it is considered that these public benefits of the proposal do not outweigh the significant but less than substantial harm resulting from the proposed development. The proposals are therefore considered contrary to Section 16 of the Planning (Listed Building and Conservation Area) Act 1990; Section 16 of the National Planning Policy Framework and Policies LP2, LP12, LP28 part d) iii) and LP34 of the Huntingdonshire Local Plan to 2036.
2. Archaeology - The site lies within a landscape of high archaeological potential. In the absence of a pre-determination fieldwork evaluation of the site, the Applicant has failed to determine the presence or absence of important archaeological remains and the provisions for their recording and preservation in situ, should important remains be present. In taking a precautionary approach it is considered that the proposed development would, on the balance of probability, result in the destruction of important archaeological remains that would otherwise justify preservation in situ. The proposal is therefore contrary

to Policies LP2, LP28 part d) iii) and LP34 of the Huntingdonshire Local Plan to 2036 and the requirements of Section 16 of the National Planning Policy Framework.

3. Design - The detailed design of the proposed development is considered to be of significantly poor quality, failing to create a high-quality well-designed place and failing to contribute positively to the area's character and identity. The scheme fails to create attractive and appropriately scaled built frontages or a development that functions well and is safe and secure to use. The pairing of Plots 21 and 22 results in an intrusive projecting hipped roof gable and staggered building line on the front elevation that fails to successfully respond to the prevailing character or appearance of adjacent units. The arrangement of the side drive to Plot 3 dominates views into the site from Meadow Lane and prevents this unit from forming a true corner turning unit addressing both the spine road and proposed footpath adjacent to Meadow Lane. The absence of side windows from habitable rooms on the side elevation of Plot 33, together with the arrangement of parking fails to maximise surveillance over the Public Right of Way. The arrangement of the entrance to Plot 1 forms a poor relationship with the road and fails to successfully integrate with the Meadow Lane street scene. It is for these reasons, the scheme fails to accord with the Huntingdonshire Local Plan to 2036 Policies LP11, LP12 (parts a, b, c, i,) and section 3.7 Building Form set out in Chapter 3 of the Huntingdonshire Design Guide SPD 2017. Furthermore, the proposed development is contrary to the requirements of Section 12 and paragraph 127 of the National Planning Policy Framework.

At 6.45pm the meeting was adjourned.

At 6.50pm the meeting resumed.

- f) **Change of use of an area of land previously used as paddocks, in association with the agricultural activities in the complex, to an outdoor storage area and erection of 2.4m high screen fencing – New Manor Farm, Sawtry Way, Wyton, PE28 2DY - 19/02107/FUL**

(Councillor P Boothman Houghton and Wyton Parish Council, and Councillor D Keane, Ward Member, addressed the Committee on the application).

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 together with an additional condition to ensure landscaping bunds are in place prior to commencement of development.

- g) **Proposed alpaca, lambing and cattle shed – New Manor Farm, Sawtry Way, Wyton, PE28 2DY - 19/02108/FUL**

(Councillor P Boothman Houghton and Wyton Parish Council, and Councillor D Keane, Ward Member, addressed the Committee on the application).

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 together with an additional condition to ensure landscaping proposals / planting are in place prior to commencement of development.

74 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