

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, 18 February 2019.

PRESENT: Councillor E R Butler – Chairman.

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

APOLOGIES: Apologies for absence from the meeting were submitted on behalf of Councillors J D Ablewhite, S M Burton, D B Dew and C J Maslen.

74. MINUTES

The Minutes of the meeting of the Committee held on 21st January 2019 were approved as a correct record and signed by the Chairman.

75. MEMBERS' INTERESTS

Councillor K P Gulson declared a non-statutory disclosable interest in Minute No. 77(b) by virtue of the fact that the application related to the Ward he represented.

Councillor Gulson also declared a non-statutory disclosable interest in Minute No. 78(i) by virtue of the fact that the application related to the Ward he represented and had been discussed at a Parish Council meeting at which he had been present but he had not participated in the debate.

Councillor J Neish declared a non-statutory disclosable interest in Minute No. 78(f) by virtue of the fact that the application related to the Ward he represented.

Councillor T D Sanderson declared a non-statutory disclosable interest in Minute No. 78(c) by virtue of the fact that he was a Member of Huntingdon Town Council.

Councillor Sanderson also declared a non-statutory disclosable interest in Minute No. 78(d) by virtue of the fact that the application related to the Ward he represented.

Councillor S J Conboy declared a non-statutory disclosable interest in Minute Nos. 78(a) and 78(b) by virtue of the fact that they related to the Ward she represented and had been discussed at a Town Council meeting at which she had been present but she had participated in the debates.

Councillor R J West declared a non-statutory disclosable interest in

Minute No 77(a) by virtue of the fact that he had been present at a Parish Council meeting when the application had been discussed and that he had an association with the registered speakers on the application.

Councillor E R Butler declared a non-statutory disclosable interest in Minute No. 77(b) 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. 77(c) by virtue of the fact that he had an association with the landowners and was a member of the local Speedwatch.

76. DEVELOPMENT MANAGEMENT - DEFERRED ITEM - PROPOSED CONVERSION OF EXISTING SHOP TO 2NO. SELF-CONTAINED SHOPS, CONVERSION OF EXISTING GROUND FLOOR OFFICES TO ONE BEDROOM FLAT, DEMOLITION OF EXISTING FLAT ROOF EXTENSION TO REAR AND EXTENSIONS AND ALTERATIONS TO FORM 4NO. FURTHER ONE BEDROOM FLATS – 62 HIGH STREET, RAMSEY - 17/02196/FUL

The Committee gave consideration to a report by the Planning Services Manager (Development Management) on an application to convert an existing shop to 2no. self-contained shops, convert existing ground floor offices to a one bedroom flat and demolish an existing flat roof extension to the rear and to extend and make alterations to form 4no. further one bedroom flats at 62 High Street, Ramsey. The application had been submitted to the Committee because Ramsey Town Council's recommendation that of refusal was contrary to the Officer recommendation. A copy of the report is appended in the Minute Book.

Having taken into consideration the relevant planning policies and responses to consultations on the application, 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.

77. DEVELOPMENT MANAGEMENT - OTHER APPLICATIONS

- (a) **Outline planning permission for residential development of up to 40 dwellings (Use Class C3) including means of access into site (not internal roads), parking and associated highway works, with all other matters (relating to appearance, landscaping, scale and layout) reserved - Land North East of Mandene Gardens, Great Gransden - 17/01375/OUT**

(Councillor A Pett, Great Gransden Parish Council, Mr P Thomas, objector, and Mr E Barrat, agent, addressed the Committee on the application).

See Minute No. 18/75 for Members' interests.

Pursuant to Minute No. 18/55(d), the Committee gave consideration to a report by the Planning Services Manager (Development Management) containing further analysis relating to paragraphs 7.29 and 7.30 of the report to the meeting on 19th November 2019. A copy of the report is appended in the Minute Book. Members were specifically advised to note the key change that the proposal was contrary to emerging policy LP10.

Members discussed the position in respect of the Tilted Balance, decision consistency and the conditions proposed to be attached to the permission. 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.

- (b) Outline planning application for the demolition of two existing dwellings and erection of up to 185 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point and separate pedestrian access from Peterborough Road and St Mary's Street. All matters reserved except for means of access - Land East of 18 To 52 and Including 28 and 30 Peterborough Road, Farcet - 18/01417/OUT**

(Councillor C Deards, Farcet Parish Council, Councillor L W McGuire, Ward Member, Mr D White and Mr R Nicholas, objectors and Mr C Ball, applicant, addressed the Committee on the application).

See Minute No. 18/75 for Members' interests.

With the aid of a report by the Planning Services Manager (Development Management), the Committee gave consideration to an application for outline permission to demolish two existing dwellings and erect up to 185 dwellings with public open space, landscaping and sustainable drainage system and vehicular access point and separate pedestrian access from Peterborough Road and St Mary's Street on land east of 18 to 52 and including 28 and 30 Peterborough Road, Farcet. All matters were reserved except for means of access. The application had been submitted to the Committee because it represented a departure from the Development Plan and the Parish Council's recommendation was contrary to the Officer recommendation of approval. A copy of the report is appended in the Minute Book.

Following questions and clarifications and a lengthy debate including significant concerns raised by Members on landscape grounds/closing the gap between Peterborough and Farcet, lack of facilities in a small settlement and the

impact on residential amenity, it was

RESOLVED

that, contrary to the recommendation, the application be refused because the application site comprises agricultural land to the north of the built up area of Farcet (a Small Settlement 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, LP10 and LP11 of the Huntingdonshire Local Plan to 2036: Proposed Submission 2017 (as amended March 2018 for submission). Further, the Local Planning Authority considers that there are no material planning considerations that indicate that the application should be approved as a departure from the Development Plan.

It is accepted that the delivery of market and affordable housing 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 185 new dwellings 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).
- the site forms an important landscape buffer between Farcet and the more dense development of Peterborough to the north

and would thus unduly reduce the gap between Farcet and the built up area of Peterborough. The proposal is therefore contrary to policy H23 of the Huntingdonshire Local Plan 1995, Policy HL5 of the Local Plan Alteration 2002, and policy LP13 of the Huntingdonshire Local Plan to 2036: Proposed Submission 2017 (as amended March 2018 for submission).

- An additional 185 dwellings represents a 25% increase on the size of the village without the local services to support such an increase - being a smaller settlement this will require future occupiers of the development to use a private car for access to employment opportunities, shops and services. The proposal is therefore contrary to policy CS3 of the Huntingdonshire Core Strategy 2009, and policies LP2 and LP10 of the Huntingdonshire Local Plan to 2036: Proposed Submission 2017 (as amended March 2018 for submission).
- 185 dwellings 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 nrs 26 and 32 Peterborough Road 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).

(c) Residential development of up to 90 dwellings together with associated access and works in the highway, drainage and landscaping - Land Rear of 68 to 82 North Street, Stilton - 18/01796/OUT

(Councillor K Bull, Stilton Parish Council, Councillor T Alban, Ward Member, Ms J Martindale, objector and Mr M Lane, agent, addressed the Committee on the application).

See Minute No. 18/75 for Members' interests.

Consideration was given to a report by the Planning Services Manager (Development Management) on an application for residential development of up to 90 dwellings together with associated access and works in the highway, drainage and landscaping. A copy of the report is appended in the Minute Book.

The Committee discussed the methodology employed to

undertake the traffic, air equality and noise surveys and their results, the Housing and Economic Land Availability Assessment and the green space environment. Reference also was made to the sustainability of the proposed development in terms of the availability of schools and to the distribution of dwellings having different types of tenure within the site.

Following questions and clarifications and a lengthy debate including significant concerns raised by Members on noise/air quality grounds/poor external environment, especially lack of good quality play space, and concerns about internal living environments with windows open, it was

RESOLVED

that, contrary to the recommendation, the application be refused because the proposed development would be located in an area with known high noise and poor air quality levels from the A1M, and by virtue of the site's location, the proposed development would lead to unacceptable residential amenity for future occupants. The scheme would require an alternative mechanical ventilation system with windows needing to remain closed to achieve acceptable internal noise levels. Whilst alternative mechanical ventilation was considered an acceptable technical solution for noise levels, this would in practise create a poor and oppressive living environment for a significant proportion of future occupiers of the scheme, with these future occupants unable to open windows without being subjected to excessively high motorway traffic noise levels. In addition, the indicative external play area would experience poor air quality and noise levels in excess of the maximum acceptable thresholds of 55db, making the proposed open space severely constrained and an uninviting feature for future residents. The construction of up to 90 new dwellings in this location, and subsequent issues with school capacity at Stilton Primary School also weighs heavily against the development on sustainability grounds due to the need to use private means of transport to get primary school children to out of catchment schools. Collectively these harmful factors for future occupants weigh considerably against the proposed development, and would significantly and demonstrably outweigh the schemes benefits. It is for these reasons that the proposal is not considered to constitute a sustainable form of development.

In reaching this decision reduced weight has been given to the benefit of 54 market dwellings and 36 affordable 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.

The development is therefore considered contrary to paragraphs 8 and 127 of the NPPF, policies H31, H37 and H38 of the Huntingdonshire Local Plan 1995, policy CS1 of the Huntingdonshire Local Development Framework Core Strategy (2009) and policy LP15 of the Huntingdonshire Local Plan to 2036: Proposed Submission 2017 (as amended March 2018 for submission). In taking account of paragraph paragraphs 47 and 213 of the NPPF (2018), policies H31, H37 and H38 of the Huntingdonshire Local Plan 1995 and policy CS1 of the Huntingdonshire Local Development Framework Core Strategy (2009) are broadly consistent with the NPPF (2018) and can be afforded full weight. Policy LP15 of the Huntingdonshire Local Plan to 2036: Proposed Submission 2017 (as amended March 2018 for submission) follows a similar vein and is also considered to be consistent with the NPPF. Policy LP15 of the emerging Local Plan to 2036 has been subject to Examination and the Inspector has not requested any modifications to this policy, therefore when taking account of paragraph 48 and footnote 22 of the NPPF (2018), it is considered that this policy can be attributed significant weight.

(d) Erection of 100 dwellings alongside associated site infrastructure, open space (including provision of play facilities), and landscaping - Land West of Garden Court and 1 to 16 Upwood Road, Bury - 18/01692/FUL

(Councillor J Prestage, Bury Parish Council, and Councillor J Clarke, Ward Member, and Mrs J Keen addressed the Committee on the application).

The Committee considered a report by the Planning Services Manager (Development Management) on an application for the erection of 92 dwellings alongside associated infrastructure, open space (including provision of a local area for play) and landscaping on land west of Garden Court and 1 to 16 Upwood Road, Bury. The application had been referred to the Committee because it was a departure from the Development Plan and because the Parish Council's recommendation of refusal was contrary to the Officer recommendation of approval. A copy of the report is appended in the Minute Book.

Members discussed the location of the boundary between Bury and Ramsey parishes, the layout of the proposed development, the size of the dwellings and the amount of

green space. Whereupon, it was

RESOLVED

that, subject to the prior completion of a Section 106 obligation to secure affordable housing, provision of open space including formal open space and maintenance contribution, wheeled bins, transport infrastructure improvements (bus shelters), 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 additional conditions requiring an audit of losses and net gains in biodiversity produced according to a recognised methodology (net bio-diversity calculator results) and requiring a landscape and ecological mitigation and management plan containing details of design and long-term management to deliver a measurable net gain in biodiversity to be submitted and approved, or refused in the event that the obligation has not been completed and the applicant is unwilling to complete the obligation necessary to make the development acceptable.

At 9.13 pm the meeting was adjourned.

At 9.22 pm the meeting resumed.

- (e) Amendments to approved scheme 18/01712/FUL for the demolition of a shed and construction of a dwellinghouse and means of access - Land Adjacent Grove Cottage, Malting Lane, Ellington - 18/02556/FUL**

(Councillor B Lumbers, Ellington Parish Council, addressed the Committee on the application).

Further to Minute No. 18/46, the Committee considered a report by the Planning Services Manager (Development Management) on an application to amend a previous permission granted under reference 18/0712/FUL. The application had been submitted to the Committee because the applicant was a District Councillor and the proposed development represented a departure from the Development Plan. A copy of the report is appended in the Minute Book.

Having taken into consideration the relevant planning policies and responses to consultations on the application, 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.

(f) Permission in principle for up to 2 dwellings - Land East of Avens, Stonely Road, Easton - 18/02706/PIP

(Councillor M Baker, Easton Parish Council, addressed the Committee on the application).

By means of a report by the Planning Services Manager (Development Management) the Committee considered an application for Permission in Principle for up to 2 dwellings on land east of Avens, Stonely Road, Easton. The application was a departure from the Development Plan and the Parish Council's recommendation of refusal was contrary to the Officer recommendation of approval. A copy of the report is appended in the Minute Book.

The Committee discussed the relevant planning policies and responses to consultations on the application. 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.

78. 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) Approval of appearance, landscaping, layout and scale in respect of 159 dwellings and associated works on parcels 1, 2 and 3, pursuant to outline planning permission 12/00685/OUT. Submitted as a partial replan of 16/02486/REM - Land North West of Bearscroft Farm, Bearscroft Lane, Godmanchester - 18/02155/REM

(Councillor R Taplin, Godmanchester Town 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.

At 10.45 pm Councillor L A Besley left the meeting.

- (b) The erection of up to 59 dwellings (Use Class C3), provision of public open space, sustainable drainage, detailed access arrangements, demolition or retention of the existing dwelling, demolition of the existing outbuildings and ancillary works - Dexters Farm, Bearscroft Lane, Godmanchester - 18/01850/OUT**

(Councillor G Wilson, Godmanchester Town Council, and Mr D Fovargue, agent, addressed the Committee on the application).

that, subject the prior completion of a Section 106 obligation to secure affordable housing, provision of open space and maintenance contribution, provision of wheeled bins, contributions towards formal open green space, 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 complete the obligation necessary to make the development acceptable.

- (c) Erection of seven flats - Land at Junction of Ermine Street and St Peters Road, Huntingdon - 18/00060/FUL**

(Councillor S Gifford, Huntingdon Town Council, and Ms L Walker, agent, addressed the Committee on the application).

See Minute No. 18/75 for Members' interests.

that the Head of Development be authorised to approve the application once the on-going consultation exercise has concluded and provided no new significant material planning considerations are raised within any of the representations received, subject to conditions to be determined to include those listed in paragraph 8 of the report now submitted.

- (d) Erection of 4no.two-storey detached dwellings with ancillary garaging, parking, landscaping and access provisions - Land North of 13 Moorfield Way, Great Stukeley - 18/02056/FUL**

See Minute No. 18/75 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.

At 11.20 pm Councillor Dr N Johnson left the meeting.

- (e) Variation of condition 6/7/8 of 16/00346/OUT - to change access details to site - Sonia House, 47 Oundle Road, Alwalton - 18/01348/S73**

(Councillor Dr P Iyer, Alwalton Parish Council, Mr R Lovesy

and Mr N Hunt, objectors, and Mr B Nicholls, 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 together with an additional condition requiring any legal matters relating to the visibility splays to be resolved and visibility splays to be provided in accordance with the approved plan prior to the first use of the access and retained thereafter.

- (f) To erect 2 new 4 bed detached properties with associated parking and access - Land North West of Fairfield, Earith Road, Colne - 18/01630/FUL**

(Mr T Berry, objector, and Mr J Tyres, agent, addressed the Committee on the application).

See Minute No. 18/75 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.

- (g) Planning in principle for up to 4 dwellings - Land Rear of 192 Oilmills Road, Ramsey Mereside - 18/02484/PIP**

(Ms L Walker, 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.

- (h) Demolish detached brick outbuilding with a pitched roof and erection of 1.8m high fence - 3 Popes Lane, Warboys - 18/02565/FUL**

that the application be refused for the following reasons:

1. The demolition of the outbuilding is considered to cause harm to the historic character of the Conservation Area. The Heritage Statement fails to make a proper assessment of the significance of the building as required under NPPF para.189. Furthermore the Heritage Statement fails to offer clear and convincing justification for demolition of the barn and the resultant harm to the conservation area through the loss of the barn as per NPPF para.194. 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 the guidance contained within the NPPF (2018) paragraphs 189 and 194-196, Local Plan (1995) Policy En5 and En6 and

Huntingdonshire's Local Plan to 2036: Proposed Submission 2017 (as amended March 2018 for submission) Policy LP36.

2. This application does not contain any suitable supporting ecological information; it has not been possible to assess the ecological implications of the proposal and therefore 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 the NPPF, Local Plan (1995) Policy En22, Huntingdonshire's Local Plan to 2036: Proposed Submission 2017 (as amended March 2018 for submission) Policy LP32.

(i) Conversion of existing roof space to habitable rooms - 2 Park Close, Yaxley - 18/02165/FUL

(Councillor P Russell, Yaxley Parish Council, addressed the Committee on the application).

See Minute No 18/75 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.

79. CHANGE TO SCHEME OF DELEGATION

Consideration was given to a report by the Planning Services Manager (Development Management) on proposed changes to the Scheme of Delegation in relation to applications for Permission in Principle (PiP). A copy of the report is appended in the Minute Book. The report also identified a number of minor updates to the Scheme.

The Committee discussed the fact that the determination period for a PiP application was shorter than the usual Committee cycle and applicants had a right of appeal against non-determination if their applications were not determined within five weeks. On the understanding that town and parish councils were notified of the implications of the new arrangements in terms of their ability to comment on PiP applications and that the operation of the delegation would be monitored, it was

RESOLVED

that the Scheme of Delegation be amended as set out on the Appendix to the report now submitted.

80. 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.

RESOLVED

that the contents of the report be noted.

Chairman