

HUNTINGDONSHIRE DISTRICT COUNCIL

MINUTES of the meeting of the DEVELOPMENT MANAGEMENT COMMITTEE held in the the Civic Suite, Pathfinder House, St Mary's Street, Huntingdon PE29 3TN on Monday, 16 March 2020

PRESENT: Councillor E R Butler – Chairman.

Councillors L A Besley, G J Bull, S J Corney, D B Dew, I D Gardener, K P Gulson, M J Humphrey, J Neish, T D Sanderson, Mrs S Smith and R G Tuplin.

APOLOGIES: Apologies for absence from the meeting were submitted on behalf of Councillors Mrs S Conboy, Dr N Johnson, C J Maslen and D M Tysoe.

63 MINUTES

The Minutes of the meeting of the Committee held on 17th February 2020 were approved as a correct record and signed by the Chairman.

64 MEMBERS' INTERESTS

Councillor J Neish declared a non-statutory disclosable interest in Minute No 66 by virtue of the fact that the application related to the Ward he represented.

Councillor S J Corney declared non-statutory disclosable interests in Minute Nos 67 (a) and 67 (b) by virtue of the facts that the applications related to the Ward he represented and that he was Chairman of Ramsey Town Council.

Councillor S J Corney also declared a disclosable pecuniary interest in Minute No. 67 (e) by virtue of the fact that he was the applicant and left the meeting for the duration of the discussion and voting on the item.

65 **Application Requiring Reference to the Development Management Committee - Proposed erection of 2no. additional alms-houses - 12-16 Fen Street, Stilton - 19/02221/FUL**

(Councillor T Alban, Ward Member, addressed the Committee on the application).

Consideration was given to a report by the Planning Service Manager (Development Management) on an application for the erection of 2no. additional alms-houses at 12-16 Fen Street, Stilton. A copy of the report is appended in the Minute Book.

The Committee discussed the relevant national and local policies and the responses received to consultations on the application. Whereupon, it was

RESOLVED

that the application be refused for the following reasons:

- a). The formal gardens and historic boundary wall enclose the existing Almshouses as a cohesive architectural group of high significance. The infilling of this historic space would detract from the setting and significance of the existing Almshouses, considered non-designated heritage assets, as well having an adverse impact upon the setting and significance of the adjacent Grade II Listed Building and barn at No.8 Fen Street. The harm would be serious but less than substantial, however, the public benefits of the proposal identified would not outweigh this harm. The proposal is therefore contrary to LP2, LP9 criterion (c), LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036 and Paragraphs 189 to 194, 196 & 197 of the NPPF (2019).
- b). Given the proximity of application site to Nos.23&25 Fen Street, the constraints of the proposed site layout and the direct overlooking from the ground floor and first floor windows of the proposed development to No.23&25 Fen Street, resulting from the height, orientation and siting of the proposed roof lights and proposed windows to the front elevation of the development, it is considered that the proposal would result in significant overlooking to the detriment of the amenity of neighbours and future occupiers. The proposal would fail to provide a high standard of amenity for users and occupiers of the development and fails to maintain amenity standards of neighbours by virtue of a significant detrimental loss of privacy. The proposal is therefore contrary to Policy LP14 of the Huntingdonshire Local Plan to 2036, paragraph 127 (f) of the NPPF (2019) and the Huntingdonshire Design Guide Supplementary Planning Document (2017).
- c). The application has failed to incorporate adequate provision for refuse (wheeled bins) by virtue of the omission of a completed Unilateral Undertaking Agreement for the provision of wheeled bins, contrary to the requirements of the Developer Contributions Supplementary Planning Document (2011) and Policy LP4 of the Huntingdonshire Local Plan to 2036.

66 DEVELOPMENT MANAGEMENT - OTHER APPLICATION - Planning permission for the erection of 4 dwellings in pursuant of permission in principle application - 18/02025/PIP - Land Adjacent Seatonhurst, Bluntisham Road, Colne - 19/02051/FULTDC

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

See Minute No 64 for Members' interests.

Pursuant to Minute No 18/63, the Committee gave consideration to a report by the Planning Service Manager (Development Management) on an application for the erection of 4 dwellings following approval of Permission in Principle Application 18/02025/PIP. Having noted the Parish Council's comments and additional information contained in the Late Representations, 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.

67 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) Proposed detached dwelling with three car garage, access and ancillary works - Land at 19 Bury Road, Ramsey - 19/01127/FUL

(Councillor J Clarke, Ward Member, and Ms C Joce, objector, addressed the Committee on the application).

See Minute No 64 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) Erection of eleven houses, new roads and footpaths and making up Middlemoor Road and ancillary works - O S 1283, Middlemoor Road, Ramsey St Marys - 17/00630/FUL

(Mr S Flowers, applicant, addressed the Committee on the application).

See Minute No 64 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) Erection of 5no. dwelling houses with associated garages, parking, gardens and hard and soft landscaping - Land South West of The Coach House, Coppingford Road, Sawtry (Coach House PE28 5XT) - 19/00460/FUL

that the application be refused for the following reasons:

1. The proposed residential development does not lie within the built-up area and would represent a harmful encroachment of built development into the countryside that fails to protect the character of the immediate vicinity or recognise the intrinsic character and beauty of the countryside. The proposal does not meet any of the specific

opportunities identified within the Huntingdonshire Local Plan and the proposal would therefore be contrary to policies LP2 and LP10 of the Huntingdonshire Local Plan and the requirements of the NPPF.

2. The proposal, by virtue of the removal of mature boundary treatment and the placement of parking areas, would result in development that would appear incongruous within the prevailing pattern of development and result in unacceptable harm to both the character and appearance of the local area. The proposal is therefore contrary to the NPPF, Policies LP11 and LP12 of the Huntingdonshire Local Plan, and recommendations within Parts 2.1, 3.7 and 4.4 of the Huntingdonshire Design Guide and Part C1 of the National Design Guide (2019) that requires new development to respond positively to its context and contribute positively to the areas character and identity.

- d) **Change of use of the land from agricultural to extend the existing authorised Gypsy and Traveller residential pitch, to provide an extended family site including the siting of four additional caravans, of which no more than one shall be a static caravan. Erection of a day room and two washrooms, part retrospective – Oldfield, St Ives Road, Somersham, PE28 3ET - 19/02298/FUL**

(Mr M Hargreaves, agent, 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.

- e) **Amendment of Plot 8 into a pair of residential dwellings and Plot 9 into a pair of dwellings. All in reference to 15/00049/FUL - Land at Church Farm, Church Lane, Upwood, PE26 2QF - 19/02069/FUL**

See Minute No 64 for Members' interests.

that, subject to the prior completion of a Section 106 obligation or Deed of Variation relating to affordable housing, green space and 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 or Deed of Variation necessary to make the development acceptable.

- f) **Application for variation of condition 11 (Heritage Assets) and removal of condition 12 (Dormy House Retained) for application 1402210OUT - Houghton Grange, Houghton Hill, Houghton, PE28 2B7 - 19/00828/S73**

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

that, subject to the prior completion of an appropriate planning obligation, 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 8.27 pm the meeting was adjourned.

At 9.05 pm the meeting resumed.

- g) Full planning application to amend previously approved scheme (under outline permission LPA ref: 16/00576/OUT and reserved matters approval 18/02485/REM as amended by 19/01796/NMA) to substitute the house types of 7 plots with associated parking, landscaping details and access arrangements - Land off Lucks Lane and West and South of The Osiers and Springfield Close, Buckden - 19/02584/FUL**

(Councillor M Hassal, Buckden Parish Council, and Ms N Parsons, agent, addressed the Committee on the application).

that, subject to the prior completion of a planning obligation to secure a wheeled bin contribution, 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.

68 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.

69 DELEGATION OF DECISIONS

The Chairman announced that he proposed to admit the following urgent item in accordance with Section 100B (3) (b) of the Local Government Act 1972 to enable the Council to continue to determine planning applications if restrictions were introduced that affected the way the Council operated.

The Committee gave consideration to a report by the Managing Director (a copy of which is appended in the Minute Book) recommending the delegation of authority to Officers to determine planning applications should the coronavirus pandemic prevent the Council from operating in the usual way. Details of how the

new arrangements would operate had yet to be worked out. Having received assurances that they would only be used as a last resort, it was

RESOLVED

the Corporate Director (Place), the Planning Service Manager (Development Management) or the Planning Service Manager – (Growth) be authorised to exercise all the functions of the Council relating to town and country planning and development management after consultation with the Chairman, Vice-Chairman or their nominee of the DMC as well as the Chief Operating Officer (COO) of HDC.

Chairman