

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, 18 November 2019

PRESENT: Councillor E R Butler – Chairman.

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

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

39 MINUTES

The Minutes of the meeting of the Committee held on 14th October 2019 were approved as a correct record and signed by the Chairman.

40 MEMBERS' INTERESTS

Councillor K P Gulson declared a non-statutory disclosable interest in Minute No 42 (b) by virtue of the fact that the application related to the Ward he represented.

Councillor J Neish declared a non-statutory disclosable interest in Minute No 42 (c) by virtue of the fact that the application related to the Ward he represented.

Councillor L A Besley declared a non-statutory disclosable interest in Minute No 42 (c) 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 No 42 (k) by virtue of the fact that the application related to the Ward she represented.

Councillor D B Dew declared a non-statutory disclosable interest in Minute No 42 (l) by virtue of having an association with an individual who also had an association with the agent for the application.

Councillor S J Corney declared non-statutory disclosable interests in Minute Nos 42 (e), (f), (g) and (h) by virtue of the fact that the applications related to the Ward he represented and of being Chairman of Ramsey Town Council.

41 DEVELOPMENT MANAGEMENT - SECTION 106 AGREEMENT - HYBRID PLANNING APPLICATION COMPRISING: 1) APPLYING FOR OUTLINE PLANNING PERMISSION FOR THE ERECTION OF 38 CUSTOM/SELF BUILD HOUSES WITH ROADS, SERVICES, ATTENUATION POND AND INFRASTRUCTURE; AND 2) FULL PLANNING PERMISSION FOR THE

ERECTION OF 5 CUSTOM/SELF-BUILD SHOW HOUSES WITH SALES CENTRE & CAR PARKING FOLLOWING DEMOLITION OF FACTORY AND OFFICES - POTTON LTD, ELTISLEY ROAD, GREAT GRANSDEN, SANDY, SG19 3AR - 18/00958/FUL

A report by the Planning Service Manager (Development Management) was submitted on an application having reference 18/00958/FUL. On the basis of additional information contained in the Later Representations, it was

RESOLVED

that the application be deferred to enable Cambridgeshire County Council Highways to undertake a site visit to confirm the extent of the highway boundary in relation to the proposed footpath.

42 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) Residential development of up to 31 dwellings together with associated access and works in the highway, drainage and landscaping - Land Rear of 68 to 82 North Street, Stilton - 19/01147/OUT

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

that, subject to the prior completion of a Section 106 obligation relating to affordable housing, provision of open 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 necessary to make the development acceptable.

At 7.15 pm Councillor C J Maslen took his seat at the meeting.

b) Variation of Condition 2 of 18/01782/FUL - amend plans to change layout and design - Collmart Growers Ltd, The Drove, Pondersbridge, PE26 2TP - 19/01542/S73

(Councillor L M McGuire, Ward Member, Mr C Thompson, objector, and Mr D Mead, agent, addressed the Committee on the application).

See Minute No 40 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, together with an additional condition, following the debate and requested by Members, that The Anaerobic Digester shall produce a maximum of 3.5MegaWatt (MW) of Biomethane per hour and 0.6MW of heat per hour. On request from the Local Planning Authority the operators shall produce verified evidence of output within 30 days of the request.

c) Construction of 2 residential dwellings - Land at 125 High St, Earith, PE28 3PN - 19/01460/OUT

(Councillor P Jackson, Earith Parish Council, and Mrs P Carman, applicant, addressed the Committee on the application).

See Minute No 40 for Members' interests.

that the application be refused for the following reasons:

a) The proposed quantity of two dwellings at the application site would result in a cramped form of development and/or development in depth that would be at odds with the prevailing pattern along this edge of settlement High Street location characterised by frontage dwellings in a loosely linear configuration, and contrary to the predominant character of spacious plots in fragmented arrangements that is evident within the vicinity of the application site. This would result in a significant adverse impact upon the character and appearance of the area. As such the proposed development would fail to comply with Policy LP9 (c) of the Huntingdonshire Local Plan to 2036 which requires development in Small Settlements to be sustainable in relation to the character of the locality and the settlement as a whole, and Policies LP11 and LP12 which require development proposals to respond positively to their context and to contribute positively to the area's character and identity.

b) 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).

d) Erection of two semi-detached dwellings - Roosters, Fen Road, Pidley, PE28 3DF - 18/02451/FUL

(Councillor D Hopkins, Pidley-cum-Fenton Parish Council, and Ms L Walker, agent, addressed the Committee on the application).

that the application be refused for the following reasons:

a) The proposed residential development would represent an encroachment of built development in the open countryside outside the built up area of Ramsey St Marys in an unsustainable location and intensify the existing

sporadic residential development within the open countryside. This would have a harmful impact on the rural character and sporadic nature of development in the vicinity. The proposal does not meet any of the other specific opportunities identified within the Huntingdonshire Local Plan to 2036 and the proposal would therefore be contrary to the NPPF 2019, and Policies LP9, LP10, LP11 & LP12 of the Huntingdonshire Local Plan to 2036.

- b) No ecological information has been provided to accompany the application. Therefore the applicant has failed to demonstrate that there will be no significant detrimental impacts on protected habitats and species, and also, a failure to demonstrate that the proposals will achieve a Biodiversity Net Gain. The proposal would therefore cause significant and demonstrable harm to biodiversity and trees contrary to Paragraph 170 of the NPPF, policies LP30 and LP31 of Huntingdonshire's Local Plan to 2036.
- c) No Arboricultural Survey and Impact Assessment to BS5837:2012 has been provided to accompany the application. Therefore the applicant has failed to provide an assessment of the impacts upon trees and hedgerows. The proposal would therefore cause significant and demonstrable harm to trees and hedgerows which would be contrary to Paragraph 170 of the NPPF and policy LP31 of the Huntingdonshire Local Plan to 2036.
- d) 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).

e) Erection of four new residential dwellings (All matters reserved) - Land South of 436 Herne Road, Ramsey St Marys - 19/01653/OUT

(Mr R Edwards, objector, and Mr W Daws, on behalf of the applicant, addressed the Committee on the application).

See Minute No 40 for Members' interests.

that the application be refused for the following reasons:

- a) The proposed residential development would represent an encroachment of built development in the open countryside outside the built up area of Ramsey St Marys in an unsustainable location and intensify the existing sporadic residential development within the open countryside. This would have a harmful impact on the rural character and sporadic nature of development in the vicinity. The proposal does not meet any of the other specific opportunities identified within the Huntingdonshire Local Plan to 2036 and the proposal would therefore be contrary to the NPPF 2019, and Policies LP9, LP10, LP11 & LP12 of the Huntingdonshire Local Plan to 2036.

b) No ecological information has been provided to accompany the application. Therefore the applicant has failed to demonstrate that there will be no significant detrimental impacts on protected habitats and species, and also, a failure to demonstrate that the proposals will achieve a Biodiversity Net Gain. The proposal would therefore cause significant and demonstrable harm to biodiversity and trees contrary to Paragraph 170 of the NPPF, policies LP30 and LP31 of Huntingdonshire's Local Plan to 2036.

f) Demolition of existing barn and erection of a dwelling - Land West of The Poplars, Daintree Road, Ramsey St Marys - 19/01604/FUL

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

See Minute No 40 for Members' interests.

that the application be refused because the proposed residential development would represent an encroachment of built development in the open countryside outside the built up area of Ramsey St Marys in an unsustainable location and intensify the existing sporadic residential development within the open countryside. This would have a harmful impact on the rural character and sporadic nature of development in the vicinity. The proposal does not meet any of the other specific opportunities identified within the Huntingdonshire Local plan to 2036 and the proposal would therefore be contrary to the NPPF 2019, and Policies LP9, LP10, LP11 & LP12 of the Huntingdonshire Local Plan to 2036.

At 9.00pm the meeting was adjourned.

At 9.10pm the meeting resumed.

g) Erection of two dwellings (semi-detached) - Blenheim House, Blenheim Road, Ramsey, PE26 1BH - 19/01677/FUL

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

See Minute No 40 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.

h) Residential development of up to 100 dwellings including access, open space, green infrastructure, landscaping and associated infrastructure including sustainable urban drainage features. All matters reserved apart from access - Land West of The Avenue, Ramsey - 19/00552/OUT

(Mr M Jones, agent, addressed the Committee on the application).

See Minute No 40 for Members' interests.

that, subject to the prior completion of a Section 106 obligation relating to affordable housing, provision of open space, offsite biodiversity, public right of way improvements 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 necessary to make the development acceptable.

i) Erection of two dwellings with garages, new access and associated works - Land North of Lingdale, Paxton Hill, Great Paxton, PE19 6RB - 19/00759/OUT

(Councillor R West, Ward Member, Mrs R Gunton, agent, and Mrs J Loe, addressed the Committee on the application.)

that the application be refused because the proposed residential development of two dwellings would represent a significant encroachment of built development in the countryside and extend the existing ribbon and fragmented development along Paxton Hill, which would cause adverse harm to the intrinsic rural character and appearance of the surrounding area. The development would therefore be contrary to the NPPF 2019 paragraph 170b and policies LP9 and LP10 (criteria b) of Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019).

At 9.45pm Councillor Dr N Johnson left the meeting.

j) Demolition of existing dwelling and erection of two dwellings – 6 Mill Common Huntingdon, PE29 3AU - 19/00503/FUL

(Mr K Hutchinson, agent, addressed the Committee on the application.)

that the application be refused for the following reasons:

- a) Character and appearance of the conservation area - The proposed massing and depth of the dwellings with the two identical units would create an overly cramped and intensive form of development that would fail to relate to the more spacious form of development in the vicinity and would result in significant harm to the established character and appearance of the conservation area and would be at odds with the prevailing linear pattern of development fronting Mill Common. There are no public benefits that would outweigh this identified harm and the proposals are therefore contrary to the Huntingdonshire Local Plan to 2036 (adopted May 2019) Policy LP11, LP12, LP13, LP34, Policies NE3, BE1, BE2 and BE3 of Huntingdon Neighbourhood Plan 2018 - 2026 and the place making principles set out within chapter 3 of the HDC Design Guide SPD 2017, and the place making principles set out within chapter 3 of the HDC Design Guide SPD 2017.
- b) Amenity - Air Quality - The site is located within close proximity to the A14 Trunk road within a designated Air Quality Management Area where an

appropriate Air Quality Impact Assessment is required to support any proposal for development. The application is not supported by any such assessment. The proposals therefore do not demonstrate that the prospective occupiers of the dwellings will enjoy a high standard of amenity in regards to air quality, the proposals are therefore considered to be contrary to policy LP14 and LP36 of the Huntingdonshire Local Plan to 2036 and Policy BE1 of Huntingdon Neighbourhood Plan 2018 - 2026 in regards to amenity impacts.

- c) Biodiversity - The site comprises several trees and is currently overgrown with shrubs and weeds, the site is also located close to Portholme Meadow a SSSI and Alconbury Brook and would provide an ideal habitat for protected species. The application fails to demonstrate that there will be no significant detrimental impacts on protected habitats and species and fails to demonstrate that the proposals will achieve a net gain in Biodiversity. The proposals are therefore considered to be contrary to Paragraph 170 of the NPPF (2019), policies LP30 and LP31 of the Huntingdonshire Local Plan to 2036 and Policies BE1 and BE2 of Huntingdon Neighbourhood Plan 2018 - 2026.
- d) Trees - The site contains a range of important, predominately broadleaf trees some of which are subject to the protection of a Tree Preservation Order. Whilst the application is accompanied by a supporting Arboricultural Report and Tree Protection Plan, it does not reflect the latest layout plan for the site. Furthermore, the details do not include any reference to trees adjacent to the site, nor does it provide a full impact assessment in respect of the trees. As such, it is not possible to fully explore the implications of the proposals. The proposals are therefore likely to result in damage and premature loss of onsite trees, eroding the character of the surrounding area which is contrary to Policy LP31 of Huntingdonshire's Local Plan to 2036 and Policies BE1 and BE2 of Huntingdon Neighbourhood Plan 2018 - 2026 which seeks to protect existing trees and hedgerows from the impacts of development and to halt the loss of trees in Huntingdonshire.

At 10.00pm Councillor L A Besley left the meeting.

- k) Change of use from warehouse (Class B8) to health & fitness club (Class D2) with installation of new entrance doors and removal of former chiller unit – Units 1 and 1C Greenwable Park, Station Lane, Offord Cluny, PE19 5ZA - 19/01538/FUL**

See Minute No 40 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.

- l) Demolish existing house and erect 10 No. 3-5 Bedroom Dwellings with associated parking. New Road proposed off of Stow Road - House on The Hill Stow Road, Spaldwick, PE28 0TE - 19/00652/FUL**

(Mr M Page, on behalf of the applicant, addressed the Committee on the application).

See Minute No 40 for Members' interests.

that the application be refused for the following reasons:

- a) The proposed residential development would represent an encroachment of built development in the countryside outside the built up area of Spaldwick. The proposal does not meet any of the other specific opportunities identified within Huntingdonshire's Local Plan to 2036 and the proposal would therefore be contrary to the NPPF 2019, and Policies LP2, LP9 and LP10 of Huntingdonshire's Local Plan to 2036.
- b) The submitted scheme fails to respond positively to the surrounding context by virtue of its poor design, scale and layout and is considered contrary to Policies LP11, LP12 and LP 13 of Huntingdonshire's Local Plan to 2036 which seek amongst other things to ensure that new developments are well designed, responding to local context and delivering attractive, useable and long lasting buildings and spaces achieving a high standard of amenity for all users and occupiers.
- c) The proposed residential development would intensify the existing sporadic and ribbon residential development within the countryside outside the village of Spaldwick. This would have a harmful impact on the rural character and appearance of the area. The proposal is therefore considered to be contrary with policies LP9, LP10, LP11 and LP12 of Huntingdonshire's Local Plan to 2036.
- d) The amended Tree Survey and Phase 1 Preliminary Ecological Appraisal is not sufficient to demonstrate that there will be no significant detrimental impacts on protected habitats and species and fails to demonstrate that the proposals will achieve a Biodiversity Net Gain. The proposal would therefore cause significant and demonstrable harm to biodiversity and trees contrary to Paragraph 170 of the NPPF, policies LP30 and LP31 of Huntingdonshire's Local Plan to 2036.
- e) The proposals seek to retain most of the B category trees and it was noted that many of the retained trees are located in south facing rear gardens, or south of house plots. In both these circumstances shade will be cast by mature trees on private houses and gardens - and this will lead to inevitable pressure from future residents to continually reduce or remove those trees. Removal / reduction would contribute to the adverse landscape and visual effects. As well as potential removal of B category trees, there is also large scale removal of C category trees and hedges. This too will augment adverse landscape and visual effects. The proposals are therefore considered to be contrary to the aims and objectives of policy LP31 of Huntingdonshire's Local Plan to 2036 which seeks to protect existing trees and hedgerows from the impacts of development and to halt the loss of trees in Huntingdonshire.
- f) The proposals do not adequately demonstrate that the development will provide a suitable mix of housing or that the dwellings will meet Building

Regulations M4 (2)) therefore the proposals are considered to be contrary to the aims and objectives of Policy LP25 of Huntingdonshire's Local Plan to 2036 which aims to ensure that all housing developments offers a genuine choice of size and types of accessible and adaptable homes to meet the requirements of residents.

- g) The proposals seek to increase the number of dwellings within the site and there would be an additional requirement for provision of bins. The application is not accompanied by a satisfactory completed (omission of accompanying plan) unilateral undertaking for the provision of wheeled bins, the proposals are therefore considered to be contrary to Policy LP4 and the Developer Contributions SPD (2011) - Part H.

43 APPEAL DECISIONS

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