

HUNTINGDONSHIRE DISTRICT COUNCIL

MINUTES of the meeting of the DEVELOPMENT MANAGEMENT COMMITTEE held in the Virtual Meeting on Monday, 20th July 2020

PRESENT: Councillor D B Dew – Chairman.

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

APOLOGY: An apology for absence from the meeting were submitted on behalf of Councillor J Neish.

14 MINUTES

The Minutes of the meeting of the Committee held on 22nd June 2020 were approved as a correct record and signed by the Chairman.

15 MEMBERS' INTERESTS

Councillor I D Gardener declared a disclosable pecuniary interest in Minute No. 16 by virtue of the fact that the applicant was a client of his employer and left the meeting for the duration of the discussion and voting on the item.

Councillor I D Gardener also declared a disclosable pecuniary interest in Minute No. 17 (e) by virtue of the fact that the applicant was a client of his employer and left the meeting for the duration of the discussion and voting on the item.

Councillor S J Corney declared a non-statutory disclosable interest in Minute No 17 (a) 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 17 (b) by virtue of the fact that the application related to the Ward he represented.

16 **Development Management - S106 Agreement - Refurbishment of The Lodge and its retention as a single dwelling, the erection of 18 dwellings (including five units of Affordable Housing) with associated private amenity spaces and parking, the provision of public open space, landscaping, and improved vehicular and pedestrian access - Land North of The How, Houghton Road, St Ives - 19/02280/FUL**

(Councillor N Dibben, St Ives Town Council, Councillor R Waters, Hemingford Grey Parish Council, Councillors D Keane and R Fuller, Ward Members, Professor D Cardwell, objector, and Mr R Rowland, agent, addressed the Committee on the application).

See Minute No 15 for Members' interests.

Consideration was given to a report by the Planning Service Manager (Development Management) on an application for refurbishment of The Lodge and its retention as a single dwelling, the erection of 18 dwellings (including five units of Affordable Housing) with associated private amenity spaces and parking, the provision of public open space, landscaping and improved vehicular and pedestrian access on land North of The How, Houghton Road, St Ives. A copy of the report is appended in the Minute Book.

Councillor R Fuller addressed the Committee on his reasons for calling-in the application and Councillor K Gulson reported 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 the Planning Service Manager (Growth) be authorised to approve the application subject to conditions to be determined to include those listed in paragraph 8 of the report now submitted, and to the completion of a Section 106 obligation and following receipt of satisfactory amendments in relation to the affordable housing units and road amendments to plots 6-12 as set out in this report or refused in the event that the amendments or obligation referred to above have 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 amendments or obligation necessary to make the development acceptable.

17 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) Application for an additional dwelling to 18/01692/FUL and amendments to the planning layout - Land West of Garden Court and 1 to 16 Upwood Road, Bury - 20/00086/FUL

(Mr J Prestage and Mr J McManus, objectors, and Ms H Guy, agent, addressed the Committee on the application).

See Minute No 15 for Members' interests.

that the application be deferred to enable formal consultation to be carried out with the Local Lead Flood Agency and the Environment Agency.

- b) Variation of Condition 2 (plans) for application 18/01692/FUL to facilitate an additional plot - Land West of Garden Court and 1 to 16 Upwood Road, Bury - 20/00085/S73**

(Mr J Prestage and Mr J McManus, objectors, and Ms H Guy, agent, addressed the Committee on the application).

See Minute No 15 for Members' interests.

that the application be deferred to enable formal consultation to be carried out with the Local Lead Flood Agency and the Environment Agency.

- c) Erection of 4 affordable houses – Land South of 10 Greenfields, St Ives - 18/02603/FUL**

(Councillor N Ferrier, Fenstanton Parish Council, and Mr D Mead, agent, addressed the Committee on the application).

that the application be deferred to allow the applicant to provide the further sequential information in support of their latest new position as expressed at the Development Management Committee meeting that the scheme is to meet a specific local need that could not be met on sites in Flood Zone 1 in that area.

- d) Retrospective application for the erection of three dwellings and revised access arrangements from approved planning permission (18/1801/FUL) and change of use of land from leisure use (Class D2) to residential use - The Former Abbotsley Squash Club, Potton Road, Abbotsley - 19/02166/FUL**

(Mr F Caldwell, 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) Full planning application for the erection of 4 new bungalows and 2 new chalet bungalows, visitor parking, landscaping and associated works - Land South of Hill Close, Brington - 20/00012/FUL**

(Councillor C Palmann, Brinton and Molesworth Parish Council, Councillor J Gray, Ward Member, Ms C Lockwood, objector and Mr A Girvan, agent, addressed the Committee on the application).

See Minute No 15 for Members' interests.

- 1) that, contrary to the recommendation, the application be refused for the following reasons:
 - a) the loss of a buffer providing visual relieve in a prominent location upon entering the site;

- b) proposal will result in harmful overlooking from south facing bungalow windows to habitable first floor bedroom windows of existing properties occupied at 2 to 16 The Green;
 - c) tree planting will not overcome harmful overlooking due to levels sloping down, and
 - d) poor design, and the proposal will fail to respond positively to their context and landscape etc, in conflict with policies LP11, 12 and 14 and relevant sections in design guide, National Design guide and NPPF.
- 2) that the final reasons for refusal be submitted to the next meeting for formal approval.

18 APPEAL DECISIONS

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