

## 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, 21st February 2022

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, C J Maslen, J Neish, A Roberts, R G Tuplin and S Wakeford.

APOLOGIES: Apologies for absence from the meeting were submitted on behalf of Councillors S M Burton, Mrs S Smith and D M Tysoe.

### 57 MINUTES

The Minutes of the meeting of the Committee held on 24th January 2022 were approved as a correct record and signed by the Chairman.

### 58 MEMBERS' INTERESTS

Councillor C J Maslen declared non-statutory disclosable interests in Minute Nos 59 d) to 59 (q) inclusive by virtue of the fact that he was the Chairman of St Neots Town Council's Planning Committee but had not voted on the applications when the Town Council considered them.

Councillor J Neish declared a non-statutory disclosable interest in Minute No 59 (a) by virtue of the fact that he was a Member of the Combined Authority.

Councillor J Neish also declared a non-statutory disclosable interest in Minute No 59 (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 59 (c) by virtue of the fact that the application related to the Ward he represented.

### 59 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 approval of reserved matters (Access, Appearance, Landscaping, Layout and Scale) following outline approval for 70 Residential Dwellings, together with the provision of a New Access from High Street, Open Space and New Footpath/Cycle Ways and Doctors Surgery - Land West of 26 To 34 High Street, Stilton - 21/01808/REM**

*(Councillor M Beutell, Stilton Parish Council, Councillor T Alban, Ward Member, Councillor S Bywater, Cambridgeshire County Council, Mr R Dorling, objector, and Mr M Hare, agent, addressed the Committee on the application).*

*See Minute No. 58 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) **Remove existing 12.5m column to be replaced by new 20m street pole to support 3no. antenna, and ancillary development thereto including 6 no. RRH units and replacement cabinet - O2 Mast, St Audrey Lane, St Ives - 21/01271/FUL**

*(Councillor C Smith, St Ives Town Council, 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.

- c) **Erection of up to two dwellings and access with all other matters reserved - Land Rear of 21 Colne Road, Bluntisham - 21/01414/OUT**

*(Councillor K Durrant, agent, addressed the Committee on the application).*

*See Minute No. 58 for Members' Interests.*

that the application be refused because the proposed residential dwelling would represent an encroachment of built development in the countryside outside the built-up area of Bluntisham. The proposal does not meet any of the other specific opportunities identified within Huntingdonshire's Local Plan to 2036 which restricts residential development in the countryside to protect the intrinsic character and beauty of the countryside. The proposal would therefore be contrary to the National Planning Policy Framework (2021) paragraph 174(b), and Policies LP2, LP9 and LP10 of Huntingdonshire's Local Plan to 2036.

**At 8.25pm the meeting was adjourned.**

**At 8.35pm the meeting resumed.**

- d) **Demolition of 7 garages and construction of one 3 bed dwelling with associated external works - Adj 13 Mallard Lane, St Neots - 21/02393/FUL**

*(Councillor D Terry, St Neots Town Council, Councillor S Taylor, Cambridgeshire County Council, Mr D Davies, Mr R Cooper, Mr R York, Ms C Goodman, Mr O Danes and Mrs J Drennen, objectors, and Mr R Preston and Mr B Ruston, applicants, addressed the Committee on the application).*

*See Minute No. 58 for Members' Interests.*

**At 10.10pm Councillor M J Humphrey vacated his seat at the meeting.**

**At 10.15pm the meeting was adjourned.**

**At 10.20pm the meeting resumed.**

that consideration of the application be deferred to enable the following actions to be completed:

- a) the applicants be requested to provide further data on potential parking displacement as a result of the proposed developments including during evenings and at weekends;
  - b) emergency services be consulted on the impacts (including cumulative impacts) of the proposed developments;
  - c) Cambridgeshire County Council Highways be consulted on the cumulative impacts of the proposed developments and a representative invited to attend to discuss their implications when they are re-submitted to the Committee, and
  - d) the District Council's Operations section be consulted on the impacts (including cumulative impacts) of the proposed developments.
- e) Demolition of 7 garages and construction of two 2 bedroom dwellings with associated external works - Adj 28 Springbrook, Eynesbury - 21/02394/FUL**

*See Minute No. 58 for Members' Interests.*

that consideration of the application be deferred to enable the following actions to be completed:

- a) the applicants be requested to provide further data on potential parking displacement as a result of the proposed developments including during evenings and at weekends;
- b) emergency services be consulted on the impacts (including cumulative impacts) of the proposed developments;
- c) Cambridgeshire County Council Highways be consulted on the cumulative impacts of the proposed developments and a representative invited to attend to discuss their implications when they are re-submitted to the Committee, and

d) the District Council's Operations section be consulted on the impacts (including cumulative impacts) of the proposed developments.

**f) Demolition of 12 garages and construction of two 2 bed dwellings with associated external works - South east of 32 Mallard Lane, St Neots - 21/02396/FUL**

*See Minute No. 58 for Members' Interests.*

that consideration of the application be deferred to enable the following actions to be completed:

a) the applicants be requested to provide further data on potential parking displacement as a result of the proposed developments including during evenings and at weekends;

b) emergency services be consulted on the impacts (including cumulative impacts) of the proposed developments;

c) Cambridgeshire County Council Highways be consulted on the cumulative impacts of the proposed developments and a representative invited to attend to discuss their implications when they are re-submitted to the Committee, and

d) the District Council's Operations section be consulted on the impacts (including cumulative impacts) of the proposed developments.

**g) Demolition of 13 garages and construction of two 3 bed dwellings with associated external works - North of 197 Duck Lane, St Neots - 21/02397/FUL**

*See Minute No. 58 for Members' Interests.*

that consideration of the application be deferred to enable the following actions to be completed:

a) the applicants be requested to provide further data on potential parking displacement as a result of the proposed developments including during evenings and at weekends;

b) emergency services be consulted on the impacts (including cumulative impacts) of the proposed developments;

c) Cambridgeshire County Council Highways be consulted on the cumulative impacts of the proposed developments and a representative invited to attend to discuss their implications when they are re-submitted to the Committee, and

d) the District Council's Operations section be consulted on the impacts (including cumulative impacts) of the proposed developments.

**h) Demolition of 6 garages and construction of two 2 bedroom dwellings with associated works - Adj 2 Mallard Lane, St Neots - 21/02398/FUL**

*See Minute No. 58 for Members' Interests.*

that consideration of the application be deferred to enable the following actions to be completed:

- a) the applicants be requested to provide further data on potential parking displacement as a result of the proposed developments including during evenings and at weekends;
  - b) emergency services be consulted on the impacts (including cumulative impacts) of the proposed developments;
  - c) Cambridgeshire County Council Highways be consulted on the cumulative impacts of the proposed developments and a representative invited to attend to discuss their implications when they are re-submitted to the Committee, and
  - d) the District Council's Operations section be consulted on the impacts (including cumulative impacts) of the proposed developments.
- i) **Demolition of 9 garages and construction of 1 dwelling with associated external works - Between 8 & 10 Mallard Lane, St Neots - 21/02399/FUL**

*See Minute No. 58 for Members' Interests.*

that consideration of the application be deferred to enable the following actions to be completed:

- a) the applicants be requested to provide further data on potential parking displacement as a result of the proposed developments including during evenings and at weekends;
  - b) emergency services be consulted on the impacts (including cumulative impacts) of the proposed developments;
  - c) Cambridgeshire County Council Highways be consulted on the cumulative impacts of the proposed developments and a representative invited to attend to discuss their implications when they are re-submitted to the Committee, and
  - d) the District Council's Operations section be consulted on the impacts (including cumulative impacts) of the proposed developments.
- j) **Demolition of 6 garages and construction of two 2 bed dwellings with associated external works - Between 20 & 22 Mallard Lane, St Neots - 21/02400/FUL**

*See Minute No. 58 for Members' Interests.*

that consideration of the application be deferred to enable the following actions to be completed:

- a) the applicants be requested to provide further data on potential parking displacement as a result of the proposed developments including during evenings and at weekends;
- b) emergency services be consulted on the impacts (including cumulative impacts) of the proposed developments;
- c) Cambridgeshire County Council Highways be consulted on the cumulative impacts of the proposed developments and a representative invited to attend to discuss their implications when they are re-submitted to the Committee, and
- d) the District Council's Operations section be consulted on the impacts (including cumulative impacts) of the proposed developments.

**k) Demolition of 16 garages and construction of four 2 bed dwellings with associated external works - Opposite 27-30 Naseby Gardens, St Neots - 21/02431/FUL**

*See Minute No. 58 for Members' Interests.*

that consideration of the application be deferred to enable the following actions to be completed:

- a) the applicants be requested to provide further data on potential parking displacement as a result of the proposed developments including during evenings and at weekends;
- b) emergency services be consulted on the impacts (including cumulative impacts) of the proposed developments;
- c) Cambridgeshire County Council Highways be consulted on the cumulative impacts of the proposed developments and a representative invited to attend to discuss their implications when they are re-submitted to the Committee, and
- d) the District Council's Operations section be consulted on the impacts (including cumulative impacts) of the proposed developments.

**l) Demolition of 24 garages and construction of 3 dwellings (one 1 bed and two 2 beds) with associated external works - Between 130 & 132 Duck Lane, St Neots - 21/02436/FUL**

*See Minute No. 58 for Members' Interests.*

that consideration of the application be deferred to enable the following actions to be completed:

- a) the applicants be requested to provide further data on potential parking displacement as a result of the proposed developments including during evenings and at weekends;

- b) emergency services be consulted on the impacts (including cumulative impacts) of the proposed developments;
- c) Cambridgeshire County Council Highways be consulted on the cumulative impacts of the proposed developments and a representative invited to attend to discuss their implications when they are re-submitted to the Committee, and
- d) the District Council's Operations section be consulted on the impacts (including cumulative impacts) of the proposed developments.

**m) Demolition of 19 garages and construction of two 3 bed dwellings with associated external works - Rear of 108 – 114 Duck Lane, St Neots - 21/02437/FUL**

*See Minute No. 58 for Members' Interests.*

that consideration of the application be deferred to enable the following actions to be completed:

- a) the applicants be requested to provide further data on potential parking displacement as a result of the proposed developments including during evenings and at weekends;
- b) emergency services be consulted on the impacts (including cumulative impacts) of the proposed developments;
- c) Cambridgeshire County Council Highways be consulted on the cumulative impacts of the proposed developments and a representative invited to attend to discuss their implications when they are re-submitted to the Committee, and
- d) the District Council's Operations section be consulted on the impacts (including cumulative impacts) of the proposed developments.

**n) Demolition of 33 garages and construction of 3 dwellings (one 3 bed and two 2 bed) with associated external works - North of 54 Henbrook, St Neots - 21/02438/FUL**

*See Minute No. 58 for Members' Interests.*

that consideration of the application be deferred to enable the following actions to be completed:

- a) the applicants be requested to provide further data on potential parking displacement as a result of the proposed developments including during evenings and at weekends;
- b) emergency services be consulted on the impacts (including cumulative impacts) of the proposed developments;
- c) Cambridgeshire County Council Highways be consulted on the cumulative impacts of the proposed developments and a representative invited to

attend to discuss their implications when they are re-submitted to the Committee, and

- d) the District Council's Operations section be consulted on the impacts (including cumulative impacts) of the proposed developments.

**o) Construction of one 1 bed dwelling with associated external works - North of 115 Duck Lane, St Neots - 21/02493/FUL**

*See Minute No. 58 for Members' Interests.*

that consideration of the application be deferred to enable the following actions to be completed:

- a) the applicants be requested to provide further data on potential parking displacement as a result of the proposed developments including during evenings and at weekends;
- b) emergency services be consulted on the impacts (including cumulative impacts) of the proposed developments;
- c) Cambridgeshire County Council Highways be consulted on the cumulative impacts of the proposed developments and a representative invited to attend to discuss their implications when they are re-submitted to the Committee, and
- d) the District Council's Operations section be consulted on the impacts (including cumulative impacts) of the proposed developments.

**p) Demolition of 6 garages and construction of two 3 bed dwellings with associated external works - North east of 157 Duck Lane, St Neots - 21/02494/FUL**

*See Minute No. 58 for Members' Interests.*

that consideration of the application be deferred to enable the following actions to be completed:

- a) the applicants be requested to provide further data on potential parking displacement as a result of the proposed developments including during evenings and at weekends;
- b) emergency services be consulted on the impacts (including cumulative impacts) of the proposed developments;
- c) Cambridgeshire County Council Highways be consulted on the cumulative impacts of the proposed developments and a representative invited to attend to discuss their implications when they are re-submitted to the Committee, and
- d) the District Council's Operations section be consulted on the impacts (including cumulative impacts) of the proposed developments.



**q) Demolition of 8 garages and construction of three 2 bed dwellings with associated external works - Adj 45 Springbrook, Eynesbury - 21/02495/FUL**

*See Minute No. 58 for Members' Interests.*

that consideration of the application be deferred to enable the following actions to be completed:

- a) the applicants be requested to provide further data on potential parking displacement as a result of the proposed developments including during evenings and at weekends;
- b) emergency services be consulted on the impacts (including cumulative impacts) of the proposed developments;
- c) Cambridgeshire County Council Highways be consulted on the cumulative impacts of the proposed developments and a representative invited to attend to discuss their implications when they are re-submitted to the Committee, and
- d) the District Council's Operations section be consulted on the impacts (including cumulative impacts) of the proposed developments.

**60 APPEAL DECISIONS**

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