

## 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, 14th October 2019

PRESENT: Councillor E R Butler – Chairman.

Councillors J D Ablewhite, Mrs S Conboy, S J Corney, R Fuller, K P Gulson, C J Maslen, J Neish, K I Prentice, T D Sanderson, Mrs S Smith and R G Tuplin.

APOLOGIES: Apologies for absence from the meeting were submitted on behalf of Councillors L A Besley, M J Humphrey and Dr N Johnson.

### 33 MINUTES

The Minutes of the meeting of the Committee held on 16th September 2019 were approved as a correct record and signed by the Chairman.

### 34 MEMBERS' INTERESTS

Councillor S J Conboy declared a non-statutory disclosable interest in Minute No 36 (a) by virtue of her Membership of Godmanchester Town Council.

Councillor S J Corney declared a non-statutory disclosable interest in Minute No 36 (f) by virtue of the fact that the application related to the Ward he represented and of his Membership of Ramsey Town Council.

Councillor C J Maslen declared a non-statutory disclosable interest in Minute No. 36 (a) by virtue of his Membership of St Neots Town Council, addressed the Committee but did not vote on the application.

Councillor D B Dew declared a disclosable pecuniary interest in Minute No. 36 (a) by virtue of the fact that the applicant was a client of his employer, left the meeting and did not participate on the discussion or vote on the application.

### 35 DEVELOPMENT MANAGEMENT - OTHER APPLICATION - REMOVAL OF CONSERVATORY AND ERECTION OF TWO SINGLE STOREY EXTENSIONS - 47 SCHOOL ROAD, WARBOYS, PE28 2SX - 19/01449/HHFUL

In accordance with the Scheme of Delegation, the Committee gave consideration to a report by the Planning Service Manager (Development Management) on an application by a Council employee. Members were informed that the application had been assessed against relevant national and local policies. Accordingly, 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.

### **36 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 site for up to 79 dwellings and associated open space with all matters reserved except access to be from Potton Road - Land Between The Railway Line and St Neots Bypass and Potton Road, Eynesbury - 16/01507/OUT**

*(Councillor J Cooper-Marsh, Ward Member, Councillor J Wissen, Cambridgeshire County Council, and Mr W Nicholls, agent, addressed the Committee on the application).*

*See Minute No.34 for Members' interests.*

that, subject to the prior completion of a Section 106 obligation relating to affordable housing, green space, formal green space and bins, the application be approved subject to conditions to be determined by the Head of Development include those listed in paragraph 8 of the report now submitted as amended in the Late Representations 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.

- b) **AMENDED PLANS AND ELEVATIONS received on 5.2.2019 and 22.3.2019, Preliminary ecological appraisal of November 2018, Tree survey and amended Statement received on 22.3.2019. AMENDED DESCRIPTION: The erection of three dwellings, change of use of stable yard to livery parking area and construction of an extension to the access road to the proposed livery parking area - 50 Hamerton Road, Alconbury Weston, PE28 4JD - 18/01946/FUL**

*(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.

- c) **Removal of condition 3 (deregister common land) for application 18/02381/FUL - Land South of Bridge Place Car Park, Bridge Place, Godmanchester - 19/01476/S73**

*See Minute No. 34 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.

- d) First floor domestic accommodation and erection of a conservatory to the rear - The Centurian Hall, High Street, Somersham, PE28 3EE - 18/00717/FUL**

*(Mr R Biddle, agent, addressed the Committee on the application).*

that the application be refused because the proposal, by reason of its scale, bulk, appearance and height would result in harm to the special character and appearance of the Somersham Conservation Area and the settings of identified Listed Buildings, No 44, and 59-61 High Street. In accordance with paragraph 193 of the NPPF great weight should be given to the conservation of Somersham Conservation area and the settings of the identified listed buildings in consideration of paragraph 196 the harm caused to the significance of these designated heritage assets is not outweighed by the proposed public benefits of the scheme. Accordingly, the development fails to preserve the character or appearance of the Conservation Area and the setting of the identified listed buildings. The proposal is therefore contrary to Policies LP11, LP12 and LP34 of the Local Plan to 2036.

- e) Amendments to water based activity centre allowed by appeal; including alterations to approved changing rooms, and construction of a storage building, viewing hut and control shed - Lake Ashmore, Gore Tree Road, Hemingford Grey, PE28 9BP - 19/01168/FUL**

*(Councillor R Elliot, Hemingford Grey Parish Council, Mr D Mercer, objector, and Mr J Mills, 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.

**At 8.46pm the meeting was adjourned.**

**At 8.52pm the meeting resumed.**

- f) Erection of three dwellings with garaging (one detached and two semi-detached) (access matters only) - Land South of 75 Herne Road, Ramsey St Marys - 19/01300/OUT**

*(Councillor J Clarke, Ward Member, addressed the Committee on the application).*

*See Minute No. 34 for Members' interests.*

that the application be refused for the following reasons:

- a). The proposal lies in Flood Zone 2 and 3 in Huntingdonshire District Council's Strategic Flood Risk Assessment (2010) and Flood Zone 3 in the Environment Agency Flood Maps for Planning. The aim of national and local planning policy is to steer development away from areas at highest risk of flooding in the first instance. Further, the national Planning Practice Guidance recognises new residential dwelling houses as being more vulnerable development and inappropriate in flood Zone 3 areas unless the sequential and exception tests are passed. This proposal would result in non-essential development in an area at high risk of flooding and therefore fails to pass the sequential and exception tests, and as such is contrary to Paragraph 155 - 164 of the National Planning Policy Framework (2019), policies LP2 and LP5 of Huntingdonshire's Local Plan to 2036 and the Cambridgeshire Flood and Water SPD (2017).
- b). The proposed residential development would represent an encroachment of built development in the countryside outside the built up area of Ramsey St Marys in an unsustainable location. 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 LP2, LP9 and LP10 of the Huntingdonshire Local Plan to 2036.
- c). The proposed residential dwelling would intensify the existing sporadic and ribbon residential development within the countryside outside the village of Ramsey St Marys. This would have a harmful impact on the rural character and sporadic nature of development in the vicinity. The proposal is therefore considered to be contrary with policies LP9, LP10, LP11 and LP12 of the Huntingdonshire Local Plan to 2036.
- d). No Arboricultural Survey and Impact Assessment to BS5837:2012 or ecological information has been provided to accompany the application. Therefore the applicant has failed to provide an assessment of the impacts on protected habitats and species. The proposal would therefore cause significant and demonstrable harm to biodiversity and trees which would be contrary to Paragraph 170 of the NPPF, policies LP30 and LP31 of the Huntingdonshire Local Plan to 2036 (Adopted May 2019).

### **37 Changes to Scheme of Delegation**

Consideration was given to a report by the Planning Service Manager (Development Management) recommending changes to the Scheme of Delegation following changes to the Council's Senior Leadership Team. In addition, further delegations were sought to improve the efficiency of the service. A copy of the report is appended in the Minute Book.

Members' attention was drawn to those aspects of the Scheme, which was appended to the report, that had been clarified or updated. They then discussed the terms of a proposal to delegate final decisions on applications outside conservation areas. Owing to the significance of the proposal, Members were of the view that consultation on it should be undertaken. They also requested information on timescales and how the new arrangements would operate. Having

endorsed further recommended changes contained in the supplementary document on this matter, it was

RESOLVED

- a). that, with effect from 1st November 2019:
- final decisions be delegated to Officers on all Departures from the Local Plan associated with the A14 Improvement Scheme where there are no objections from anyone or any statutory body (including town or parish councils or statutory consultees);
  - the words “relevant to the matter(s) under consideration” be inserted after the word “reason(s)” into (d) on page 5 of Appendix 1 of the report now submitted (see the remarks section adjacent for clarity);
  - delegated authority be extended to the Council’s Arboricultural Officer on matters (n), (x), (y) and (z) in Appendix 1 to the report now submitted:
  - the changes contained in the Agenda supplement relating to 3C Shared Legal Services be approved, and
  - final decisions on applications proposing 1 dwelling outside conservation areas be delegated to the Planning Services Managers (Development Management and Policy, Implementation and Strategic Developments), Development Management Team Leaders and Senior Development Management Officers:- **UNLESS** the application is called in to the Development Management Committee by the Ward Councillor within 28 days of the publication of the weekly Planning Register of Applications. Councillors must include material planning reasons for the request which must be planning matters, relevant to the duties and responsibilities of the Council as Local Planning Authority. The reasons given will be reported to the Committee when it considers the application.
- b). that a further report be submitted to a future meeting on the outcome of consultation on the proposal to delegate final decisions on applications outside conservation areas together with the timescales involved and processes to be followed.

**38 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