

HUNTINGDONSHIRE DISTRICT COUNCIL

MINUTES of the meeting of the DEVELOPMENT MANAGEMENT COMMITTEE held as a Remote Meeting via Microsoft Teams on Monday, 22nd June 2020

PRESENT: Councillor D B Dew – Chairman.

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

APOLOGY: An apology for absence from the meeting was submitted on behalf of Councillor L A Besley.

5 MINUTES

The Minutes of the meetings of the Committee held on 18th May and 17th June 2020 were approved as correct records.

6 MEMBERS' INTERESTS

Councillor R G Tuplin declared a non-statutory disclosable interest in Minute No 8, by virtue of the fact that the application related to the Ward he represented.

Councillor Mrs S Smith declared a non-statutory disclosable interest in Minute No 9, by virtue of the fact that she was a Member of The Stukeleys Parish Council.

Councillor J Neish declared a non-statutory disclosable interest in Minute No 12 (e), by virtue of the fact that the application related to the Ward he represented.

Councillor T D Sanderson declared a non-statutory disclosable interest in Minute No 9, by virtue of the fact that the application related to the Ward he represented.

Councillor S J Corney declared a disclosable pecuniary interest in Minute No. 10, 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.

Councillor D M Tysoe declared a non-statutory disclosable interest in Minute No. 9, by virtue of the fact that one of the applicants was his General Practitioner.

7 **Development Management - Other Application - Demolition of existing garage and replacement with erection of one two storey dwelling and a replacement garage and the erection of one single storey dwelling on land to the rear, together with associated access - Manor Farm, Stirtloe Lane, Stirtloe, PE19 5XW - 20/00018/FUL**

(Councillor S Ashwell, Buckden Parish Council, and Councillor H Masson, Ward Member, addressed the Committee on the application).

The Committee gave consideration to a report by the Planning Service Manager (Development Management) on an application for the demolition of an existing garage and its replacement by the erection of one two storey dwelling and a replacement garage and the erection of a one single storey dwelling on land to the rear together with associated access at Manor Farm, Stirtloe Lane, Stirtloe. Having taken into consideration relevant local and national planning policies, 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.

8 Development Management - Other Application - Phased outline application for the development of up to 340 dwellings alongside associated site infrastructure, open space (including provision of a Neighbourhood Equipped Area for Play) and a primary school (Use Class D1), with all matters reserved except for means of access - North of Shawley Rd, West of Glatton Rd, Sawtry - 18/01458/OUT

See Minute No. 6 for Members' interests.

Further to Minute No. 19/72, and having given consideration to a report by the Planning Service Manager (Development Management), the Committee confirmed its reasons for refusing the application.

RESOLVED

the following reasons be endorsed as an accurate representation of the harm identified by Members at the Development Management Committee of the 18th May 2020, following resolution to refuse application 18/01458/OUT:

1. The application site comprises a large agricultural field located outside the Built-Up Area for Sawtry and is therefore defined as countryside for planning purposes. Policy LP10 seeks to protect the intrinsic beauty and character of the countryside and balances the need for growth against the need for protection of the countryside as a natural resource. The proposed development would encroach into the open countryside, outside the village edge defined by Sawtry Brook. The proposal would result in significant harm to the character of the countryside and to the contribution the site makes to landscape character and settlement identity. The proposal would therefore be contrary to policies LP2, LP3, LP10, LP11 and LP12 of Huntingdonshire's Local Plan to 2036, the National Planning Policy Framework 2019, particularly paragraph 170(b), and the benefits of the proposed development do not outweigh the identified harms.
2. Due to the omission of a signed S.106 Agreement, the proposed development would fail to deliver the required infrastructure and social benefits, specifically Affordable Housing, Public Open Space, Sport Provision, Transport Improvements, Community Facilities, Education,

Health Services or Waste Management. As such, the proposal is contrary to Policy LP4, the direction of the National Planning Policy Framework 2019, particularly paragraphs 56 and 57 and the Developer Contributions Supplementary Planning Document (2011) (costs updated annually).

9 Development Management - Other Application - Erection of detached dwelling - 74 Owl End, Great Stukeley, Huntingdon, PE28 4AQ - 19/02611/FUL

(Councillor T Close, The Stukeleys Parish Council, and Dr F Lasman, applicant, addressed the Committee on the application).

See Minute No. 6 for Members' interests.

With the aid of a report by the Planning Service Manager (Development Management) Members considered an application erection of detached dwelling at 74 Owl End, Great Stukeley, Huntingdon. Members noted the reasons the application had been submitted to the Committee for determination. Following discussion on how development/land uses had evolved on the site over the last couple of years as well as the design of the proposed dwelling, it was

RESOLVED

that the application be refused for the following reasons:

1. The proposed residential dwelling would represent an encroachment of built development in the countryside outside the built-up area of Great Stukeley. 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 (2019) paragraph 170(b), and Policies LP2, LP9 and LP10 of Huntingdonshire's Local Plan to 2036.
2. The proposed dwelling, by virtue of its design and appearance, is not considered to recognise the intrinsic character and beauty of the countryside as it does not respond positively to its context. The dwelling has not drawn inspiration from the key characteristics of the other dwellings along the northern end of Owl End, which the proposal will be read against. The proposed development does not respond positively to the areas character and identity and will not successfully integrate with the nearby dwellings or landscape. As such, it is considered that the proposals fail to comply with part 12 of the National Planning Policy Framework (2019), parts C1, I1, I2 and B2 of the National Design Guide (2019), policies LP10 (b), LP11 and LP12 (a), (b) and (c) of the Huntingdonshire Local Plan together with guidance of parts 3.5, 3.7 and 3.8 of the Huntingdonshire Design Guide Supplementary Planning Document (2017).

At 6.17 pm Councillor Mrs S J Conboy joined the meeting.

10 Development Management - Other Application - Variation of condition 2 (Plans) for 15/00049/FUL to include amended plans - Land at Church Farm, Church Lane, Upwood - 20/00692/S73

See Minute No. 6 for Members' interests.

The Committee gave consideration to a report by the Planning Service Manager (Development Management) (a copy of which is appended in the Minute Book) on an application for the variation of condition 2 (Plans) for 15/00049/FUL to include amended plans in relation to land at Church Farm, Church Lane, Upwood. On the basis of relevant local and national planning policies, 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.

11 Development Management - Deferred Item - 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, SG19 3AR - 18/00958/FUL

Pursuant to Minute No. 19/41, consideration was given to a report by the Planning Service Manager (Development Management) on a hybrid planning application relating to a site on Eltisley Road, Great Gransden. Members were acquainted with the views of the Section 106 Agreement Advisory Group on the terms of the proposed mitigation and with additional contained in the Late Representations. Having discussed the outcome of discussions with the Lead Local Flood Authority and County Highways and the off-site contribution towards Affordable Housing, it was

RESOLVED

that, subject to the prior completion of a Section 106 obligation relating to an off-site contribution for affordable housing, provision of open space and maintenance contribution, wheeled bins, Waresley & Gransden Woods SSSI mitigation, 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 in planning terms.

12 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) **Change of use and conversion of former public house and barn to form 9 no 1 and 2 bed dwellings (C3 use) including two first floor rear extensions, external alterations, bin, cycle stores and landscaping – 10 New St, St Neots, PE19 1AE - 19/02273/FUL & 19/02274/LBC**

(Mr J Tucker, 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.

- b) **Erection of one three bedroom detached dwelling and one three bedroom bungalow with parking – 8 Warboys Road, Pidley, PE28 3DA - 19/02595/FUL**

that the application be refused for the following reasons:

1. The proposed bungalow at plot 2 would be situated outside of the built up area of the Small Settlement of Pidley, within the countryside. The proposal would represent significant encroachment and intensification of residential development within the countryside which would be at odds with the open and rural character of the area and the prevailing pattern of development in the locality, causing harm to the open and rural character of the surrounding area. The development would therefore be contrary to policies LP2, LP9 and LP10 (criteria a. and b.), LP11 and LP12 of Huntingdonshire's Local Plan to 2036 and paragraph 170(b) of the National Planning Policy Framework (2019).
2. The proposed bungalow at plot 2 will encroach into the otherwise predominantly open and rural setting of the Grade II listed buildings (Church of All Saints and Pidley Baptist Church) eroding the existing separation between the two Listed Buildings and the built form of Pidley, and bringing domestic built form and residential paraphernalia into the settings of the historic Chapel and Church, which would be at odds with the open and rural character and diminish the visual separation afforded around these heritage assets. This would cause less than substantial harm to the significance of both Grade II Listed Buildings, and there are no public benefits identified which would outweigh this harm. The development would therefore be contrary to Policies LP2 and LP34 of the Local Plan to 2036 paragraph 196 of the National Planning Policy Framework (2019).
3. Insufficient information has been provided within the application to demonstrate that the proposed development would not have an adverse impact upon protected species. As such, the proposed development

would fail to comply with Policy LP30 of the Huntingdonshire Local Plan to 2036 and the Natural England standing advice within the National Planning Practice Guidance.

4. The application has failed to incorporate adequate provision for refuse (wheeled bins) by virtue of the omission of a completed unilateral undertaking, contrary to the requirements of part H of the Developer Contributions Supplementary Planning Document 2011 and Policy LP4 of the Huntingdonshire Local Plan to 2036.

At 7.05 pm the meeting was adjourned.

At 7.10 pm the meeting resumed.

- c) **Change of use of the land to Gypsy and Traveller residential with the establishment of two residential pitches, each with the siting of two caravans of which no more than one can be static caravans and the construction of an amenity building - Pitches 4 And 4A Rosefield, Parkhall Road, Somersham - 20/00608/FUL**

(Councillor R Sutton, Somersham Parish 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.

- d) **Extension to outbuilding and partial conversion to a dwelling - Land at 55 High Street, Warboys - 19/02495/FUL**

(Councillor G Willis, Warboys Parish Council, addressed the Committee on the application).

that the application be deferred to allow officers to obtain clear information in respect of access arrangements to the proposed dwelling, with specific reference to servicing requirements and in particular access for the fire service (consultation with fire brigade / or consideration of relevant fire safety approved documents where relevant to planning in this context, may be required).

- e) **Erection of five dwellings (Technical details application following approval of 19/00313/PIP) - Land Adjacent to 15 Mill Lane, Bluntisham - 19/02104/FULTDC**

(Councillor Mrs P Hope, Bluntisham Parish Council, Dr J Shears, objector, and, Ms L Walker, agent, addressed the Committee on the application).

See Minute No. 6 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.

13 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