

HUNTINGDONSHIRE DISTRICT COUNCIL

MINUTES of the meeting of the DEVELOPMENT CONTROL PANEL held in the Council Chamber, Pathfinder House, St Mary's Street, Huntingdon, PE29 3TN on Monday, 21 April 2008.

PRESENT: Councillor P G Mitchell – Chairman.

Councillors J D Ablewhite, Mrs M Banerjee,
Mrs B E Boddington, P L E Bucknell,
E R Butler, J J Dutton, J D Fell,
C J Stephens, G S E Thorpe, R G Tuplin,
P K Ursell, P R Ward and R J West.

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

82. MINUTES

The Minutes of the meeting of the Panel held on 17th March 2008 were approved as a correct record and signed by the Chairman.

83. MEMBERS' INTERESTS

Councillors G S E Thorpe and P K Ursell declared a personal and prejudicial interest in Minute No. 85 (a) as Members of St. Neots Town Council (the applicant) and left the Chamber during the discussion and voting thereon.

Councillor E R Butler declared a personal and prejudicial interest in Minute No. 85 (e) by virtue of his close association with the applicant and left the Chamber during the discussion and voting thereon.

Councillor P G Mitchell declared a personal and prejudicial interest in Minute No. 85 (e) by virtue of his close association with the applicant and left the Chamber during the discussion and voting thereon.

Councillor P K Ursell declared a personal and prejudicial interest in Minute No. 85 (g) by virtue of the applicant's family connection with his employer and left the Chamber during the discussion and voting thereon.

Councillor P L E Bucknell declared a personal interest in Minute No. 85 (h) having had previous knowledge of the application by virtue of his position as Executive Councillor for Planning, Environment and Transport.

84. DESIGN SCORING EXERCISE

By way of a report by the Planning Policy Manager (a copy of which is appended in the Minute Book) the Panel were reminded of the results of the design scoring exercise undertaken on 28th February 2008 relating to four recently completed development sites in Huntingdon.

Taking each site in turn, Members discussed particular features which

had influenced their scoring. Whilst acknowledging the usefulness of the exercise, the Planning Policy Manager accepted that the scoring mechanism required improvement to more accurately differentiate between the variations in the scores attributed to each site. It was also considered that additional training in the use of the scoring mechanism would have improved the outcome, that additional Members should be encouraged to participate and that consideration should be given to the creation of a team of advisers, including representatives from the police and environmental management, to accompany the site visits to contribute to the debate on design from alternative viewpoints.

Notwithstanding these comments, the Panel

RESOLVED

that the continuation of the design scoring initiative be supported and visits to St. Ives and St. Neots arranged by the Planning Policy Manager in due course.

85. DEVELOPMENT CONTROL

The Development Control Manager submitted reports (copies of which are appended in the Minute Book) on applications for development to be determined by the Panel and advised Members of further representations (details of which also are appended in the Minute Book) which had been received in connection therewith since the reports had been prepared. Following consideration of the applications in question, it was

RESOLVED

- (a) **Erection of community centre and associated car park, land at rear of Rainbow Superstore, Great North Road, Eaton Socon – 07/03594/FUL**

(See Minute No. 83 for Members' interests).

that the application be approved subject to conditions to be determined by the Head of Planning Services to include those listed in paragraph 8 of the report now submitted and additionally to restrict the hours of operation to 0800 – 2200 Monday to Thursday, 0800 – 2300 on Friday, 0800 – 2400 on Saturday and 0900 – 2100 on Sunday.

- (b) **Change of use of function room with conservatory and chair store to children's leisure activity centre including provision of day nursery, Buckden Marina, Mill Road, Buckden – 08/00603/FUL**

(Mr B Barrow, agent, addressed the Panel on the application).

that the application be approved subject to conditions to be determined by the Head of Planning Services to include those listed in paragraph 8 of the report now

submitted and additionally to restrict use of the facility to a maximum of 35 children during the approved weekday hours of operation.

(c) **Erection of dwelling, land adjacent 8 Haley Close, Hemingford Grey – 08/00173/FUL**

(Mr R Morrison and Mrs A Bundock, objectors and Mr S Richardson, agent, addressed the Panel on the application).

that the application be approved subject to conditions to be determined by the Head of Planning Services to include those listed in paragraph 8 of the report now submitted.

(d) **Erection of dwelling, land at 83 Elton Road, Stibbington – 08/00691/FUL**

that the application be refused for the following reasons -

- (i) the proposed development is not essential in the countryside and is therefore considered to be contrary to policies H23 and En17 of the Huntingdonshire Local Plan, 1995 and H1 and P8 of the Huntingdonshire Interim Planning Policy Statement, 2007; and
- (ii) the new dwelling would be remote from services and therefore additional motor journeys will ensue which would be contrary to policies P1/3 of the Cambridgeshire and Peterborough Structure Plan, 2003 and P3 of the Huntingdonshire Interim Planning Policy Statement 2007 and guidance contained in Planning Policy Statement Nos. 1 and 3 and Planning Policy Guidance Note 13 relating to the sustainability.

Councillor P K Ursell, Vice-Chairman, in the Chair.

(e) **Erection of dwelling and garage, land adjacent Elm Farm, 34 Church Street, Stilton – 08/00507/FUL**

(See Item No. 83 for Members' interests).

that the application be refused for the following reason -

the proposed development would be contrary to policies En2 and H33 of the Huntingdonshire Local Plan, 1995 and policy B7 of the Huntingdonshire Interim Planning Policy Statement, 2007 in that the proposed dwelling by reason of its position, scale and design would intrude into the open garden of the Grade II listed building and would unduly rival and compete with the building to the detriment of its historic character and setting.

Councillor P G Mitchell in the Chair

- (f) **Erection of grain store and general purpose agricultural building north-east of 65 Huntingdon Road, Upwood – 07/03807/FUL**

(See Minute No. 83 for Members' interests).

(Mr W Allwood, agent, addressed the Panel on the application).

that the application be refused for the following reasons -

- (i) the proposed grain store and general purpose agricultural buildings, due to their scale and siting in a prominent location within the open landscape setting and opposite Church Lane would be visually intrusive and detrimental to the landscape characteristics of the area, contrary to Planning Policy Statement No. 7 relating to sustainable development in rural areas and policies P1/3 of the Cambridgeshire and Peterborough Structure Plan, 2003, En25 of the Huntingdonshire Local Plan, 1995, and G2 and B1 of the Huntingdonshire Interim Planning Policy Statement 2007; and
- (ii) the applicant has failed to demonstrate that there are no more acceptable locations on which the required buildings could be provided.
- (g) **Erection of bungalow, land rear of 27 and 29 East Street, Colne – 07/03897/OUT**

(See Minute No. 83 for Members' interests).

(Messrs T Barber and P Beary, objectors, and Mr J Hargreaves, agent addressed the Panel on the application).

that the application be refused for the following reason -

the proposed development would be contrary to the provisions of policies H1, P7 and P8 of the Huntingdonshire Interim Planning Policy Statement, 2007 in that the site does not constitute a suitable site for development because the scheme would result in an unacceptable consolidation of development to the rear of the dwellings in East Street, outside the built framework of the settlement on agricultural land.

- (h) **Erection of dwelling with garage and erection of garage, land adjacent 15 White Hart Lane, Godmanchester – 08/00052/FUL**

(See Minute No. 83 for Members' interests).

(Mr C Campbell, agent, addressed the Panel on the application).

that the application be refused for the following reason -

Due to the siting and form of the proposed dwelling, the proposed sub-division of the existing curtilage to provide a detached dwelling and garage would result in an unduly prominent feature within the street scene to the detriment of the existing character of the area and urban grain, contrary to Planning Policy Statement Nos. 1 and 3, policy P1/3 of the Cambridgeshire and Peterborough Structure Plan, 2003, policy HL5 of the Huntingdonshire Local Plan Alteration, 2002, policies H32 and En25 of the Huntingdonshire Local Plan, 1995, policy B1 of the Huntingdonshire Interim Planning Policy Statement 2007 and the Huntingdonshire Design Guide, 2007.

86. APPEAL DECISIONS

The Panel received and noted a report by the Development Control Manager (a copy of which is appended in the Minute Book) in respect of four appeals against refusal of planning permission by the District Council and giving notice of two informal hearings.

Having regard to the reasons for the Inspector's decision to allow the appeal on application No. 07/02757/FUL, the Panel indicated its support for the Development Control Manager's intention to write formally to HM Planning Inspectorate to seek further clarification of the Inspector's phrase "unacceptably diminished" with reference to the effect of the proposed development on the Kimbolton Conservation Area.

87. COUNCILLOR J D FELL

In view of Councillor J D Fell's decision not to stand for re-election at the District Council elections on 1st May 2008, the Chairman, on behalf of Members, paid tribute to the support offered and the valuable contribution made by Councillor Fell to the work of the Development Control Panel over many years and extended to him their best wishes for the future.

Chairman