

HUNTINGDONSHIRE DISTRICT COUNCIL

MINUTES of the meeting of the DEVELOPMENT MANAGEMENT PANEL held in the Burgess Hall, St Ivo Leisure Centre, Westwood Road, St Ives on Monday, 21 December 2009.

PRESENT: Councillor P G Mitchell – Chairman.

Councillors J D Ablewhite, Mrs M Banerjee, Mrs B E Boddington, E R Butler, W T Clough, D B Dew, J J Dutton, CJ Stephens, G S E Thorpe, R G Tuplin, P R Ward and R J West.

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

IN ATTENDANCE: Councillors Mrs Dc Reynolds, M F Shellens and L M Simpson. .

46. MINUTES

The Minutes of the meeting of the Panel held on 16th November 2009 were approved as a correct record and signed by the Chairman.

47. MEMBERS' INTERESTS

Councillor E R Butler declared a personal and prejudicial interest in Item No. 49 (i), addressed the Panel on the application as Ward Councillor and then left the meeting for the duration of the discussion thereon.

48. HUNTINGDON WEST AREA ACTION PLAN: PROPOSED SUBMISSION

By way of a report by the Head of Planning Services (a copy of which is appended in the Minute Book), the Panel noted that the Proposed Submission had been approved by the Council at its meeting held on 2nd December 2009.

It was further noted that subsequently, the document had been published but that representations made at this stage were limited to whether the action plan was sound or otherwise. As the document should not change significantly after this period, it was confirmed that it would be submitted, together with any representations received, to the Secretary of State in May with a view to an Examination in Public in September 2010. Accordingly, it was

RESOLVED

that the content of the Huntingdon West Area Action Plan: Proposed Submission be noted.

49. DEVELOPMENT MANAGEMENT PANEL

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 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. Whereupon, it was

RESOLVED

- (a) **Construction of a new all weather synthetic football pitch with floodlights. Building to provide additional changing room facilities. Alteration of groundsman's store. Construction of overflow car parking area with lighting. Construction of new segregated footpath, cycleway with lighting. Re-profiling of existing drainage ditch, St. Ivo Outdoor Centre, California Road, St. Ives - 09/00964/FUL**

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 plus one additional condition relating to surface water drainage.

[Although unable to be present, Councillor Mrs J A Dew, Ward Councillor, indicated that she wished to support the application. The content of an email from Councillor Mrs Dew was conveyed to the Panel and a copy is appended in the Minute Book].

- (b) **Change of use to A5 (hot food takeaway) new shopfront and erection of extract duct, Unit 1, Library Road, Station Road, St. Ives - 09/01413/FUL**

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.

- (c) **Erection of dwelling and garage, land west of Panches Grove, The Green, Hilton - 09/01273/FUL**

(i) 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

(ii) that the condition relating to tree protection also comprise the maze on the site.

- (d) **Approval of appearance, landscaping, layout and scale relating to erection of residential development, land rear of 2 to 6 Main Street, Hartford, Huntingdon - 09/01318/REM**

(Councillors M F Shellens and L M Simpson, Ward Councillors and Mr S Richardson, agent, addressed the Panel on the application).

that the application be refused for the following reason

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the proposed development is not considered to be acceptable. The proposal fails to make best use of the land, is not an appropriate scale or form, does not represent a high quality design, fails to create or enhance a distinctive character that relates well to the surroundings and would not preserve nor enhance the character and appearance of the adjacent Conservation Areas. The proposal is contrary to Planning Policy Statement Nos. 1 and 3, Planning Policy Guidance Note No. 15, policies SS1 and ENV7 of the East of England Plan, policies En5 and En25 of the Huntingdonshire Local Plan 1995, policy HL5 of the Local Plan Alteration, policy CS1 of the Adopted Core Strategy and policies B1, B8 and H2 of the Huntingdonshire Interim Planning Policy Statement and the Huntingdonshire Design Guide.

- (e) **Removal of Condition 1 of planning permission 08/03090/FUL to allow permanent mixed use of dwelling house and private hire office, 1 Coneygear Road, Huntingdon - 09/01405/S73**

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.

- (f) **Improvements to property and transport infrastructure and erection of petrol filling station, Rainbow Superstore, Constable Road, St. Ives - 09/00750/FUL**

(Councillor N J Dibben, St. Ives Town Council, Councillor Mrs D C Reynolds, Ward Councillor, Mrs J Easan, objector and Mr J Murphy, on behalf of the agent RPS Group, addressed the Panel on the application).

that the application be refused for the following reasons:-

- (i) in the opinion of the Local Planning Authority, the establishment of a petrol filling station on the site would be likely to have undesirable consequences to those residents living nearby. Whilst it is accepted that a proportion of the customers of the filling station will be visiting the centre in any case, the Local Planning Authority believes that this new business activity would inevitably attract additional vehicles which, together with the possibility of additional on-street parking due to the reduction in off-street parking provision as a result of the

proposal would result in additional noise and activity within the area. Some of that additional custom would be during evening hours and at weekends, those periods when local residents might otherwise expect commercial activity in the area to have decreased. The Local Planning Authority considers that the occupiers of adjacent homes would, on occasion, find this extra activity disturbing and harmful to their residential amenity, contrary to policy H30 of the Huntingdonshire Local Plan, 1995 and policy B4 of the Huntingdonshire Interim Planning Policy Statement 2007; and

- (ii) it is also considered that the applicant has failed to demonstrate that the proposed development would not be detrimental to highway safety because of the likely increases in traffic and the reduction in off-street parking provision as a result of the proposal contrary to T1 of the Huntingdonshire Interim Planning Policy Statement, 2007.

- (g) **Mixed use development comprising 21 houses, 3 flats, 1 retained retail unit, 2 workshops, new vehicular access from Brook Street, 11 car parking spaces and conversion of listed buildings to residential units, land at and including the Old Forge and 22 High Street, St. Neots - 09/00411/FUL and 09/00412/LBC**

that, having regard to advice received from the Planning Service Manager (Development Management), the application be deferred to allow for the completion and assessment of a viability appraisal.

- (h) **Conversion to a live/work unit, Baptist Chapel, Causeway Road, Broughton - 09/00862/FUL and 09/00863/LBC**

- (i) that application No. 09/00862/FUL 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

- (ii) that application No. 09/00863/LBC be approved subject to the following conditions -

1200 - Time limit (3 years)

nonstandard - Schedule of conversion works required

nonstandard - Scheme to preserve verse painted on rear wall

- (i) **Retention of dwelling following barn conversion, land south-west of Cosa Mia Milk and Water Drove, Farcet - 09/01285/FUL**

(See Minute No. 47 for Members' interests).

(Councillor E R Butler, Ward Councillor and Mr A Campbell, agent, addressed the Panel on the application).

that the application be refused for the following reason:-

the applicant has failed to demonstrate that an economic/employment generating use of the existing building has been satisfactorily explored and that such a use would, in the first instance, be either unfeasible or inappropriate. In addition, the retention of this dwelling in an isolated location in the countryside has not been proven to be essential to the efficient operation of local agriculture, horticulture, forestry, permitted mineral extraction, outdoor recreation or public utility services, since the existing agricultural dwelling - "Cosa Mia" - within the applicant's ownership would satisfy the functional need of the agricultural unit. In terms of access to public transport and services such as shops and surgeries, the isolated location would result in a heavy reliance for the occupiers and visitors on the private car for travel, contrary to the aims of sustainable development. The external alterations to the building, which is not of sufficient merit to necessarily justify retention and the associated domestication of the site have altered the character of the site to residential which is visually intrusive in this exposed location and detrimental to the character and appearance of the open countryside and rural landscape. For these reasons, the proposal conflicts with the guidance contained in Planning Policy Statement Nos. 1, 3 and 7 and Planning Policy Guidance Note No. 13 and policy SS1 of the East of England Plan - Revision to the Regional Spatial Strategy, May 2008, policies H23, H29 and En17 of the Huntingdonshire Local Plan 1995, policies B1, H5, G2, G8 and B6 of the Huntingdonshire Interim Planning Policy Statement 2007, policies CS1 and CS3 of the adopted Huntingdonshire Local Development Framework Core Strategy, 2009 and is contrary to the guidance of Huntingdonshire District Council's re-use and redevelopment of farm buildings and outbuildings Supplementary Planning Guidance.

- (j) **Reserved matters for appearance, landscaping, layout and scale relating to erection of B1, B2 and B8 buildings together with associated infrastructure and landscaping pursuant to outline planning permission 05/03636/OUT - 09/01202/REM**

(Mr J Bainton, agent addressed the Panel on the application).

that the application be approved.

50. APPEAL DECISIONS

The Panel received and noted a report by the Planning Service Manager (Development Management) (a copy of which is appended in the Minute Book) in respect of nine appeals against refusal of planning permission by the District Council.

51. DEVELOPMENT MANAGEMENT PROGRESS REPORT: 1ST JULY - 30TH SEPTEMBER 2009

The Panel received and noted a report by the Planning Service Manager (Development Management) (a copy of which is appended in the Minute Book) which detailed the activities of Development Management services over the period 1st July to 30th September 2009 and compared performance with the preceding quarter and the corresponding period in 2008.

In particular, it was pointed out that the quarterly fee income had again exceeded that envisaged in the revised budget by £48,061.

Chairman