

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, 16 April 2018.

PRESENT: Councillor E R Butler – Chairman.

Councillors C E Bober, P L E Bucknell, R C Carter, Mrs S Conboy, J E Corley, M Francis, R Fuller, I D Gardener, J P Morris, L R Swain, R G Tuplin and R J West.

APOLOGIES: Apologies for absence from the meeting were submitted on behalf of Councillors J D Ablewhite, D B Dew and P D Reeve.

81. MINUTES

The Minutes of the meeting of the Committee held on 19th March 2018 were approved as a correct record and signed by the Chairman.

82. MEMBERS' INTERESTS

Councillor I D Gardener declared a non-statutory disclosable interest in Minute No 83 by virtue of the fact that the application related to the Ward he represented.

Councillor C E Bober declared a non-statutory disclosable interest in Minute No 83 by virtue of the fact that he was an Elected Member for St Neots.

Councillor J E Corley declared a non-statutory disclosable interest in Minute No 83 by virtue of the fact that he was an Elected Member for St Neots.

83. OUTLINE APPLICATION FOR THE DEVELOPMENT OF UP TO 1020 DWELLINGS, UP TO 7.6HAS OF MIXED USES INCLUDING A NURSERY/CRÈCHE (USE CLASS D1), PUBLIC HOUSE (USE CLASS A4), HOTEL (CLASS C1), CARE ACCOMMODATION (USE CLASS C2) AND EMPLOYMENT USES (USE CLASS B1), CONNECTIONS WITH LOVES FARM, ON-SITE ROADS AND PEDESTRIAN/CYCLE ROUTES, OPEN SPACE AND OTHER RELATED INFRASTRUCTURE - LOVES FARM EASTERN EXPANSION DEVELOPMENT AREA, CAMBRIDGE ROAD, ST NEOTS - 13/00388/OUT

(Mr S Garnett, agent, addressed the Committee on the application).

(See Minute No. 82 for Members' Interests).

Consideration was given to a report by the Planning Services Manager (a copy of which is appended in the Minute Book) on and outline application for the development of up to 1020 dwellings, up to

7.6has of mixed uses including a nursery/crèche (Use Class D1), public house (Use Class A4), hotel (Class C1), care accommodation (use Class C2) and employment uses (Use Class B1), connections with Loves Farm, on-site roads and pedestrian/cycle routes, open space and other related infrastructure on the Loves Farm Eastern Expansion Development Area, Cambridge Road, St Neots.

Councillor I D Gardener informed the Committee of the conclusions reached by the S106 Agreement Advisory Group on the proposed terms of an Agreement. In response to a question by Councillor S J Conboy, he confirmed the Advisory had received assurances that the NHS provision would be adequate.

Members received clarification of the provision for bus services, the mechanism through which affordable housing would be delivered and traffic mitigation. Whereupon, it was

RESOLVED

- a). that authority be delegated to finalise the terms of the delivery agreement and associated review mechanism, planning conditions, terms of the S.106 agreement to the Head of Development after consultation with the Executive Member with responsibility for Planning, the Chairman of the Development Management Committee and the Chairman of the S.106 Advisory Group; and
- b). that following the completion of the S.106, application 1300388OUT be approved subject to conditions;

Or

- c). that application 1300388OUT be refused in the event that the applicant is unwilling to complete the obligations necessary to make the development acceptable in planning terms, and is also unwilling to agree to an extension of time for the determination of the application.

84. 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 design to dwelling house previously approved under application 16/01036/FUL - Living Accommodation, 2 Hilton Road Fenstanton - 17/02688/FUL**

(Mr E Grace, objector, Councillor D Mead, Ward Member, and Ms L Mooney, applicant, addressed the Committee on the application).

that, subject to the receipt of revised plans showing retention of trees, and following consultation with the Chairman and Vice-Chairman of the Committee and the Executive Member for Housing and Planning, Officers be authorised to determine the application under delegated powers.

(b) Removal of disused building and proposed 5 flat development - Bury Road Industrial Estate, Bury Road, Ramsey - 18/00231/OUT

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

Chairman

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