

HUNTINGDON TOWN COUNCIL
PLANNING APPLICATIONS PANEL

To: The Members of Huntingdon Town Council

A meeting of the Planning Applications Panel will take place in **THE TOWN HALL, MARKET HILL, HUNTINGDON** on **THURSDAY 16th FEBRUARY 2017** at **6:30pm**

AGENDA

144. **APOLOGIES FOR ABSENCE**

To receive any apologies for absence

145. **DECLARATIONS OF INTEREST**

To receive any declarations of interest in items on the agenda

146. **MINUTES**

To receive and approve as a correct record the minutes of the meeting of the Planning Applications Panel held on 2nd February 2017 (M18) (attached)

147. **PUBLIC ADDRESS/ADDRESS BY OTHER TOWN COUNCILLORS TO PANEL**

To hear any address to the Panel from members of the public and other members of the Town Council on matters which are its responsibility.

148. **PLANNING APPLICATIONS**

To consider recommendations for Huntingdonshire District Council in respect of the attached list of applications dated 16th February 2017 (Plans are available for inspection via <http://publicaccess.huntingdonshire.gov.uk/online-applications/> , and will be displayed at the meeting).

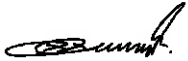
149. **DECISION NOTICES**

To receive and note the decision notices received from Huntingdonshire District Council as per the attached schedule dated 16th February 2017.

150. **DATE & AGENDA OF THE NEXT MEETING**

2nd March 2017, Town Hall, Market Hill, Huntingdon.

This meeting will be serviced by the Administration Assistant – 01480 410381



**PHILIP PEACOCK
TOWN CLERK**

Date: 10th February 2017
Town Hall, Market Hill,
Huntingdon
PE29 3PJ
www.huntingdowntown.gov.uk

Copies for information to: Town and Deputy Town Clerks; The Press; The Police; County Library; Chief Executive and Head of Planning Services of Huntingdonshire District Council; District Councillors & County Councillors.

Notes

A. Disclosable Pecuniary Interests

(1) Members are required to declare any disclosable pecuniary interests and unless you have obtained dispensation, cannot discuss or vote on the matter at the meeting and must also leave the room whilst the matter is being debated or voted on.

(2) A Member has a disclosable pecuniary interest if it

(a) relates to you, or

(b) is an interest of -

(i) your spouse or civil partner; or (ii) a person with whom you are living as husband and wife; or (iii) a person with whom you are living as if you were civil partners and you are aware that the other person has the interest.

(3) Disclosable pecuniary interests includes -

(a) any employment or profession carried out for profit or gain;

(b) any financial benefit received by the Member in respect of expenses incurred carrying out his or her duties as a Member (except from the Council);

(c) any current contracts with the Council;

(d) any beneficial interest in land/property within the Council's area;

(e) any licence for a month or longer to occupy land in the Council's area;

(f) any tenancy where the Council is landlord and the Member (or person in (2)(b) above) has a beneficial interest; or

(g) a beneficial interest (above the specified level) in the shares of any body which has a place of business or land in the Council's area.

B. Other Interests

(4) If a Member has a non-disclosable pecuniary interest or a non-pecuniary interest then you are required to declare that interest, but may remain to discuss and vote.

(5) A Member has a non-disclosable pecuniary interest or a non-pecuniary interest where -

(a) a decision in relation to the business being considered might reasonably be regarded as affecting the well-being or financial standing of you or a member of your family or a person with whom you have a close association to a greater extent than it would affect the majority of the council tax payers, rate payers or inhabitants of the ward or electoral area for which you have been elected or otherwise of the Council's administrative area, or

(b) it relates to or is likely to affect any of the descriptions referred to above, but in respect of a member of your family (other than specified in (2)(b) above) or a person with whom you have a close association and that interest is not a disclosable pecuniary interest.

HUNTINGDON TOWN COUNCIL
PLANNING APPLICATIONS PANEL

A meeting of the Planning Applications Panel was held in the Town Hall, Market Hill, Huntingdon on Thursday 2nd February 2017.

Present: Councillors A Beevor, S Gifford (Chairman) S Hassell, P Kadewere, A Mackender-Lawrence, B Manning, and B Morrell

In Attendance 4 Members of the public

Absent: Councillors T Forster, and R Valatka.

136. **APOLOGIES FOR ABSENCE**

There was none.

137. **DECLARATIONS OF INTEREST**

There were none.

138. **MINUTES**

Copies of the minutes of the Planning Applications Panel meeting held on 12th January 2017 (M17) had been published to the website following their informal approval by the Chairman and it was

RESOLVED to approve these as a correct record and they were duly signed by the Chairman.

139. **PUBLIC ADDRESS/ADDRESS BY OTHER TOWN COUNCILLORS TO PANEL**

A Member of the public indicated that they wished to speak and it was proposed, seconded and

RESOLVED to adjourn the meeting.

3 residents of Hodsons Drive, Huntingdon wished to state their concerns over the proposed development of a Bungalow.

The development would be an overbuild of the site as it was a small garden plot. Mrs James felt that the development could affect the amount of daylight into her property and back garden.

Residents highlighted the existing traffic and parking issues within the drive, stating that the road was currently only 4m wide and insufficient for 2 cars to pass, making access difficult. By increasing the number of properties within the drive, parking and traffic problems would be exacerbated and meant that

vehicles may not be able to access their own properties and that emergency vehicles would be unable to drive into Hodsons Drive.

Members thanked the residents for their comments and it was proposed, seconded and

RESOLVED to reconvene the meeting.

140. **PRESENTATION**

Members welcomed Mr Hugo Haig (Lochailort Investments Managing Director), Mr James Croucher (Planning Director) and Mr Steve Mitchell (Master Planner/Architect)

Members were reminded of previous illustrations and ideas for the site, and were informed that following a meeting with HDC and the meeting with the Planning Application Panel in December 2016, feedback had been acknowledged and some changes made.

Lochailort had examined the Sainsbury's application to better understand the boundaries and how the application would have impacted on neighbouring properties.

A Member questioned the potential impact on the neighbouring Almshouses. Mr Mitchell confirmed that the Almshouses had been taken into consideration in the design process. A heritage consultant was engaged to research the local history and buildings with the aim for the new development to reflect and enhance local properties. The Sainsbury's application had proposed a 3-storey building on the boundary with the Almshouses, however the new development was looking at having any development further from the boundary with landscaping between. The proposal featured a 'car barn' which would be the closest structure to the Almshouses. A 'car barn' would be a 3 sided, single storey building with pitched roof, for private car parking.

A Member questioned how secure the car parking would be and if it could be restricted to stop non-residents parking. Mr Mitchell explained that car barns usually add additional security to residents as they are in line with ground floor windows meaning residents can see any cars parked, and that if necessary could be gated to restrict access to residents only.

Members recommended installing fences near the pedestrian access (nr the train station) to minimise walking over the landscaping. Mr Mitchell explained that the site had been designed to encourage movement from the train station to the high-street, and would look at whether fencing could be appropriate. The design of the main street 'Market Street' would be pedestrian friendly to encourage walking, be well lit and well policed to make it a safe option for pedestrians. Lochailort was working with Highways to ensure that road widths, access points and pedestrian use is considered throughout. There would not be additional traffic lights from the development onto the ring road (St Johns Street) but it would feature a pedestrian crossing.

A Member expressed concern over the site being used as a rat run by motorists, however Mr Haig explained that the site could install bollards or gates to restrict vehicle movement through the site.

A Member asked if the site would be adopted or privately managed. Mr Haig explained that development would likely be privately managed as the quality of service to residents is better, giving additional controls over the site management. Residents would be expected to pay a low-level service charge as a high density urban development but the site would be well managed (including communal landscaping, repairs and maintenance). The site would be designed to encourage residents to use the High Street, the Town and local transport links.

A member noted that it was disappointing that the site had changed from an area of employment (previous use) to a vacant lot, and now to be a residential development. Members argued whether the site should have been reserved for commercial development. Mr Haig concluded that the information from HDC showed that there was an overflow of vacant retail sites within the town and that therefore was supportive of the proposed residential development.

A Member requested that consideration be given to the need for local infrastructure, such as GP surgery dentist, schools etc. Mr Haig confirmed that there would be a CIL Levy on the site which would be for infrastructure.

Members thanked Mr Haig, Mr Croucher and Mr Mitchell for their informative presentation.

141. **PLANNING APPLICATIONS**

Members of the Panel considered the planning applications received from Huntingdonshire District Council contained in a list dated 2nd February 2017 as set out on the attached schedule.

142. **DECISION NOTICES**

The Panel considered the decisions made by the Huntingdonshire District Council contained in a list dated 2nd February 2017 as set out on the attached schedule and it was

RESOLVED to note the decision notices with thanks.

143. **DATE & AGENDA OF THE NEXT MEETING**

The date of the next meeting was noted as Thursday 16th February 2017, at the Town Hall, Market Hill, Huntingdon.

CHAIRMAN

HUNTINGDON TOWN COUNCILPLANNING COMMENTS : 2nd February 2017

16/02267/FUL

Mr Paul Verdicchio, 27 Seathwaite, Huntingdon, PE29 6UY

Change of use from Industrial (B1) to Trampolining Club (Leisure-Sui Generis) 8 Cirrus Court, Glebe Road, Huntingdon, PE29 7DL

Recommend APPROVE. Members were concerned that this application should have been made retrospectively as the trampolining club is already operational.

16/02712/FUL

Lioncross Huntingdon LLP, 10 Geneva House, 3 Park Road, Peterborough, PE1 2UX

Demolition of existing building and erection of new building containing 14 apartments, together with car parking and landscaping including front boundary treatment. 11-12 Ferrers Road, Huntingdon, PE29 3DH

Recommend REFUSE. The application would not be inkeeping with the street scene and traditional neighbouring properties.

17/00013/HHFUL

Mr Adam Folwell, 7 Tennis Court Avenue, Huntingdon, PE29 1WW

Part single storey extension and part loft conversion. 7 Tennis Court Avenue, Huntingdon, PE29 1WW

Recommend APPROVE. Members had no objections to the application and felt that it would be inkeeping with neighbouring properties

17/00029/FUL

Mrs Deborah Younger, 44 Hatchet Lane, Stoneley, St Neots, Cambs, PE19 5EG

Change of use from commercial to residential. 13 High Street, Huntingdon, PE29 3TE

Recommend APPROVE. Members asked that any changes (refurbishments) be sensitive to the streetscene and kept inkeeping with neighbouring buildings

HUNTINGDON TOWN COUNCILPLANNING COMMENTS : 2nd February 2017

17/00063/OUT

Mrs Taylor, Astute Property Solutions, 47 Manor Gardens, Buckden, St Neots, Cambs, PE19 5TN

Erection of proposed detached 2 bedroom bungalow adjacent to 3 Hodsons Drive, Huntingdon. 3 Hodsons Drive, Huntingdon PE29 1JU

Recommend REFUSAL. Members felt that the proposed development would be overdevelopment of the site and would have a negative impact on the narrow access road restricting vehicular access, exacerbating existing traffic issues.

17/00064/HHFUL

Mr and Mrs Fowler, 1 Priory Lane, Huntingdon, PE29 1JL

Demolition of existing extension to rear of property. Erection of proposed extension to rear of property with internal remodelling works. 1 Priory Lane, Huntingdon, PE29 1JL

Recommend APPROVE. Members had no objections to the application and felt that it would be inkeeping with neighbouring properties

17/00109/TREE

Various tree works. 43 Main Street, Huntingdon, PE29 1XZ

Recommend APPROVE.

17/02717/TREE

T1 Ash Tree: Remove ; T2 Conifer: Remove; 7 Mill Common, Huntingdon, PE29 3AU

Members were unable to comment on the application as no information was available.

HUNTINGDON TOWN COUNCIL

PLANNING APPLICATIONS : 16TH FEBRUARY 2017

16/02638/FUL

Mr Nigel Belgrove, Cromwell Veterinary Group
Ltd, 36 St Johns Street, Huntingdon, PE29
3DG

DEADLINE FOR COMMENTS: 42782

To enclose an existing internal courtyard to create two new rooms for the veterinary practice.
36 St Johns Street, Huntingdon, PE29 3DG

17/00018/FUL

Mr Nigel Howes, Cotman Housing
Association, part of the places for people
group. Walnut Tree Drive, Huntingdon, PE29
7YT

DEADLINE FOR COMMENTS: 42788

The erection of timber boarded fencing with concrete posts and concrete gravel boards to a
maximum height of 2.4m behind properties 15-29 Walnut Tree Drive. 15-29 Walnut Tree
Drive, Huntingdon.

17/00062/FUL

Mrs Ranjana Chowdhury, 13 Braintree
Avenue, Redbridge, IG45PY

DEADLINE FOR COMMENTS: 42782

Change of use of shop to residential with retrospective planning permission for existing
external and internal alterations to existing building. 69 High Street, Huntingdon, PE29 3DN

17/00179/FUL

Mr Faron Brown, Luminus Homes Ltd, Brook
House, Ouse Walk, Huntingdon, PE29 3QW

DEADLINE FOR COMMENTS: 42789

Development of 3 houses of site of existing garages and alterations of highway to provide
parking and landscaping. North East of 1 Bradshaw Close, Huntingdon

HUNTINGDON TOWN COUNCIL

PLANNING DECISIONS: 16TH FEBRUARY 2017

16/01077/FUL

Mr Reji Thomas, 76 High Street, Huntingdon, PE29 3EN

Proposed change of use building no. 76 High Street, Huntingdon. 76 High Street, Huntingdon, PE29 3EN

Recommend APPROVAL. Members supported the change of use. Members wished to support local business.

GRANT PERMISSION

16/01708/LBC

Mr Trevor Farncombe, LGSS, Box No OCT1005, Ground Floor, Shire Hall, Castle Hill, Cambridge, CB3 0AP

Floor strengthening works with the coroners office at first floor level.**Lawrence Court, Princes Street, Huntingdon, PE29 3PA**

Recommend APPROVAL. Members had no objections to the application.

WITHDRAWN

16/02554/FUL

Manormaker GP Ltd, C/o CBRE, Henretta House, Henrietta Place, London, W1G 0NB

External alterations to the façade. Unit 1C, Chequers Court Site, Chequers Court, Huntingdon

Recommend APPROVAL. Members supported the development and wished to comment that they hoped the alterations would be inkeeping with the site.

GRANT PERMISSION

16/02572/HHFUL

Mr J Leney, 123 Christie Drive, Huntingdon, PE29 6JP

Proposed demolition of existing timber lean to structure and erection of single storey extension to form utility room and lounge extension. 123 Christie Drive, Huntingdon, PE29 6JP

Recommend APPROVAL. Members felt that this was a suitable proposal, and would be a more solid and hardwearing structure.

GRANT PERMISSION