

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 24th AUGUST** at approximately 7:00pm following the Media Sub Committee.

AGENDA

17. **APOLOGIES FOR ABSENCE**

To receive any apologies for absence

18. **DECLARATIONS OF INTEREST**

To receive any declarations of interest in items on the agenda

19. **MINUTES**

To receive and approve as a correct record the minutes of the meeting of the Planning Applications Panel held on 10th August 2023 (M2) (attached)

20. **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.

21. **PLANNING APPLICATIONS**

To consider recommendations for Huntingdonshire District Council in respect of the attached list of applications dated 24th August 2023. Applications can be viewed at <https://publicaccess.huntingdonshire.gov.uk/online-applications/>

22. **DECISION NOTICES**

To receive and note the decision notices received from Huntingdonshire District Council as per the attached schedule dated 24th August 2023.

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

7th September 2023, Town Hall, Market Hill, Huntingdon.

This meeting will be serviced by the Corporate Officer – 01480 410380

Date: 17th August 2023
Town Hall, Market Hill,

**PHILIP PEACOCK
TOWN CLERK**

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 10th August 2023 at 6:30pm.

Present: Councillors: K Brockett (Ex-Officio); D Cole (Chairman); J Cole; M Fearon; P Kennington; and P Pearce (Ex-Officio).

In attendance: 2 members of the public.

9. **APOLOGIES FOR ABSENCE**

Apologies were received from Cllr A McAdam and Cllr J Taylor

10. **DECLARATIONS OF INTEREST**

Cllr P Kennington declared an interest under item 14, application 23/01425/HHFUL.

11. **MINUTES**

Copies of the minutes of the Planning Applications Panel meeting held on 27th July 2023 (M1) had been published to the website following their informal approval by the Chairman. It was then

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

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

There was none.

13. **PLANNING APPLICATIONS PANEL PROCESS**

Members discussed introducing a new process for Members to visit the site of each planning application ahead of each meeting. The Chairman suggested that applications be divided by ward. The following allocations were suggested:

- North-East/West Wards – Cllrs D Cole and J Taylor
- East/Central/South/South-West Wards – Cllrs J Cole, M Fearon, and P Kennington
- Hinchingsbrooke Park/Stukeley Meadows Wards – Cllrs K Brockett (Ex-Officio), A McAdam and P Pearce (Ex-Officio)

Some Members noted that due to other commitments, it may not always be possible to visit the sites of all applications in person. It was also suggested

that some minor applications may not warrant a site visit. It was noted that the proposed process could be implemented as a trial to see how it worked.

Members were also informed that the planning applications page on the HTC website had been updated. Applications would be listed on the webpage when they were received by the Office, in order to give Members more notice to review the applications ahead of meetings.

14. **PLANNING APPLICATIONS**

Members of the Panel considered the planning applications received from Huntingdonshire District Council contained in a list dated 10th August 2023 as set out on the attached schedule.

It was noted that as HTC were involved in the sale of land and discussions around landscaping relating to application 21/02422/FUL, Members were unable to submit further comments on the application to HDC.

Members debated the past sale of the land to Hotel Chocolat and discussed the ongoing delay with the application. It was pointed out that the decision had already been made and could not be changed and the Council should now move forward and learn from the past.

It was noted that it was still unclear what planting was planned for the remaining strip and Members would like to see this clarified.

While HTC was only able to officially comment 'deemed approve,' Members wished to emphasize the importance of compliance and enforcement of all planning conditions to minimise impact on nearby residents.

3 Members abstained from voting on application 21/02422/FUL.

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

The date of the next meeting was noted as 24th August 2023.

CHAIRMAN

HUNTINGDON TOWN COUNCILPLANNING COMMENTS : 10th AUGUST 2023

21/02422/FUL

Erection of factory extension and creation of additional parking areas and associated works
3 Redwongs Way Huntingdon PE29 7HF

Deemed Approve.**Members noted the need for compliance and enforcement of all planning conditions to minimise impact on nearby residents.**

23/01327/FUL

Change of use of Montagu House from current E Class. Reversion to original built intent (C3 Domestic) to provide 3 self contained domestic dwellings, with each dwelling to have own off road parking, and garden amenity space.
81 High Street Huntingdon

Recommend Approve. No objections.

23/01328/LBC

Change of use of Montagu House from current E Class. Reversion to original built intent (C3 Domestic) to provide 3 self contained domestic dwellings, with each dwelling to have own off road parking, and garden amenity space.
81 High Street Huntingdon

Recommend Approve. No objections.

23/01153/FUL

Change of use of the existing internal car parking area (Use Class Sui Generis) into a mixed office, storage, and distribution facility (Sui Generis).
Dryden House St Johns Street Huntingdon PE29 3NU

Recommend Approve. No objections.

23/01400/HHFUL

Erection of ground floor extension, replace rear window and door with bifold door.
39 Hartford Road Huntingdon PE29 3RF

Recommend Approve. No objections.

HUNTINGDON TOWN COUNCILPLANNING COMMENTS : 10th AUGUST 2023

23/01273/FUL

Expansion of parking area to the front of units B4 and B5
B4 And B5 Spitfire Close Huntingdon PE29 6YA

Recommend Approve. No objections.

23/01371/HHFUL

Remove existing conservatory and erect an orangery
10 Walden Grove Huntingdon PE29 3BB

Recommend Approve. No objections.

23/01425/HHFUL

New flat roof first floor extension above existing single storey rear extension
7 Florida Avenue Hartford Huntingdon PE29 1PY

Recommend Approve. No objections.

HUNTINGDON TOWN COUNCIL**PLANNING APPLICATIONS : 24th AUGUST 2023****23/01459/TREE**

DEADLINE FOR COMMENTS: 23/08/2023

049 - Elm. Fell. 068 - Oak. Reduce to 5m. 207 - Ash. Fell. 227 - Oak. Reduce over extended side laterals over the road by 2.5m. 668 - Raywood Ash - Fell. 592 - Raywood Ash - Crown raise lower laterals to 3m and remove hanging branches.

Hinchingbrooke Hospital Brampton Road Huntingdon PE29 6NT

23/01377/FUL

DEADLINE FOR COMMENTS: 31/08/2023

Enhancement works to Hinchingbrooke Country Park, to include an extension to the existing countryside centre, new car parking (to include new electric vehicle charging), improved access and lighting, biodiversity enhancements and other associated improvements and works

Hinchingbrooke Country Park Hinchingbrooke Park Road Huntingdon

23/01473/HHFUL

DEADLINE FOR COMMENTS: 02/09/2023

Proposal to Build a Garden room to the rear of the property to add private space away from the primary home.

1 Ambury Hill Huntingdon PE29 1JQ

HUNTINGDON TOWN COUNCIL**PLANNING DECISIONS: 24th AUGUST 2023****23/00833/FUL**

Proposed change of use from dwelling house to Dental Surgery. On site car parking and vehicular access improvements.

33 Main Street Hartford Huntingdon PE29 1XU

HTC COMMENTS: Recommend Approve. No objections. Good to have another dentist in the area. Parking has been extended at the rear to accommodate 3 cars which no doubt will be used for staff. LPA should consider the impact on local amenities as patients will no doubt park on the street.

HDC DECISION: APPROVED

22/02497/FUL

Demolition of existing garages to be replaced with the construction of 3x dwellings. South Of 13 Lammas Gardens Huntingdon

HTC COMMENTS: Recommend Approve: No objections. Plenty of parking provided but residents have noted an issue regarding access through King Gardens. Would like clarification on what the garages are currently used for and what impact on losing them would be as this is not mentioned.

HDC DECISION: WITHDRAWN