

HUNTINGDON TOWN COUNCIL
PLANNING COMMITTEE

To; All Members of Huntingdon Town Council.

YOU ARE HEREBY SUMMONSED TO ATTEND
a meeting of the
PLANNING COMMITTEE
to be held
VIRTUALLY VIA ZOOM
Press & Members of the Public
please see note on how to access at bottom of this Agenda
on
WEDNESDAY 28TH APRIL 2021 at 6.30PM

22nd April 2021

P Peacock

PHILIP PEACOCK
TOWN CLERK

Town Hall
Market Hill
Huntingdon
PE29 3PJ

AGENDA

18. **APOLOGIES FOR ABSENCE**

To receive any apologies for absence

19. **DECLARATIONS OF INTEREST**

To hear any declarations of interest in items on this agenda (see notes attached)

20. **PUBLIC ADDRESS**

To hear any address to the Committee from members of the public on matters within its responsibility

21. **MINUTES**

To receive and approve the minutes of the meeting of the Planning Committee held on 21st January 2021 (M2)

22. **PRESENTATION BY MARTIN CURTIS FROM CURTIN AND CO**

Presentation by Martin Curtis from Curtin and Co concerning the development of land north of A141.

23. **20/02613/FUL PHASED RESIDENTIAL DEVELOPMENT OF 158 DWELLINGS WITH ACCESS, CAR/CYCLE PARKING, LANDSCAPING AND ASSOCIATED WORKS. LAND AT EDISON BELL WAY BETWEEN ST JOHNS STREET AND GEORGE STREET, HUNTINGDON**

To receive and comment of the planning application which has been made for the phased development of 178 dwellings at the land at Edison Bell Way.

24. **PAVEMENT LICENCE CONSULTATION, THE COMMEMORATION HALL, 39 HIGH STREET, HUNTINGDON PE29 3AQ**

To receive and comment on the licence application which has been made to use the pavement outside The Commemoration Hall, for 4 tables and 16 chairs between the hours of 9am and 9pm Monday – Thursday, 9am and 10pm Friday – Saturday and 10am and 6pm on Sundays.

25. **19/02358/FUL CHANGE OF USE OF AREA OF THE PUBLIC HIGHWAY FOR THE SITTING OF 5 TABLES, 13 CHAIRS IN CONNECTION WITH THE ADJACENT FOOD OUTLET (ROOSTERZ) 51A HIGH STREET, HUNTINGDON PE29 3AQ**

To receive and comment on the planning application which has been made to construct a canopy over the forecourt and use the pavement outside the building for tables and chairs for customer use.

26. **EAST WEST RAIL CONSULTATION**

To receive a verbal update about the East West Rail consultation. Please find more details [here](#).

27. **PROPOSED NEW CARE HOME, RINGSHILL HOUSE, SALLOWBUSH ROAD, HUNTINGDON**

To receive and comment on proposed care home at Ringshill House, Sallowbush Road, Huntingdon. Redevelopment of vacant care home site to feature 53 en-suite bedrooms, communal facilities and parking.

28. **DATE AND AGENDA OF THE NEXT MEETING**

TBC

This meeting will be serviced by the Town Clerk – 01480 410383
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Copies for information to:
District Councillors; County Councillors; The Chairman and Chief Executive of Huntingdonshire District Council; The Press; Huntingdon Public Library and the Police.

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 COMMITTEE**

A meeting of the Planning Committee was held at virtually over Zoom on Thursday 21st January 2021.

Present: Councillors: A Beevor; P Brown; J Cole; A Diaz; C Doyle; S Gifford; V Hufford; P Kadewere; B Luckham; A McAdam; S McAdam; P Pearce; T Sanderson; T Shrapnel; S Sweek and K Webb (Chairman).

Councillor T Sanderson joined at 6:40pm, Councillor T Shrapnel joined at 6:45pm, Councillor B Luckham joined at 7:10pm

Absent: Councillor Baker

In Attendance: James Croucher and Hugo Haig from Lochailort; Mike Glancy, Ugne Mikucionyte; Sam Jonas from Colonnade Revival; Chris Jordan and Ben Manning

8. **APOLOGIES FOR ABSENCE**

Apologies were received from Councillors A Blackwell and P Kennington.

9. **DECLARATIONS OF INTEREST**

There were none.

10. **PUBLIC ADDRESS**

There was none.

Clerk's Note: Karl Webb took over as Chairman due to Chris Doyle's internet problems.

11. **MINUTES**

Copies of the minutes of the Planning Committee meeting held on 15th October (M1) had been circulated following their informal approval by the Chairman. It was noted that Phil Pearce was marked as Chairman but it should have been Chris Doyle. It was also noted that the minutes incorrectly stated that it was resolved to approve the Planning Committee minutes held on 30th May 2019 (M1) instead of 23rd January 2020 (M3). Subject to these amendments, it was proposed, seconded and

RESOLVED to approve the Planning Committee minutes held on 21st October 2020 (M1), which would be signed by the Chairman at a later date.

12. **FORMER SAINSBURY'S SUPERMARKET SITE, EDISON BELL WAY, HUNTINGDON**

James Croucher and Hugo Haig from Laichalort gave a presentation about the former Sainsbury's supermarket site on Edison Bell Way in Huntingdon. The plans had been revised down from 345 units covering the east and west site. Having cleared the contaminated site, they were looking for a joint venture partner to take this forward. They decided it was prudent to reduce the number of flats and increase the number is houses and use the existing access instead of a traffic light system. The reduction of the number of flats allowed for more houses and more garden space aimed towards families.

A Member stated the new plans were an improvement and queried what were the contaminates and if there were going to be any amenities. Hugo Haig explained that the site had been derelict for years and had previously been used as an industrial estate and an engineering works. The site had to be cleared of the by-products engineering; concrete, oil, metals and asbestos. The site had been signed off by Huntingdonshire District Council and Environmental Health.

There would not be any amenities in the updated planning proposals.

A Member queried what precautions had been taken for car parking and floods. Hugo Haig explained that every property would have at least one parking space. This increased for the larger houses. There would be a CCTV system that would recognise resident's car registration plates. People who were not authorised to park there would be issued with a fine. This would be used as a deterrent for people using the new housing development as free parking for the station or shopping.

The site had never flooded and it was on a hill, so it was not a concern.

A Member liked the look of the new proposals and said they were more attractive than the previous plans. They wanted to know what the environmental impacts of the site were. Hugo Haig stated that the site was 50% smaller so half the amount of materials would be used to build it. They had improved the environment already by the remediation work to decontaminate the site ready to build houses.

A Member asked if anything was being done to reduce the carbon footprint. James Croucher explained that a detailed assessment of decarbonised energy sources was being carried out to make the development more sustainable.

A Member queried whether there would be electric charge points for electric vehicles. Hugo Haig said that in all probability some houses would have electric charge points.

A Member commented that it was a good use of a brown field site near the town centre being used for low density housing. They questioned if ground source heat pumps were going to be used for heating. James Croucher said it was being investigated and would be confirmed in the planning application.

A Member asked if there was a provision for a community centre. Hugo Haig said there was currently no provision as the site was close to the town centre where places to meet were available.

The Town Clerk asked that Huntingdon Town Council be considered for the green open space maintenance.

13. **FOUNTAIN ARCADE, 111 HIGH STREET, HUNTINGDON**

Mike Glancy, Ugne Mikucionyte; Sam Jonas from Colonnade Revival. The company was partnership based; interested in the revival of large retail spaces on the High Street. The proposal was to turn 111 High Street, Huntingdon which was formerly The Fountain Hotel into an arcade with 18 tenants with one monthly fee for rent and rates. There would be a bar space towards the back of the ground floor and an events space on the first floor. The vision was to let to independent retailers, local providers to provide a fresh food restaurant with an events space. Research showed there was reception venue space lacking in central Huntingdon.

The bar area at the back would seat 150 people and the event space upstairs could hold up to 400. There would be a 'kids zone' and an outside terrace on the first floor along with the office space for the management of the building.

Colonnade Revival planned to create 120 jobs with eh kiosks providing a further 100 plus jobs. The regenerated space would drive footfall to the town centre.

Colonnade Revival did not own the property and it was noted that the building had infestations (pigeons) and potentially asbestos.

Huntingdonshire District Council was fully supportive but was unsure about asset requisition as they did not know how the government would approach regeneration funding after the pandemic. Colonnade Revival was looking for funding options and asked if Huntingdon Town Council could help.

A Member said that it was good to see some interest in regeneration. They liked the business model but was unsure how Huntingdon Town Council could help but agreed something needed to be done to increase the footfall in the town centre.

A Member asked if the building had three floors. Sam Jonas explained that the floor space on the second floor was not as big as the ground floor and first floor. The third floor is basically just windows.

A member asked why there was no parking provided at the back of the property for shoppers and workers. Sam Jonas explained the space was going to be used for operational waste management so there wasn't enough space for parking. There were other car parks in Huntingdon that workers and shoppers could use.

A Member asked what would happen to the building after the end of the 15-year lease. Mike Glancy explained that the lease would be renewed, and the business would carry on as it had been.

A Member raised concerns that Huntingdonshire District Council suggested Huntingdon Town Council could help financially to purchase the building. Colonnade Revival did not own the building and Huntingdon Town Council did not have jurisdiction to invest. Mike Glancy explained that Huntingdonshire District Council did not suggest that they could join with Huntingdon Town Council to help provide funding for the project. Mike Glancy was asking if it would be possible as a joint venture.

The Town Clerk explained that the Chairman of the Finance Committee was correct that Huntingdon Town Council could not invest in this project. The precept could not be used to invest in this project. Although Huntingdon Town Council couldn't invest, there could be interest for a kiosk for a Tourist Information Office.

The Town Clerk pointed out that the kiosks would need a water and electric supply. There would also need to be a waste management system so rubbish would not be left bagged up outside individual kiosks therefore deterring customers visiting the bar in the evenings. Sam Jonas explained that all of this would be included on plans at the planning application stage.

The Town Clerk also pointed out that if the building had previously held an alcohol licence there maybe a caveat that the previous provider may still have to be used.

A Member said that it was a very inspirational project and would love to see it in the town centre, however the main problem was funding.

The Chairman thanked Mike Glancy for the presentation.

14. **NEIGHBOURHOOD PLAN REVISION**

14.1 Members to agree the revision of the Neighbourhood Plan, to be completed for the Referendum to co-inside with the Town Council Elections in 2022.

The Town Clerk explained that combining the referendum on the revision of the Neighbourhood Plan with Town Council Elections in 2022 would reduce costs. The Mayor agreed that it was important to start work on this.

It was proposed, seconded and

RESOLVED to agree the revision of the Neighbourhood Plan, to be completed for the Referendum to co-inside with the Town Council Elections in 2022.

14.2 Members to agree to the formation of a Working Party to undertake the revision. It was agreed that there were 8 members on the working party the last time the Neighbourhood Plan was worked on.

It was proposed, seconded and

RESOLVED that a working party would be formed to undertake the revisions to the Neighbourhood Plan.

14.3 Members to agree the membership of the Working Party. It was agreed the membership would consist of Councillors Juliet Cole, Chris Doyle, Veronica Hufford, Patrick Kadewere, Audrey McAdam, Steve McAdam, Sam Sweek and Karl Webb would be ex officio. It was stated that it would be left open as Tom Sanderson may want to join but he had left the meeting earlier.

15. **PAVEMENT LICENCE CONSULTATION, CROMWELL'S BAR AND CAFE, 37 HIGH STREET, HUNTINGDON**

Various Members commented that there were already tables and chairs outside the bar on the High Street so there was no problem.

It was proposed, seconded and

APPROVED that the pavement licence should go ahead.

16. **EXTRA AGENDA ITEM – EAST CAMBRIDGESHIRE DISTRICT COUNCIL CREMATORIUM AT MEPAL OUTDOOR CENTRE**

The Town Clerk explained that East Cambridgeshire District Council had put forward a planning application for a crematorium at Mepal Outdoor Centre. Members were asked if they wanted this as an agenda item at the next Planning Meeting. It was agreed that a meeting would be held on 28th January or in February to discuss this.

17. **DATE AND AGENDA OF THE NEXT MEETING**

The date of the next meeting was noted as to be confirmed.

CHAIRMAN