

A meeting of the **DEVELOPMENT MANAGEMENT PANEL** will be held in the **CIVIC SUITE, PATHFINDER HOUSE, ST MARY'S STREET, HUNTINGDON, PE29 3TN** on **MONDAY, 16 SEPTEMBER 2013** at **7:00 PM** and you are requested to attend for the transaction of the following business:-

APOLOGIES

1. MINUTES (Pages 1 - 8)

To approve as a correct record the Minutes of the meeting held on 19th August 2013.

2. MEMBERS' INTERESTS

To receive from Members declarations as to disclosable pecuniary or other interests in relation to any Agenda item.

3. OTHER APPLICATIONS

(a) Kimbolton (Pages 9 - 86)

Erection of 3 wind turbines with a maximum total height to blade tip of 125m along with associated infrastructure including access tracks, crane – Land West of Bicton Industrial Park including Disused Airfield attached to Stow Road, Kimbolton.

(b) Brington and Molesworth (Pages 87 - 134)

Erection of 56 dwellings (including 12 affordable units) following demolition of 40 existing dwellings, access and landscaping works and formation of public open spaces – Land at Hill Rise and Hill Close, Brington.

(c) Huntingdon (Pages 135 - 144)

Reposition garden fence – 93 Sparrowhawk Way, Hartford.

To consider reports by the Planning Service Manager (Development Management).

4. APPLICATIONS REQUIRING REFERENCE TO PANEL

(a) Alconbury (Pages 145 - 170)

Erection of detached house and garage on former car park land – Land adjacent The Mill Public House, Mill Road.

(b) Spaldwick (Pages 171 - 190)

Erection of dwelling – Land adjacent 33 Thrapston Road.

(c) **St Ives** (Pages 191 - 224)

New extension for retail purposes and associated works – The Manchester Arms, 138 Needingworth Road.

(d) **St Neots** (Pages 225 - 234)

Proposed two storey extension to front – 8 Eaton Ford Green, Eaton Ford.

(e) **St Neots** (Pages 235 - 252)

Erection of dwelling – Land east of 116 St Neots Road, Eaton Ford.

To consider reports by the Planning Service Manager (Development Management).

5. DEVELOPMENT MANAGEMENT PROGRESS REPORT - 1ST MAY - 31ST JULY 2013 (Pages 253 - 256)

To consider a report by the Planning Service Manager (Development Management).

LATE REPRESENTATIONS

To be published on the website – www.huntingdonshire.gov.uk on 13th September 2013.

Dated this 4 day of September 2013



Head of Paid Service

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 authority'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.

Please contact Ms C Deller, Democratic Services Manager, Tel No. 01480 388007/e-mail: Christine.Deller@huntingdonshire.gov.uk if you have a general query on any Agenda Item, wish to tender your Apologies for absence from the meeting, or would like information on any decision taken by the Panel. However, if you wish to speak at the Panel's meeting regarding a particular Agenda Item please contact Carolyn Chegwiddden - Tel No. 01480 388420 before 4.30pm on the Friday preceding this meeting.

Specific enquiries with regard to items on the Agenda should be directed towards the Contact Officer.

Members of the public are welcome to attend this meeting as observers except during consideration of confidential or exempt items of business.

If you would like a translation of
Agenda/Minutes/Reports or would like a
large text version or an audio version
please contact the Democratic Services Manager and
we will try to accommodate your needs.

Emergency Procedure

In the event of the fire alarm being sounded and on the instruction of the Meeting Administrator, all attendees are requested to vacate the building via the closest emergency exit.

Agenda Item 1

HUNTINGDONSHIRE DISTRICT COUNCIL

MINUTES of the meeting of the DEVELOPMENT MANAGEMENT PANEL held in Civic Suite, Pathfinder House, St Mary's Street, Huntingdon, PE29 3TN on Monday, 19 August 2013.

PRESENT: Councillor D B Dew – Chairman.

Councillors Mrs M Banerjee,
Mrs B E Boddington, P L E Bucknell, G J Bull,
E R Butler, R S Farrer, Mrs P J Longford,
A J Mackender-Lawrence, J P Morris,
P D Reeve, R J West and A H Williams.

APOLOGIES: Apologies for absence from the meeting were submitted on behalf of Councillors W T Clough, N J Guyatt and R G Tuplin.

IN ATTENDANCE: Councillors C R Hyams, Mrs L Kadic and M F Shellens.

25. MINUTES

The Minutes of the meeting of the Panel held on 15th July 2013 were approved as a correct record and signed by the Chairman.

Referring to Minute No 21(b) (iii), the Chairman undertook to pursue the Panel's request to establish from Cambridgeshire County Council why it had taken over a year to process a public footpath order.

26. MEMBERS' INTERESTS

Councillor G J Bull declared a non-pecuniary interest in Minute No. 28(h) by virtue of an association with the applicant.

Councillor Mrs P J Longford declared a disclosable pecuniary interest in Minute No. 28(c) by virtue of her husband's business involvement with the applicant and withdrew from the room during discussion and voting on the application.

Councillor P D Reeve declared a non-pecuniary interest in Minute No. 28(d) by virtue of his membership of Ramsey Town Council and an association with the applicant. Councillor Reeve chose to leave the room during discussion and voting on the application.

27. SECTION 106 AGREEMENTS

Having given consideration to reports by the Planning Service Manager (Development Management) and been advised by Councillor E R Butler of the views of the Section 106 Agreement Advisory Group and of further representations on both applications,

the Panel

RESOLVED

(a) **Residential development, land at Ivy Nurseries, Cambridge Road, Fenstanton – 12/00590/OUT**

(i) that the Head of Legal and Democratic Services be authorised to enter into an Agreement under the Town and Country Planning Act 1990 to secure the following infrastructure requirements and planning obligations –

- ◆ the provision of 40% affordable housing with a 70/30 tenure split;
- ◆ a contribution of approximately £10,149 towards off-site open space;
- ◆ the provision of three wheeled bins per dwelling; and
- ◆ a commuted sum for maintenance of any on-site open space to be adopted; and

(ii) that, subject to the completion of the Agreement referred to in resolution (i) above, the application be approved subject to conditions to be determined by the Assistant Director, Environment, Growth and Planning to include those listed in paragraph 8 of the report now submitted.

[The Panel noted representations made by County Councillor I C Bates with regard to the allocation of CIL funding to Fenstanton for appropriate infrastructure and particularly for education and the provision of primary school places given the potential for an accumulation of residential development/sites within the boundaries of the village.]

(b) **Erection of buildings for business and industrial uses, land for development, west of Windmill Cottage, Mill Lane, Little Paxton – 90/02015/OUT**

(Mr E Adkins, objector and Mr M Page, agent addressed the Panel on the application.)

(i) that the Head of Legal and Democratic Services be authorised to enter into an Agreement under the Town and Country Planning Act 1990 to secure the following infrastructure requirements and planning obligations –

- ◆ funding of £20,000 per annum for a period of up to five years as a contribution towards an extension to the existing public bus service to serve the development **or** for a period of five years, the provision of a commercial mini-bus

service providing three return services per week day (excluding Bank Holidays) during am peak, lunch time and pm peak between the site, the railway station and town centre/market square; and

- (ii) that, subject to the completion of the Agreement referred to in resolution (i) above, the application be approved subject to conditions to be determined by the Assistant Director, Environment, Growth and Planning to include those listed in paragraph 8 of the report now submitted and in addition to ensure that the junction improvements are undertaken prior to the occupation of the first unit.

[The Panel requested that the applicant be advised to consider the location of appropriately placed bus stops as part of the full application for the proposed development.]

28. APPLICATIONS REQUIRING REFERENCE TO 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) **Change of use of garden and erection of a wooden business building for hair salon, 44 Ashridge Walk, Yaxley – 13/00760FUL**

(Mr S McCormick, applicant addressed the Panel on the application.)

that the application be approved subject to conditions to be determined by the Assistant Director, Environment, Growth and Planning to include those listed in paragraph 8 of the report now submitted and in addition to provide for surface water drainage to mitigate the run-off from the proposed new business.

- (b) **Change of use and refurbishment of listed barn to “events” use, internal alterations and replacement outbuildings to provide ancillary accommodation, Barn, Church Farm, High Street, Yelling – 13/00744/FUL and 13/00745/LBC**

(Councillor P Jackson, Yelling Parish Council, Mr D Bint, objector and Mr M Page, agent addressed the Panel on the applications.)

that the applications be approved subject to conditions

to be determined by the Assistant Director, Environment, Growth and Planning to include those listed in paragraph 8 of the report now submitted.

At 8.55pm, the meeting was adjourned.

Upon resumption at 9.00pm.

(c) **Erection of a detached dwelling, car port and garden store, land east of Moat Cottage, Moat Lane, Abbots Ripton – 13/00934/FUL**

(See Minute No. 26 for Members' interests.)

that the application be refused for the following reasons:-

- ◆ having regard to the settlement morphology of Abbots Ripton, as well as the physical appearance of the application site and its surroundings, it is considered that the application site lies outside of the built-up area of Abbots Ripton and therefore the principle of residential development is not acceptable, contrary to policy CS3 of the adopted Core Strategy and policies LP10 and LP11 of the draft Huntingdonshire Local Plan to 2036: Stage 3, 2013;
- ◆ the proposal seeks to develop an area of undeveloped open space. This is a point within the Conservation Area where the rural undeveloped landscape permeates through into the settlement. Development of this site would have little regard to the settlement morphology of Abbots Ripton and would result in a prominent development in the Conservation Area which would by virtue of its siting and scale fail to preserve or enhance the character and appearance of the Conservation Area;
- ◆ the development of the site also has little regard to its impact on the setting of the adjacent listed building and Scheduled Ancient Monument. This development unduly encroaches into the space around Moat House and will be unduly impinging on the setting of the listed building and Scheduled Ancient Monument such that it would cause harm to their setting. It is not considered that there are any public benefits in the proposed development which would outweigh the harm to the designated heritage assets; and
- ◆ the proposal is considered contrary to the National Planning Policy Framework, policies En2, En5, En6, En9, En11 and En25 of the Huntingdonshire Local Plan, policy HL5 of the Local Plan Alteration, policies LP11, LP13 and LP31 of the draft Huntingdonshire Local Plan to

2036: Stage 3 (2013) and the Huntingdonshire Design Guide, 2007, Huntingdonshire Landscape and Townscape Assessment, 2007 and Abbots Ripton Conservation Area Character Statement.

- (d) **Installation of a small scale wind turbine (80 metres to hub and 24.8 metres to tip) construction of stables for horses and a manege for personal use, construction of kennels for dogs for personal use, land at Cromwell Farm, Warboys Road, Bury – 13/00274/FUL**

(See Minute No. 26 for Members' interests.)

(Mr D Allen, applicant addressed the Panel on the application.)

that the application be approved subject to conditions to be determined by the Assistant Director, Environment, Growth and Planning to include those listed in paragraph 8 of the report now submitted.

[The Assistant Director reported that an Environmental Screening Opinion was currently being undertaken and would be concluded prior to issue of the Decision Notice.]

- (e) **Five affordable bungalows and provision of public path (amended plans included bulkier roof and wheelchair access), land south-east of McCartney House, Mowlands, Godmanchester – 13/00403/FUL**

(Councillor G Wilson, Godmanchester Town Council, Councillors C R Hyams and L Kadic, Ward Councillors and Mr Peacock, objector addressed the Panel on the application.)

that, as determination of the application rested largely on the adequacy and safety of the access to the proposed development for emergency vehicles and refuse collection purposes, the application be deferred to enable the Planning Service Manager (Development Management) to clarify land ownership issues and obtain comments on the application from the Fire and Rescue Service.

- (f) **Erection of 2 flats and alterations of existing flats following demolition of garages, Hartford Court, 21 Main Street, Hartford, Huntingdon – 12/02038/FUL and 12/02039/CAC**

(Councillor M F Shellens, Ward Councillor, Mr P Jeffries and Councillor A Cole, objectors and Mr D Ward, on behalf of the applicant addressed the Panel on the application.)

that contrary to the recommendation of the Planning Service Manager (Development Management) the application for planning permission be refused for the following reason:-

by reason of its poor design standard, the proposed development would have a harmful impact on the King of the Belgians, a Grade II Listed Public House and the character and appearance of the Hartford Conservation Area contrary to policies En2, En5, En6, En8, En9 and En25 of the Huntingdonshire Local Plan 1995 and policies LP13 and LP15 of the draft Huntingdonshire Local Plan to 2036: Stage 3 (2013).

- (g) **Change of use to equestrian. Erection of stable block including hay storage and tack room and manege, land south of 7 Staunch Hill, Leighton Bromswold – 13/00425/FUL**

(Mrs S Houghton, objector and Mrs F Moore, applicant addressed the Panel on the application.)

that the application be approved subject to conditions to be determined by the Assistant Director, Environment, Growth and Planning to include those listed in paragraph 8 of the report now submitted and additionally to provide for the planting of a soft landscape scheme prior to commencement of the development to mitigate the impact of the stable block on the northern boundary of the site and the occupiers of The Avenue, Leighton Bromswold.

- (h) **Additional staff accommodation, Lakeside Lodge Golf Centre, Fen Road, Pidley – 13/00504/FUL**

(See Minute No. 26 for Members' interests.)

(Mr D Hopkins, applicant, addressed the Panel on the application.)

that the application be refused for the following reason:-

the proposed development would be contrary to the provisions of policies H23 and En17 of the Huntingdonshire Local Plan 1995, policy CS3 of the Local Development Framework Core Strategy 2009 and policy LP26 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) in that the erection of new dwellings in the countryside will be restricted to where there is an essential need. On the basis of the evidence submitted to support this proposal there is insufficient justification to make an exception to the normal policies of restraint in terms of the principle and scale of the development.

- (i) **Demolition of outbuildings to rear of existing dwelling and the erection of a dwelling, Magnolia, High Street, Pidley – 13/00683/FUL**

(Councillor D Hopkins, Pidley-cum-Fenton Parish Council and Mr Sharpley, objector addressed the Panel on the application.

that, subject to verification of the height of the proposed roof lights to ensure there is no potential for over-looking of the immediate neighbours, confirmation of the results of the bat survey, the resolution of any Great Crested Newt impact and the receipt of a unilateral undertaking to fund the provision of wheeled bins, the application be approved subject to conditions to be determined by the Assistant Director, Environment, Growth and Planning to include those listed in paragraph 8 of the report now submitted.

29. APPEAL DECISIONS

The Planning Service Manager (Development Management) reported on the outcome of two appeals against refusal of planning permission by the District Council (a copy of the report is appended in the Minute Book).

Chairman

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Case No: 1300512FUL (FULL PLANNING APPLICATION)

Proposal: ERECTION OF 3 WIND TURBINES WITH A MAXIMUM TOTAL HEIGHT TO BLADE TIP OF 125M ALONG WITH ASSOCIATED INFRASTRUCTURE INCLUDING ACCESS TRACKS, CRANE HARDSTANDINGS, CONTROL BUILDING, CONSTRUCTION COMPOUND AND METEOROLOGICAL MAST

Location: LAND WEST OF BICTON INDUSTRIAL PARK INCLUDING DISUSED AIRFIELD ATTACHED TO STOW ROAD

Applicant: BROADVIEW ENERGY LTD

Grid Ref: 510198 270134

Date of Registration: 12.04.2013

Parish: KIMBOLTON

RECOMMENDATION - REFUSAL

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The site is located on land to the west of the Bicton Industrial Estate, between the villages of Kimbolton to the south; Tilbrook to the south west; and Stow Longa to the north east. The application site is in two 'parcels': the largest where the turbines are proposed being to the north west of the Stow Longa Road; and a small area at the junction with the B660 and Stow Road. The application site area extends to 138 hectares in size. The site was a former airfield during World War 2 and until 1964, and is currently in agricultural use. It is open in character consisting of large arable fields with a small copse of tree planting located towards the north of the site. A number of public rights of way cross the site and there are also some leftover concrete tracks of the former airfield. The site is located on a plateau at an elevation of between 70m and 75m AOD.
- 1.2 This full application proposes the erection of 3 wind turbines up to a total height of 125 metres, with a typical hub height of 80 metres and a blade length of 45 metres. Although the model of turbine to be used has not yet been chosen the turbines will be of the 3 blade type. Each turbine would have a maximum installed capacity of between 2-3 Mega Watts. Permission is sought for a period of 25 years.
- 1.3 The application also seeks permission for a 50m micro-siting allowance to allow for constraints that cannot be identified at this time such as ecological or archaeological features. The application further states that based on the advice of specialists turbine 1 would only be micro-sited to the south west and turbine 2 would not be micro-sited to within less than 100m from the line of the T mobile micro-wave link which crosses the site or to within 66m of the woodland to its west.

- 1.4 The application also proposes approximately 0.84 hectares of new access tracks and turning heads, upgrading of 0.66ha of existing access tracks, an upgraded site entrance and vehicular access, underground electrical cabling, three turbine working areas/crane pads, an 11.5 meteorological mast, a site control building and a temporary construction compound.
- 1.5 Accompanying information states that the predicted wind speed of the site is 6.7m/s. This compares with a recommended minimum by Department of Business, Innovation and Skills of 6.2m/s. Connection to the grid would be to Kimbolton substation.
- 1.6 The application states that access for delivery of the turbines will be via the A6 junction with the B645. Commercial vehicles during the construction phase of the development will be via the A6, B645 and B660 respectively. When on the B645 the vehicles will travel through the villages of Chelverston and Tilbrook turning left when reaching Kimbolton onto the B660. Temporary junction improvements to enable delivery of the components are detailed in the Environmental Statement (ES), and these are required at Chelverston in Northamptonshire, and at the junction of the B645 and B660 south of Tilbrook. A suitably sized bell-mouth access would be constructed at the site entrance.
- 1.7 The application is accompanied by an ES, a Planning Statement and a Design and Access Statement. Following consideration of the ES further information in relation to landscape and heritage issues in the form of additional photomontages was requested by officers on 25 June 2013. Some of the additional photomontages were submitted on 8 July 2013 and further consultation on these carried out.
- 1.8 The Design and Access Statement which accompanies the planning application details the design process undertaken by the applicants. This shows the evolution of the scheme from the previously proposed 4 turbines (application 1001201FUL), consideration of a revised layout for 4 turbines and then consideration of 3 turbines in two different layouts. The principle changes to the proposal as compared with the previous scheme are:
- * The reduction from 4 to 3 turbines
 - * The removal of the two most southerly turbines originally numbered 2 and 4 and replacement with a newly positioned turbine T1 which would be located to the west of the woodland and immediately south of the poultry houses.
 - * The repositioning of Turbine 3 approximately 100 metres north
 - * The change from a 80m high meteorological mast to a mast 11.5 metres high

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (2012) sets out the three dimensions to sustainable development - an economic role, a social role and an environmental role - and outlines the presumption in favour of sustainable development. Under the heading of Delivering Sustainable Development, the Framework sets out the Government's planning policies for : building a strong, competitive economy; ensuring the vitality of town centres; supporting a prosperous rural

economy; promoting sustainable transport; supporting high quality communications infrastructure; delivering a wide choice of high quality homes; requiring good design; promoting healthy communities; protecting Green Belt land; meeting the challenge of climate change, flooding and coastal change; conserving and enhancing the natural environment; conserving and enhancing the historic environment; and facilitating the sustainable use of minerals.

2.2 National Policy Statement EN-1: Overarching Energy (2011)

This document is intended to provide policy for developments considered by the Infrastructure Planning Commission; which in the case of wind turbine development would be schemes capable of generating 50MW or more. The Statement describes the challenge of cutting greenhouse gases by at least 80% by 2050 (compared to 1990 levels); a legally binding target, as 'major' and that rapid change will be required in the UK. It also confirms that about a quarter of the UK's generating capacity is due to close by 2018; that the UK needs all types of energy referred to in the document in order to achieve energy security; there is an urgent need for new energy (certainly in the next 10-15 years).

2.3 National Policy Statement EN-3: Renewable Energy (2011)

Section 2.7 discusses onshore wind with reference to a number of considerations. It states that appropriate distances, having regard to noise and visual amenity, should be maintained between turbines and sensitive receptors; spacing should be provided between turbines; grid connection can have an impact upon commercial feasibility; the time-limited nature of wind farms is an important consideration; a tolerance for micro-siting of between 30 and 50 metres is typical; reducing the scale of a proposal may not be feasible; noise assessments should use ETSU-R-97.

2.4 Climate Change Act 2008 became law on 26 November 2008 and sets legally binding targets for reducing UK greenhouse Carbon Dioxide emissions for 2020 and 2050.

2.5 Renewable Energy Strategy 2009 – outlines the move to a low-carbon economy, and the need for a dramatic change in renewable energy use in electricity, heat and transport.

2.6 Energy Bill 2012 - this bill puts in place measures to attract the £110 billion investment which is needed to replace current generating capacity and upgrade the grid by 2020, and to cope with a rising demand for electricity.

2.7 Annual Energy Statement 2012 (November 2012)

This document identifies two immediate priorities for UK energy policy – to upgrade the energy infrastructure to help to rebuild the economy, and, putting households back in control of their energy bills. It also states that renewable energy contributed 3.8% of all energy consumed in the UK in 2011 (from 3.2% in 2010). This is in line with the stated 4% increases projected for 2011 and 2012. The Statement

also identifies the economic growth (including employment) which has resulted from renewable energy technologies.

- 2.8 Energy Roadmap – July 2011 (update 2012)
- The headline objective is to ensure that 15% of the UK energy demand is met by renewable sources by 2020. On-shore wind is identified as a key component in the renewables mix. The aspiration is for 30% of electricity to be generated from renewable sources by 2020. A central scenario of 40% by 2050 is also included.
- 2.9 The Planning System: General Principles 2005: seeks to establish the principles within plan-making and decision taking.
- 2.10 English Heritage ‘Wind Energy and the Historic Environment 2005’: aims to provide a strategic approach to the land-use planning system which will maximise the benefits of renewable energy projects, while minimising their adverse effects on the historic environment.
- 2.11 English Heritage ‘Conservation Principles Policy and Guidance April 2008’: sets out principles of Conservation.
- 2.12 English Heritage: ‘Climate Change and The Historic Environment 2008’: Developments designed to generate renewable energy – like any other infrastructure developments – can have a wide variety of impacts, both positive and negative, that vary from the insignificant to the unacceptable. The benefits delivered by these new technologies can also vary considerably, particularly when considered on a whole-life basis. It is always important, therefore, to evaluate these benefits and impacts on a case-by-case basis. Among typical issues that will need to be considered are:
- * The construction of new renewable energy infrastructure, including hydro-electric and tidal plants and onshore and offshore wind farms, may have direct impacts on archaeological remains.
 - * Wind farms need to be carefully sited to avoid compromising significant landscapes or the visual setting of important sites or buildings where the integrity of that setting is an important part of their significance.
- 2.13 English Heritage: The Setting of Heritage Assets 2011 – although this document is currently under revision following the publication of the NPPF it remains current guidance. This document sets out English Heritage guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes. The document includes the consideration that in assessing any resulting harm alternative designs or locations should be considered.
- 2.14 English Heritage: Seeing the History in the View 2011.
- 2.15 Guidelines for Landscape and Visual Impact Assessment by Scottish Natural Heritage 2002 – provides guidance on the best practice for the identification, prediction and evaluation of key environmental effects.

- 2.16 A Good Practice Guide to the Application of ETSU-R-97 for the Assessment and Rating of Wind Turbine Noise 2013 by the Institute of Acoustics.
- 2.17 Planning Practice Guidance for Low Carbon and Renewable Energy July 2013

For full details visit the government website <https://www.gov.uk/government/organisations/department-for-communities-and-local-government>

3. PLANNING POLICIES

3.1 Saved policies from the Huntingdonshire Local Plan (1995)

- **R15:** “Countryside Recreation” – will seek to improve access to the countryside, including the network of public rights of way with a view to modifying, extending and improving the network where appropriate.
- **En2:** “Character and setting of Listed Buildings” - indicates that any development involving or affecting a building of architectural or historic merit will need to have proper regard to the scale, form, design and setting of that building
- **En5:** “Conservation Area Character” - development within or directly affecting conservation areas will be required to preserve or enhance their character and appearance.
- **En9:** “Conservation Areas” - development should not impair open spaces, trees, street scenes and views into and out of Conservation Areas.
- **En11:** “Archaeology” – Permission will normally be refused for development that would have an adverse impact on a scheduled ancient monument or an archaeological site of acknowledged importance.
- **En12:** “Archaeological Implications” – permission on sites of archaeological interest may be conditional on the implementation of a scheme of archaeological recording prior to development commencing.
- **En17:** "Development in the Countryside" - development in the countryside is restricted to that which is essential to the effective operation of local agriculture, horticulture, forestry, permitted mineral extraction, outdoor recreation or public utility services.
- **En20:** Landscaping Scheme. - Wherever appropriate a development will be subject to the conditions requiring the execution of a landscaping scheme.
- **En22:** “Conservation” – wherever relevant, the determination of applications will take appropriate consideration of nature and wildlife conservation.

- **En23:** “Conservation” – development which has a significant adverse effect on the interests of wildlife in an area will not normally be permitted.
 - **En25:** "General Design Criteria" - indicates that the District Council will expect new development to respect the scale, form, materials and design of established buildings in the locality and make adequate provision for landscaping and amenity areas.
 - **T18:** “Access requirements for new development” states development should be accessed by a highway of acceptable design and appropriate construction.
- 3.2 Saved policies from the Huntingdonshire Local Plan Alterations (2002)
- None relevant.
- 3.3 Adopted Huntingdonshire Local Development Framework Core Strategy (2009)
- **CS1:** “Sustainable development in Huntingdonshire” – all developments will contribute to the pursuit of sustainable development, having regard to social, environmental and economic issues. All aspects will be considered including design, implementation and function of development. Criteria include maximising opportunities for renewable and low carbon energy sources and on site renewable energy provision and improving energy efficiency.
- 3.4 Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013)
- **Draft Policy LP1:** “Strategy and principles for development” – development proposals will be expected to, amongst other things, support the local economy and minimise greenhouse gas emissions.
 - **Draft Policy LP5:** “Renewable and Low Carbon Energy” – a proposal will be supported where all potential adverse impacts including cumulative impacts have been avoided or minimised as far as possible. In addressing adverse impacts the proposal will demonstrate how it will seek to avoid harm to the environment and local amenity (including noise), heritage assets, biodiversity and the character of the surrounding landscape. If adverse impacts are identified and they are proven to be unavoidable the proposal will be required to demonstrate that such impacts have been minimised as far as possible. Where effects remain the proposal will include alternative enhancement and/or compensatory measures. The level of harm will be weighed against the public benefits. Provision should be made for the removal of apparatus and the reinstatement of the site to an acceptable condition.
 - **Draft Policy LP13:** “Quality of Design” – a proposal will need to be designed to a high standard based upon a thorough understanding of the site and its context. A proposal will therefore be expected to demonstrate that it:

a. provides a strong sense of place through a design solution which reflects the surroundings and in the case of large scale proposals through a masterplan which identifies how the place will develop;

b. contributes positively to the local character, appearance, form and pattern of development through sensitive siting, scale, massing, form and arrangement of new development and use of colour and materials;

c. includes high quality hard and soft landscaping and boundary treatments so that there is a distinctive environment for the development and to help integration with adjoining landscapes;

d. respects and responds appropriately to the distinctive qualities of the surrounding landscape, and avoids the introduction of incongruous and intrusive elements into views. Where harm to local landscape character as a result of necessary development is unavoidable, appropriate mitigation measures will be required;

e. has had regard to the Huntingdonshire Design Guide SPD (2007), Huntingdonshire Landscape and Townscape Assessment SPD (2007) and the Cambridgeshire Design Guide (2007) or successor documents and other relevant advice that promotes high quality design or that details the quality or character of the surroundings including, but not limited to, conservation area character statements, neighbourhood development plans, village design statements, parish plans, urban design frameworks, design briefs, master plans and national guidance;

- **Draft Policy LP15:** “Ensuring a High Standard of Amenity” – a proposal will be supported where a high standard of amenity is provided for existing and future surrounding residents.
- **Draft Policy LP28:** “Biodiversity and Protected Habitats and Species” – a proposal will be supported where it does not give rise to a significant adverse impact on protected species or sites of local or regional importance for biodiversity or geology unless the need for, or benefits of, the proposal outweigh the impacts. If adverse impacts are identified and they are proven unavoidable, every effort will be made to mitigate the impact. Where this cannot be achieved then alternative forms of compensation will be considered. A proposal will aim to conserve and enhance biodiversity.
- **Draft Policy LP29:** “Trees, Woodland and Related Features” – a proposal will be supported where it avoids the loss of, and minimises the risk of harm to hedges or hedgerows of visual, historic or nature conservation value. Where such a loss is proven to be unavoidable this will only be acceptable where there are sound arboricultural reasons to support the proposal or the benefits outweigh the loss.
- **Draft Policy LP31:** “Heritage Assets and their Settings” – great weight is given to the conservation of any heritage asset; more weight is accorded to assets of greater significance. A proposal which affects the special interest or significance of a heritage asset or its setting must demonstrate how it will conserve, and where appropriate enhance, the asset. Any harm must be justified and weighed against the public benefit. A proposal will be required to show that it would not have an adverse impact on views of or from the heritage asset or of the features which contribute positively to the asset.

Local policies are viewable at www.huntingdonshire.gov.uk

- 3.5 Natural England and The East of England Regional Spatial Strategy shows that the site falls within the National Character Area 88 (NCA88) “Bedfordshire and Cambridgeshire Claylands”. Natural England has further detail on each NCA and mentions “harsh management and neglect of hedgerows, loss and fragmentation of habitats, including grassland, ponds, ditches, spinney’s and hedgerows. A further section of ‘Shaping the Future’ refers to the sensitive after-use of redundant airfield sites which would benefit from integrated landscape strategies.
- 3.6 Huntingdonshire Landscape and Townscape Assessment (2007) – identifies the site where the turbines are proposed as being within the Northern Wolds Landscape Character Area and the other part of the site to the south of Stow Road as being within the Southern Wolds Landscape Character Area. The impacts upon both character areas needs to be considered.
- 3.7 The Northern Wolds has 5 main characteristics:
- * A strong topography of ridges bisected by pronounced valleys
 - * Valleys are well vegetated and intimate in scale, while ridges/plateaux feel more open.
 - * An historic landscape, containing many medieval features.
 - * Dispersed pattern of historic villages, with little modern development.
 - * Distinctive square church towers topped with spires form characteristic landmarks.
- 3.8 The SPD refers to the landscape being formed by repetitive ridges, valleys and settlements. The settlements are often on the valley sides which are often tree lined and the church spires project above the tree line. The landscape is of high value with high tranquillity. Key issues are protection and enhancement of the distinctive characters of the valley and plateaux landscapes through the protection of smaller fields and meadows in the valleys, and the maintenance of long views from the upland areas; preservation and interpretation of archaeological features, with improved public access where appropriate; protection of key views towards the distinctive skyline of ridge tops, church towers and woodland; protection and enhancement of historic settlement character through good siting and design of new buildings, and maintenance of village greens; protection of the parkland setting to Kimbolton village and School, and improving traffic management in the village; protection of the existing watercourses. Opportunities to improve the nature conservation value of the streams should be explored; protection of ancient hedgerows and oaks within the valleys.
- 3.9 Huntingdonshire District Council Wind Power SPD 2006
- This document identifies the Northern Wolds as having a high capacity to accommodate a small group (2 – 12 turbines) at the lower end of this range (up to 2 or 3 turbines). The SPD lists ten criteria which a small-scale group should take into account. These criteria are:

- a) respect existing landmark features such as key views to church spires;
- b) respect the landform and relate turbines to the strong ridges and plateau; avoid locating turbines within the more intimate landscape of the valleys and along valley crests where they will be out of scale with the landscape and settlements such as Kimbolton;
- c) avoid siting turbines on areas of pasture with ridge and furrow;
- d) respect the site and setting of the historic villages which characterise the Northern Wolds;
- e) relate to existing building clusters in the landscape, for example the occasional large farm buildings, utility buildings or industrial areas (such as disused airfields);
- f) relate to the land cover pattern, in particular the woodland edges and field patterns with a consistent and repetitive spacing between turbines;
- g) consider the impact on views of the horizon from the Central Claylands, Fen Margins and Fens;
- h) consider a linear arrangement along contours as opposed to crossing contours;
- i) avoid the introduction of new pylon lines into the Northern Wolds. The area is currently characterised by the absence of disruptive features and pylon lines would be difficult to accommodate in relation to the distinctive ridge and valley topography;
- j) seek opportunities to achieve wider landscape management objectives identified in the Huntingdonshire Landscape and Townscape Assessment in association with any proposed development.

In relation to cumulative impacts the SPD advises that this is very little scope to accommodate more than one small-scale group. It goes on to advise that the Northern Wolds is a highly valued landscape for its unspoilt quality and harmonious character and that turbine development should not affect the perception of this special character.

3.10 Huntingdonshire LDF Consultation Draft SPD: Landscape Sensitivity to Wind Turbine Development 2012

This document was issued as a Draft Supplementary Planning Document on 16 November 2012 and sought comments until January 2013. This draft revision to the SPD identifies that the Northern Wolds has a moderate capacity for a windfarm consisting of 2 – 5 turbines but a low capacity for wind turbine development consisting of 6 – 12 turbines or greater. As a result there is no further guidance in relation to proposals for 6 – 12 turbines.

With regard to cumulative capacity the draft states that there is a low (later advised as ‘very little’) capacity for more than one small-scale group (2 – 5 turbines).

4. PLANNING HISTORY

- 4.1 7600031FUL – change of use of disused runway to temporary pipe storage – approved.
- 4.2 0502419FUL – erection of agricultural storage shed – withdrawn

- 4.3 0900842FUL – erection of 60 metre Meteorological mast for a temporary period of 2 years – approved.
- 4.4 1001201FUL – erection of 4 Turbines up to 125 m high, 80 m high meteorological mast and associated works – refused and dismissed on appeal.
- 5. CONSULTATIONS**
- 5.1 **Kimbolton Parish Council – OBJECTION (Copy attached)**
- 5.2 **Tilbrook Parish Council – OBJECTION (Copy attached)**
- 5.3 **Perry Parish Council – OBJECTION (Copy attached)**
- 5.4 **Catworth Parish Council – OBJECTION (Copy attached)**
- 5.5 **Stow Longa Parish Council – OBJECTION (Copy attached)**
- 5.6 **Covington Parish Council – OBJECTION (Copy attached)**
- 5.7 **Little Staughton Parish Council - OBJECTION (Copy attached)**
- 5.8 HDC Environmental Protection Officer – No objections subject to conditions.
- 5.9 County Council as Highway Authority – Final comments awaited.
- 5.10 Northamptonshire Highways – no objection subject to conditions.
- 5.11 English Heritage – Recommend refusal because the harm caused to the significance of Kimbolton Castle in its entirety and to the significance of all other nationally important heritage assets in Kimbolton and Tilbrook Conservation Areas that were identified by the Inspector in his report on the Public Inquiry relating to the previous application has not diminished in this revised application.
- 5.12 Garden History Society – no comments received.
- 5.13 County Council Archaeology – no objections subject to a condition requiring a programme of archaeological investigation.
- 5.14 East Northamptonshire District Council – object due to the impact upon the road network, harm to the character of the Kym Valley and unacceptable cumulative impact on the character of the landscape of East Northants particularly in terms of sequential views.
- 5.15 Central Bedfordshire Council – no objections.
- 5.16 Environment Agency – no objection.
- 5.17 Anglian Water –no concerns from a groundwater perspective.
- 5.18 Natural England – no objections subject to conditions.
- 5.19 Royal Society for The Protection of Birds – no objections subject to conditions

- 5.20 NERL Safeguarding – No objections.
- 5.21 Directorate of Airspace Policy Civil Aviation Authority – No objections.
- 5.22 Ministry of Defence – No objections.
- 5.23 UK Power Networks National Grid Gas – no objections
- 5.24 Anglian Water Services – no objections
- 5.25 Ofcom Mobile Broadband – no objections.
- 5.26 Airwave R4Telecom – no objections.
- 5.27 MBNL Ericsson – no objections.
- 5.28 Cambridge Airport – no objections
- 5.29 Huntingdon Ramblers – no comments received.
- 5.30 County Council Footpaths Officer – The 3 turbines in this application appear to meet the minimum separation distances. Turbine 1 is close to oversailing Public Footpath No 24 and if possible the separation distance should be increased through micro-siting to achieve the preferred separation distance of fall over height.
- 5.31 British Horse Society – no comments received.
- 5.31 Kimbolton Cricket Club – objection due to overbearing and intrusive effect on Cricket Club’s use.
- 5.32 Council For The Protection of Rural England – OBJECT due to the effect upon the historic landscape and being contrary to a number of policies.

6. REPRESENTATIONS

Comments on the Original Application Submission

- 6.1 A total of 394 letters have been received of which 385 object to the proposal and 9 are in favour of the proposal. The points raised objecting to the application are:
 - * Out of scale with landscape
 - * Dominate the Kym valley which is unsuitable for wind farms
 - * Out of scale with the Kym valley
 - * The view from Bustard Hill has a panoramic vista which will be spoilt
 - * Kimbolton Hill is unspoilt and tranquil
 - * Currently no large structures such as pylons within the Kym valley
 - * The amount of ancillary infrastructure needed will spoil the area
 - * The site is 20 metres higher than Cotton Farm Wind Farm site
 - * Breach of Wind Power SDP policy by proposing turbines on the valley crest
 - * With the approval for Woolley Hill wind farm the Northern Wolds are now at capacity

- * There are 9 proposed wind farms within 20km of Kimbolton and consideration should be given to the cumulative effect
- * Large impact on Conservation Areas
- * Effect on Tilbrook, Stow Longa and Kimbolton Churches and their key views
- * Impact upon large number of listed buildings in Kimbolton
- * Designed views of Kimbolton Castle will be harmed
- * Impact on wildlife
- * Noise and resulting pollution will impact upon residents
- * Noise data is incorrect
- * Turbines should be sited 2km from residential properties
- * Turbines should not be positioned close to residential properties or businesses
- * Dominate many views
- * Road infrastructure unsuited for heavy construction traffic
- * Congestion during construction
- * The road through Catworth is dangerous
- * Increased likelihood of car accidents
- * The weight limits on the local roads are not observed
- * Kimbolton Hill inappropriate as is a low wind area
- * Impact on living conditions with shadow and light flicker
- * New scheme little different from the previous one which was rejected at a public Inquiry
- * Reducing the number of turbines from 4 to 3 will make little difference to the impact of the proposal
- * Repeat applications should not be allowed
- * The Council should not have to consider this application
- * The previous issues raised by the Inspector have been ignored and not been met
- * Potential for future industrial development if it should go ahead
- * Whether the environmental and economic benefits outweigh the harm
- * The new turbines are higher because their location is on higher ground and so will be visible from the wider area
- * Historic grounds and views towards Warren House will be affected
- * The mature Wellingtonia trees within Kimbolton Castle are in scale with the valley
- * Impact upon wildlife and loss of varied habitats
- * Impact upon bats – there are several roosts in the surrounding area
- * Impact upon birds including summer geese flying to Grafham Water
- * Impact on the programme for the re-introduction of the Red Kites
- * Solar energy is preferred
- * Solar farm has been built since the previous application was refused with unanimous local approval and therefore no need for more renewable energy
- * The proposals should have ‘community consent’ and Broadview have ignored local opinion
- * This rides roughshod over local opinion and demonstrates nothing less than contempt for the community it claims to benefit
- * Considerable expense for the local community to fight this proposal
- * Applicants should pay the legal expenses of third parties
- * This is a waste of public money
- * Exit poll from a public meeting in March 2013 voted against the revised proposal.
- * The Council should put up a stronger defence against this application than for Southoe
- * Ugly industrial structures

- * Only profit for greedy landowners
- * Likely energy production exaggerated
- * Likely climate change benefits exaggerated
- * It was stated at the previous Inquiry that 4 turbines were the minimum to make the project viable
- * Wind energy does not work on demand and does little to reduce dependence upon fossil fuels
- * Adverse impact upon visitors and tourism
- * Impact upon pupil numbers at school
- * Turbines too close to the school for safety
- * Impact upon footpaths
- * Effect of noise on health
- * Aircraft safety issues
- * Effect on house prices

6.2 The points made in favour of the proposal are:

- * Wind farms are a necessary source of renewable energy
- * Electricity supply will be rationed if we do not address climate change
- * Objections to shadow flicker from Kimbolton school should be ignored as the turbines are to the north of the school
- * Objections relating to financial viability should be ignored as this is a commercial decision only
- * Cambridgeshire landscape is among the least attractive in the country
- * Why are there no positive “reasons for comment” on the on line form – this is a clear bias

6.3 A detailed objection has been received from a community action group formed in 2009 in response to the original application which is called Stop Bicton Wind Farm (SBWF). They have made a very detailed objection which can be summarised as follows:

- * If the March 2012 decision had taken place today the same decision would have been reached and recent policy changes give at least as much protection to landscape, heritage and residential amenity
- * The benefits of the proposal are significantly outweighed by a number of elements of harm
- * The positioning of turbines of the proposed scale on the skyline immediately above the intimate Kym valley will cause substantial harm to the landscape
- * The proposal is in direct contravention of a number of significant local policy guidelines relating to the Northern Wolds in particular and Kimbolton Hill in particular
- * The development is unacceptable and inconsistent with the findings of the March 2012 appeal which concluded against a very similar original planning application
- * Further harm arises from the cumulative effect of the many wind farms in the near vicinity
- * Significant harm will be caused to Kimbolton Castle, Kimbolton Castle Gatehouse, Kimbolton Castle Steps, Kimbolton Conservation Area and Tilbrook Conservation Area.
- * The marginal change in terms of the impact to heritage assets in Kimbolton is not material and significant harm remains

- * The change in impact at Tilbrook is minimal and the outcome remains significant harm
- * The recent Lyveden judicial review shows that the desirability of preserving the setting of listed buildings from harm has greater importance than the wide benefit of a wind farm proposal.
- * The harm to heritage assets alone is sufficient to lead the planning application to be refused
- * The level of harm at High View House will exceed that arising from the original proposal and the level of harm is unacceptable. This may be determinative in itself.
- * The level of harm at Vicarage Farm is only mildly reduced by comparison to that arising from the original proposal
- * Closer proximity to Blackwell House, Blackwell Farm cottages, Station Row Cottages, Tanglewood House, Sunnyside Farm and Rookery Farmhouse is sufficient to have weight in the planning balance.
- * The noise assessments are technically flawed
- * Use of manufacturers data is not applicable for the turbine separation distances proposed
- * The noise limits would not comply with ETSU and it should be refused for this reason
- * The micro-siting proposed would accentuate the visual impact and noise issues and the developer has not proposed a condition which would prevent turbines being moved closer to residential properties.
- * On a national and regional basis the need for the development is limited since national and regional targets (now revoked) have been met
- * At a local level the area has contributed towards renewable energy with the installation of the solar farm
- * The wind turbines may adversely affect the efficiency of the solar farm
- * The benefit is reduced from the previously refused proposal

Comments on the Further Information

- 6.4 A total of 11 letters have been received in response to the further information of which 10 which object make the following additional points:
- * The photomontages have been taken from advantageous points
 - * No information on the height of the generator hub has been supplied
 - * Effect on patients
 - * The structures would have to be placed a long way back on the airfield before they would not be seen
- 6.5 1 letter of support received in response to the further information states that he is a supporter of non polluting energy.
- 6.6 SBWF have made further submissions which make the following points:
- * The further information does not change our conclusions
 - * Broadview's assessment of minor significance is at odds with the matrix in the EIA and is at odds with policy, guidelines and precedent – the assessment is not considered to be reasonable

* The new 'Planning Practice Guidance for Renewable and Low Carbon Energy' by DCLG dated 29 July 2013 is relevant and allows for applications where the impact is unacceptable to be refused, for the planning concerns of local communities to be properly heard and for landscape issues to be dealt with.

* The cumulative impact has been increased with the approval of Common Barn wind farm near Southoe.

* The shadow flicker condition proposed in Appendix C2 of the original submission is justified

7. SUMMARY OF ISSUES

- 7.1 Before assessing the suitability of the proposal it is necessary to set out some procedural considerations in relation to the ES and the weight which should be given to planning policies and material considerations.

The Environmental Statement

- 7.2 As noted in the first section of this report the development has been accompanied by an ES. The ES was not formally scoped with the Council. The ES was submitted with the original application, and following a request in July 2013 (under Regulation 22 of the Environmental Impact Assessment Regulations 2011) further information was requested in order to enable the ES to be considered suitable for purpose.
- 7.3 The July 2013 Further Information updated the landscape and visual and cultural heritage assessments.
- 7.4 The landscape and visual further information submitted comprises 7 of the 10 photomontages initially requested. The cultural heritage further information comprises an additional photomontage from the Chapel Gallery within Kimbolton Castle and a photo visualisation in the form of a wireframe from the northern elevation of Kimbolton school looking northwest towards Warren House. The further information is accompanied by a letter making other points about the submitted documentation.
- 7.5 With regard to the submitted visualisations whilst these have been helpful in aiding the assessment of the proposal, not all of those requested have been provided and it would appear that a slight re-adjustment of the position from which the view was taken (VP 9 and 10) would have shown a more significant effect. In terms of cultural heritage information the submission of further viewpoints has enabled further views to be reviewed and assessed.
- 7.6 It is acknowledged that the viewpoints though are only a tool to assist in making an assessment of the impact upon views. The submission of additional viewpoints has enabled further views to be reviewed and assessed. Therefore whilst it is unfortunate that some of the additional viewpoints are not fully representative of the actual impacts which would arise, the ES is considered to be sufficient.
- 7.7 Therefore the ES is considered to assess each issue satisfactorily for the purposes of the 2011 Regulations. Clearly it is for the Council to consider whether it agrees or disagrees with the conclusions reached

in each part of the ES and then to assess the impacts arising against the planning policies and material considerations.

Weight to Policies and Material Considerations

- 7.8 For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and this application the development plan for Huntingdonshire comprises of the Core Strategy 2009 and the Local Plan 1995. Relevant material considerations include the draft Local Plan to 2036: Stage 3, the Wind Turbine SPD 2006, Landscape Sensitivity to Wind Turbine Development Draft SPD 2012 and the NPPF.
- 7.9 Although not a legal requirement, paragraph 215 of the NPPF advises that when determining applications after the one year anniversary of the NPPF then the weight to be given to the policies in existing plans should be determined having regard to the consistency with the NPPF. The Act requires that “if regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”.
- 7.10 With regard to paragraph 215 of the NPPF the table below sets out the weight which Officers consider should be given to each respective development plan policy:

| Policy | Weight having regard to paragraph 215 of the NPPF |
|---|--|
| Huntingdonshire Local Plan 1995 | |
| R15 “Countryside Recreation” | Full weight owing to paragraph 75. |
| En2 “Character and setting of Listed Buildings” | Significant weight owing to paragraph 126. Reduced from full weight as there is no balancing exercise, as exists within paragraphs 132 to 134. |
| En5 “Conservation Area Character” | Significant weight owing to paragraph 126. Reduced from full weight as there is no balancing exercise, as exists within paragraphs 132 to 134. |
| En9 “Conservation Areas” | Significant weight owing to paragraph 126. Reduced from full weight as there is no balancing exercise, as exists within paragraphs 132 to 134. |
| En11 “Archaeology” | Reduced weight owing to the negative wording of the policy. However the general approach is consistent with paragraph 136. |
| En12 “Archaeological Implications” | Full weight owing to paragraph 136. |
| En17 “Development in the Countryside” | No weight for the purpose of this type of application as renewable energy generation is not explicitly included. |
| En20 “Landscaping Scheme” | Full weight owing to paragraph 118. |
| En22 “Conservation” | Full weight owing to paragraph 119. |
| En23 “Conservation” | Full weight owing to paragraph 119. |
| En25 “General design criteria” | Full weight owing to paragraph 56. |

| | |
|--|--|
| T18 "Access requirements for new development" | Full weight owing to paragraph 32. |
| Core Strategy 2009 | |
| CS1 "Sustainable development in Huntingdonshire" | Full weight owing to paragraphs 7 to 17. |

- 7.11 With regard to emerging plans the weight to be applied shall be based upon the stage of preparation, the extent of unresolved objections and the degree of consistency with the NPPF.
- 7.12 The Local Plan to 2036 is the only emerging plan which is engaged in this regard. Whilst a similar exercise to that set out above could be undertaken it is considered that only moderate weight can be given, at this time, to the draft Local Plan policies. All of these policies have been produced post the NPPF and they are therefore considered to be compliant with the objectives and principles of the NPPF.
- 7.13 With regard to other material considerations officers consider that full weight can be given to the NPPF. With regard to the 2006 Wind Power SPD again full weight can be given to this despite the fact that it pre-dates the NPPF. The SPD provides an analysis of capacity based upon the landscape characteristics of the District. The draft Wind Power SPD can be given limited weight owing to its stage of preparation and the level of comments which were received to the draft publication.
- 7.14 Full weight can be given to the Huntingdonshire Landscape and Townscape Assessment 2007 as again this aids in assessing the baseline landscape character of the application site and its surroundings.
- 7.15 The East of England Plan (Regional Spatial Strategy (RSS)) has now been revoked and no longer forms part of the development plan. There is therefore no longer any regional target in relation to the generation of renewable energy. The documents which informed the RSS must therefore be viewed accordingly. The Placing Renewables in the East of England final report 2008 includes reference (paragraph 8.4) to a 'broad area' which could be termed as an 'area of likely concentration' for onshore wind. This area is not defined on plan but is described as being 'an area of the region extending to the north of Bedford, St Neots and Cambridge, and west of Ely, Downham Market and Swaffham'. In the previous appeal decision whilst the Inspector made reference to this report he did not comment on whether he considered the site to be inside or outside this area.

The Principle of Development Capable of Generating Renewable Energy

- 7.16 The main thrust of central government policy is to help counter the serious effects of climate change which are considered to be significant and include potential increases in flooding, subsidence, water shortages and increased insurance associated with damage to buildings. The importance to Huntingdonshire District and Cambridgeshire as a whole cannot be underestimated since, amongst other things, much of the area is low lying close to sea level. In addition Huntingdonshire's residents have, on average, one of the highest annual per capita carbon footprints figures in the region at 9.2

tonnes of CO₂ (measured in 2010 and as calculated by DEFRA under the methodology for national indicator NI 186).

- 7.17 Huntingdonshire District Council is committed, as a signatory to the Nottingham Declaration, to taking steps to mitigate the negative effects of climate change. Common Barn Wind Farm, recently allowed at appeal, will have an installed capacity of between 6 and 9 megawatts which is estimated to meet the annual power needs of approximately 4000 households. Other consented and operational windfarm developments within the District include Red Tile, Cotton Farm, Woolley Hill and Ramsey.
- 7.18 The raft of Government documents from the Energy White Paper, Meeting the Challenge May 2007 to the July 2009 Renewable Energy Strategy leave no reasonable room or dispute regarding the seriousness of climate change and its potential effects, the necessity to cut carbon dioxide emissions or the seriousness of Central Government's intention regarding its commitment to the generation of energy from renewable sources.
- 7.19 There are also several further publications that reinforce the national energy policy position with the Renewable Energy Strategy of July 2009 clearly identifying that wind generation both onshore and offshore has an important role to play in the provision of renewable generation in the UK. The EU Renewable Energy Directive requires the UK Government to ensure that at least 15% of energy consumed comes from renewable sources by 2020 whereas at the end of 2010 only 3.3% of consumed energy comes from renewable sources.
- 7.20 The Energy Act 2011 follows on from the Energy Acts of 2008 and 2010 and provides for a step change in the provision of energy efficiency measures to homes and businesses, and makes improvements to our framework to enable and secure low-carbon energy supplies and fair competition in the energy markets. This has now been followed up with the Energy Bill November 2012 which seeks to provide certainty for investors.
- 7.21 The Climate Change Act 2008 has two main aims: to improve carbon management, helping the transition towards a low-carbon economy in the UK and to demonstrate UK leadership internationally, signaling commitment to and responsibility for reducing global emissions. The key provision of the Act is to introduce a legally binding target of at least an 80% cut in greenhouse gas emissions by 2050, to be achieved through action in the UK and abroad. Also a reduction in emissions of at least 34% by 2020. Both targets are against a 1990 baseline. The Renewable Energy Roadmap further enforces national targets and identifies the urgency of the need to develop further renewable energy generating schemes.
- 7.22 National policy therefore remains strongly supportive of appropriately located proposals to generate renewable energy.
- 7.23 It is accepted that the 2020 national target is going to be a challenging target for the UK and a major push towards achieving these targets will need to take place over the next seven years. The

timescale for enabling approved schemes to become operational is such that action is required urgently.

- 7.24 Paragraph 98 of the NPPF confirms that it is not necessary for an applicant to prove the need for renewable energy generating developments and recognises that all projects provide a valuable contribution to cutting greenhouse gas emissions.
- 7.25 The scale of the proposal is such that the three turbines will have an installed capacity of up to 9MW of electricity. It would be therefore represent a relatively small proposal with a modest energy generating capacity.
- 7.26 Putting the many detailed issues which this application brings to one side the principle of additional renewable energy generating development within the District is welcomed having regard to national policy. It is acknowledged also that the development would contribute towards the promotion of low carbon energy and assist in cutting carbon dioxide emissions. These targets are, following the revocation of the East of England Plan, only now found in national and international policy. There is therefore no local or regional target to which to aspire. That said paragraph 98 of the NPPF confirms that the demonstration of need for renewable energy projects is not necessary.
- 7.27 Having established the position regarding the ES, the weight to be afforded to policies and material considerations and the principle of the development the remainder of this report considers the individual issues followed by the overall balancing exercise. The individual issues are considered to be: site selection and consideration of alternatives; cultural heritage; landscape and visual; residential amenity; economic and tourism impacts; ecology and wildlife issues; traffic, transport and access, public rights of way; aviation; and other considerations.

Site Selection and Consideration of Alternatives

- 7.28 Schedule 4 Part 1 (2) of the Environmental Assessment Regulations 2011 requires that the ES provides an outline of the main alternatives studied by the applicant and an indication of the main reasons for the choice made, taking into account the environmental effects. Section 4 of the Design and Access Statement provides consideration of the constraints. This information fulfils the requirement of Schedule 4 Part 1(2) referred to above.
- 7.29 The submission shows the evolution from the appeal scheme of 4 wind turbines, to consideration of an alternative scheme for 4 turbines, an alternative scheme for 3 turbines and lastly the scheme for 3 turbines which is the subject of this application.

Cultural Heritage including Archaeology

- 7.30 The ES comprises the original assessment which was then supplemented by the further environmental information. As described above the further cultural heritage environmental information comprised two additional visualisations.

- 7.31 Within the ES it is stated that the wind farm would affect the heritage significance of eight heritage assets through visual change in their settings. It states that there would be adverse minor (not significant) effects on:
- * Kimbolton Conservation Area
 - * Kimbolton Castle
 - * Stow Longa Conservation Area
 - * Tilbrook Conservation Area
 - * Church of All Saints Tilbrook
- and an adverse negligible (not significant) effect on:
- * Church of St Andrew Kimbolton
 - * Kimbolton Castle Gatehouse
 - * Church of St Botolph Stow Longa.
- 7.32 English Heritage have not undertaken a similar EIA assessment in their own right. They have however stated that there is nothing to suggest that the impact of the proposal would be any less than the harm previously identified by the Inspector and that his conclusions remain equally valid in considering this application. They are therefore of the opinion that the application would result in harm to a range of nationally important heritage assets including Kimbolton Castle in its entirety and a wide range of buildings in Kimbolton and Tilbrook Conservation Areas. They therefore recommend that the application be refused.
- 7.33 Officers are of the view that there are inconsistencies in the ES in terms of the level of harm identified and have therefore undertaken their own assessments of the impacts and concluded that a number of heritage assets will be harmed. It is considered that the following assets will experience (for EIA purposes) effect:
- * Kimbolton Castle (Grade 1) – major effect
 - * Kimbolton Castle Gatehouse (Grade 1) – major effect
 - * Church of St Andrews Kimbolton (Grade 1) – major impact
 - * Church of All Saints Tilbrook (Grade 1) – major impact
 - * St Botolphs Church Stow Longa (Grade 11*) – minor impact
 - * Warren House (Grade 11*) – minor impact
 - * Kimbolton Conservation Area – major impact
 - * Tilbrook Conservation Area – major impact
 - * Stonely Conservation Area – minor impact
 - * Stow Longa Conservation Area – moderate impact
- 7.34 In assessing the impacts for the purposes of applying planning policy and ultimately determining the proposal an important requirement is set out in law. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72 (1) of the same Act requires that with respect to buildings or other land in a conservation area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

- 7.35 It is clear from the analysis (and in some cases accepted by the applicant) that harm will be caused in varying degrees to the setting of various grades of heritage assets within a 5km area.
- 7.36 The NPPF recognizes the importance of preserving heritage assets and supports sustainable development. Paragraph 7 of the NPPF confirms the three strands of sustainability. In relation to environmental matters this confirms that this includes protecting our natural, built and historic environment.
- 7.37 Paragraph 132 also advises that great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.
- 7.38 With the exception of the unlisted Parkland associated with Kimbolton Castle and Kimbolton Cemetery which are considered to be a heritage asset of local interest, this application affects designated heritage assets all of which are of national importance. In some cases the development affects the setting of Grade I and II* Listed Buildings which are considered to be of exceptional or more than special importance respectively.

Assessing the Level of Harm

- 7.39 There will be varying levels of harm caused to the setting of heritage assets by the proposal. Where the presence of the turbines does not preserve or enhance the special architectural or historic interest of the asset, harm will be caused. This harm will range across a spectrum from very slight harm to the highest level of harm. At the highest end of the spectrum harm is considered to be substantial harm (as identified in paragraph 133 of the NPPF) where the level of harm is considered to be only acceptable where it secures substantial public benefits that outweigh that loss and as such permitting the proposal in such circumstances should, as set out in paragraph 132 of the NPPF, be exceptional (in the case of Grade II Listed Buildings and non-designated heritage assets) and wholly exceptional (in the case of Grade I, II* and Ancient Monuments). The public benefits must be weighed having regard to this guidance.
- 7.40 Below this level of harm is less than substantial harm; as English Heritage comment this can still range from low level harm to a great deal of harm just below the threshold for substantial harm. In these cases the level of harm should also be weighed against the public benefit of the proposal. In Officers views where the more important assets (Scheduled Ancient Monuments, Grade I and II* Listed Buildings) are affected it has to follow that a greater level of weight should be given to seeking to conserve rather than harm these assets.
- 7.41 With regard to Kimbolton Conservation Area the Inspector previously concluded in paragraph 35:
- “the historic core of Kimbolton remains largely unaltered. Mature trees, particularly tall wellingtonia, add interest to the character of the conservation area. It is a settlement of very significant heritage value”.*

In paragraph 36 he also stated:

“ The castle and church have strong historical, cultural and economic links with each other and the town centre. Because of the inter-relationship between the conservation area and the listed buildings, I consider all these assets in this section of the decision. I concur with the character assessment where it advises that the open space of the castle grounds is very important to the setting of the castle and the wider character of the town, as are the views offered out into the surrounding landscape. There are a great many historical maps that demonstrate the evolution of Kimbolton and these indicate that the original park associated with the castle has varied in size. Over the years, formal gardens south of the castle have been removed and parts of the estate returned to farmland. The grounds of the school now only extend over parkland to the east and south of the castle but the estate once also included much of the valley. Rising land to the north, where the turbines would be situated, was never, as far as can be established, in the parkland, but forms an agricultural backdrop. Nevertheless it is seen in important views across the castle grounds and over the roofs of the town from several identified vantage points and contributes to their settings”.

The current application illustrates that the turbines will be as visible as in the previous application and will cause significant harm which will be high, although reflecting the conclusions of the Inspector, will be less than substantial.

7.42 With regard to Tilbrook Conservation Area the Inspector previously concluded in paragraphs 49 and 50:

“ The nearest turbines would be T2 and T4 around 1.5km away. From the centre of the conservation area around the church, views would be confined to moving blades, hubs and parts of towers in varying proportions depending on tree cover in the line of view. The church yard is intimate in character with many intervening bushes and trees and the turbines would be seen to be in the countryside beyond; however the surrounding undeveloped fields form an important extension of the tranquil quality of the conservation area and the listed church within its parish at the centre of the rural community. The impact would be major and adverse because of the dominant modern industrial character of the turbines which would be higher than the surrounding valley sides and out of scale with them. The effect would be magnified because T2 would be clearly situated on the side of the valley, T4 would be on a slight outcrop alongside the anemometer mast and T1 and T3 would be just beyond the edge of the landform; the whole development straddling the crest of the valley and significantly changing its character.

People moving through the settlement on the many footpaths that cross this conservation area would have a more marked experience of the change that would occur, because the turbines would be an ever constant feature of the setting of all the historic assets in the village. This would be especially noticeable descending the footpath from Spanoak Wood to the south, in which the steeple dominates the surrounding village roofs and farmland. Prominent above field boundary planting or in the case of T2, fully visible on the slope, the turbines would rise high above the crown of the curved undulating edge of the valley, contrasting markedly in scale.

Approaching Tilbrook from the north along the B645, turbines would become visible after Manor Farm in a prominent position on the valley crest and to the dynamic observer, gradually pass over the top of Tilbrook itself and its church, occasionally coinciding with the steeple (VPs CH7, AH6A & B). The turbines on the crest would have a major adverse impact on the setting of the Tilbrook conservation area.”

- 7.43 The current application, particularly photomontages CH8 and Viewpoint 20, illustrate that the Conservation Area will be adversely affected by this development and cause significant harm. Reflecting the conclusions of the previous Inspector, the slight repositioning of the turbines and the deletion of one turbine, the harm will be high but less than substantial.
- 7.44 With regard to Stonely Conservation Area the Inspector concluded that there would be no significant adverse impact upon this Conservation Area or its setting. The current application does not locate the turbines closer than the previous scheme and officers therefore conclude that the current application will result in a minor impact.
- 7.45 With regard to Stow Longa Conservation Area the Inspector did not address issues of harm, however the current proposal moves the turbines closer to Stow Longa and the turbines will be visible at numerous locations throughout the Conservation Area. Officers conclude that the proposal will not preserve or enhance the character of the Conservation Area but that the harm will be less than that experienced by Kimbolton or Tilbrook Conservation Areas as the height of the turbines is not exaggerated by the changes in landform between the Conservation Area and the application site. There will be a moderate impact.
- 7.46 With regard to Kimbolton Castle (Grade 1) and Steps to Eastern Portico (Grade II*) the Inspector stated in paragraph 38:
- “The turbines would be to the north on higher ground just under 2 kilometres away from the west entrance to the castle. They would not be easily seen from the main easterly approach because of the landform and intervening trees, but they would be visible to the side of the south and east elevations, in varying numbers, from a large part of the grounds. Some of these views include the 2 Grade I buildings and in addition, separately listed Grade II* listed steps up to the east portico (VPs AH1, AH2, AH3). The anticipated visible height of T4 could be assessed at the site visit from the attachment points on the temporary anemometer mast which is in a similar location. From some places towards the south east part of the grounds, the blades of T4 and probably other turbines would be visible turning over the castle roof. Towers, hubs and blades would be seen from the cricket pitch in front of the south elevation of the castle, from some positions appearing directly above the Robert Adam gatehouse. I consider that the turbines would be modern, elevated, intrusive features in the countryside to the north seen from many parts of the grounds that would be difficult to avoid in appreciating the setting of these buildings and the town.”*
- 7.47 He also concluded that the degree of harm to views from the interior of the Castle would be only moderate.

- 7.48 In terms of the current application the applicant has concluded that despite the impact upon the status of the Castle and its visual prominence, the turbines would only result in an adverse impact of slight magnitude. This level of impact on high sensitive assets results in only a minor effect and the applicant argues this minor effect because the period of harm is limited to 25 years. In the current application the turbines are 2.3 km away from the Castle but still prominent in numerous views. Photomontages Ch4, Ch5 and CH6 illustrate the views around the Castle. Officers are of the view that the Inspector's statement in paragraph 42 remains relevant to the current proposal:

"What is of most concern is that modern turbines would be so prevalent in views and so frequently seen in conjunction with these heritage assets that they would be impossible to avoid. The historic setting of these assets has been experienced by those moving in and around them largely without 19th and 20th century influence thus far. The revolving turbines would significantly erode and diminish that experience."

- 7.49 Reflecting the conclusions of the Inspector and the slight re-positioning of the turbines and the deletion of one turbine, officers conclude that there will be a significant level of harm which would be high but not substantial.

With regard to Kimbolton Castle Gatehouse (Grade 1) the Inspector stated in paragraph 40;

"In some views which would change as the observer moved around, including the south front of the castle, the gatehouse and the informal roofs of the town, T2 and T4 would be seen directly behind the porticos, important symmetrical architectural elements of the gatehouse, distracting from their composition and relationship with the town on one side and the castle on the other. The moving blades would appear as a significant modern intrusion, because of their contrasting scale, appearance and movement, in this highly sensitive historic environment; and would seriously distract from and diminish the ability to appreciate and enjoy its significance. The fact that Lewis Hall, a utilitarian 20th century school building, also intrudes into some views from further round to the west does not mitigate the harmful effect that would occur."

- 7.50 The current proposal deletes T4 and relocates T2 but it is clear from photomontage CH4 that views of the turbines in juxtaposition with the gatehouse will still occur. Reflecting the conclusions of the Inspector and the slight re-positioning of the turbines and the deletion of one turbine, officers conclude that there will be a significant level of harm which would be high but not substantial.

- 7.51 With regard to the Church of St Andrew Kimbolton in paragraph 31 of the previous appeal decision the Inspector notes that both St Andrews Church Kimbolton and All Saints Church Tilbrook are landmark structures visible from a significant distance and *"Even as stationary objects the turbines would compete with and diminish their significance"*....In relation to Kimbolton Church the Inspector notes that the hubs of T3 and T4 would be more visible and that the blades and hubs would interrupt the skyline over the roofs of the historic cottages. He concludes a moderate degree of harm. In terms of the

current proposal photomontages CH1 and Ch2 illustrate the effect and officers conclude that there will still be a moderate degree of harm. Reflecting the conclusions of the Inspector and the slight re-positioning of the turbines and the deletion of one turbine, officers conclude that there will be a significant level of harm which would be high but not substantial.

7.52 With regard to the Church of All Saints Tilbrook (Grade 1) the Inspector concluded in paragraph 31 of the previous appeal decision that:

“the turbines’ precipitous siting would be particularly perceived behind the spire of Tilbrook Church. Moving blades would add significantly to a marked distracting and alien impact in an area of recognised landscape quality.”

7.53 In terms of the impact upon this heritage asset officer conclude that there will be significant level of harm but in accordance with the findings of the previous Inspector and reflecting the slight re-positioning of the turbines and the deletion of one turbine, that harm would be high but not substantial.

7.54 With regard to Warren House (grade 11*) the Inspector previously concluded in paragraph 52 that the turbines would not significantly impinge on the setting or heritage significance of the building. Officers are of the opinion that a degree of harm will occur as the planned axial view from the first floor accommodation will be impinged upon by the intrusion of the turbines. Reflecting the conclusions of the Inspector and the slight re-positioning of the turbines and the deletion of one turbine, officers conclude that there will be some harm which would be less than substantial.

7.55 With regard to St Botolphs Church Stow Longa the relocation of the turbines means that they are closer to the church than previously. The building is relatively enclosed by vegetation and inward looking. There may be some views where the turbines and church are experienced in the same vista but the impact upon the church will be negligible.

7.56 Officers have also identified harm to the undesignated heritage assets of Kimbolton Cemetery and Kimbolton Castle Parkland which in the former case will be minor and not significant and the latter limited.

7.57 It is clear from the above that Officers consider that harm is caused to a number of heritage assets and therefore special regard to preserving the setting of a number of Listed Buildings has not been demonstrated. In all cases, bearing in mind the conclusions reached in the previous appeal, the harm is found to be less than substantial, although at the high/upper end of this range in the case of Kimbolton and Tilbrook Conservation Areas, Kimbolton Castle, Kimbolton Gatehouse, and Church of All Saints Tilbrook, and therefore in relation to the NPPF paragraph 134 is engaged. Paragraph 134 advises that where less than substantial harm will result to the significance of a designated heritage assets this must be weighed against the public benefits of the proposal including securing its optimum viable use.

Policies within the Local Plan seek to apply the requirements of the 1990 Act, referred to above, into the determination of applications. Those policies, and the sections of the 1990 Act referred to above are important considerations within the Council's resolution on this proposal.

- 7.58 There is therefore significant conflict with the requirements of Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 and with Policies En2, En5 and En9 of the Local Plan and draft Policies LP5 and LP31 of the Local Plan to 2036: Stage 3.
- 7.59 It is acknowledged that this harm would be temporary; albeit for a 25-year period. Whilst English Heritage guidance (2005) 'Wind Energy and the Historic Environment' states that reversibility does not lessen the harm to a heritage asset it is a factor to be considered when weighing harm against wider benefits. This assessment is undertaken at the end of this report.

Landscape and Visual Effects

- 7.60 As noted previously the site falls within the Northern Wolds Landscape character area as identified in the Wind Farm SPD. It is noted that the Draft Wind Power SPD finds that there is moderate capacity for a small group of 2-5 turbines but little scope to accommodate more than 1 small scale group.
- 7.61 As full weight can be given to the adopted SPD it and the Inspector's previous appeal decision letter should represent the starting point for any assessment.
- 7.62 The purpose of the SPD is to "guide proposals to the most appropriate locations and ensure that the key features and values of Huntingdonshire's landscapes are safeguarded". (SPD paragraph 1.3). In order to achieve that purpose it is comprised of two strands, both of which must be considered fully:
1. Numeric guidance on acceptable turbine group sizes
 2. Further guidance indicating "criteria that need to be taken into account when considering specific proposals..." (SPD para 1.1)
- 7.63 Many local objections have identified that the adopted SPD (at paragraph 8.4) advises that the Northern Wolds only has capacity for one small scale group windfarm. However the paragraph goes on to advise that decisions will need to be taken on a case-by-case basis. As it is evident that the approved windfarm at Woolley Hill (4 turbines) and that proposed in this application are 11.3km apart from each other (and therefore towards the eastern and western sides of the Northern Wolds character area) the cumulative impact concern within the Wind Power SPD requires a much more detailed analysis as referred to below. The approved and operational Hamerton Zoo turbines are similarly on the periphery of the Northern Wolds character area although the resultant landscape and visual effects of these operational and consented schemes do, and are likely to, extend well into the Northern Wolds landscape character area.

- 7.64 However in order to consider the overall assessment the key criteria listed in paragraph 8.3 of the Wind Power SPD are assessed below:
- 8.3 (a) Respect existing landmark features such as key views to church spires
- 7.65 The ES advises that Kimbolton and Tilbrook church spires are located within the valley bottom and they will remain the most prominent vertical features as the turbines will be located outside the valley. It states the turbines and spires will be seen together in some views, VP 11, 16 and 20, but because the turbines are separated from the spires the latter will remain a key landmark within the valley.
- 7.66 The Inspector deals with this issue in paragraphs 29-32 where although in paragraph 32 he identifies T2 and T4 as directly contrary to advice in the SPD, in paragraph 30 he makes it clear that *“all 4 turbines would form a conspicuous group several times the height of the valley itself.”* In paragraph 31 he notes that the most obvious significant and vertical features are the spires of St Andrews church at Kimbolton and All Saints at Tilbrook and later in the paragraph states that *“even as stationary objects, the turbines would compete with and diminish their significance, seen in many views ...”* In the last two sentences of the paragraph it is clear that he is referring to all four turbines and states *“..the turbines precipitous siting would be particularly clearly perceived behind the spire of Tilbrook church. Moving blades would add significantly to a marked distracting and alien impact in an area of recognised landscape quality.”*
- 7.67 It is considered that the new grouping of 3 turbines would still be visible from large parts of the valley and still compete with and diminish the significance of the church spires and this criterion of the SPD has not been met.
- 8.3 (b). Respect the landform and relate turbines to the strong ridges and plateau; avoid locating turbines within the more intimate landscape of the valley and along valley crests where they will be out of scale with the landscape and settlements such as Kimbolton.
- 7.68 The ES states that the turbines are located along the wide ridge between the Kym valley and the Ellington Brook; that they are not situated within either valley and follow contours along the ridgeline in order to avoid encroaching onto valley crests.
- 7.69 The Inspector deals with this issue in paragraph 25 where he confirms his understanding of the meaning of the word ‘crest’; in paragraph 27 where he refers to the advice in the SPD; in paragraphs 28-32 where this criterion and the previous criterion a) are discussed together and in paras 49 and 50. Although paragraph 29 concentrates on the impact of T2 and T4 he nevertheless finds that all 4 turbines would be *“....conspicuously out of scale in relation to the intimate and sensitive Kym valley landscape...”*
- 7.70 The applicant’s assertion that the relocation of two turbines have met the objections of the Inspector are not accepted. The Wind Power SPD (and the draft updated document) advise that wind turbines be sited on the “strong ridges and plateau” but at this site there is only a narrow expanse of higher ground before it starts falling away again to

the north. The limited extent of higher ground at the site is not sufficient to set the turbines back from the valley crests and sides, which would help reduce their visibility and impact. Officers are of the opinion that all three of the proposed turbines will be out of scale with the intimate valley landscape and the historic settlement of Kimbolton and that this criterion is not met.

8.3 (c) Avoid siting turbines on areas of pasture with ridge and furrow

7.71 There is not considered to be any unacceptable impact in this regard.

8.3 (d) Respect the site and setting of the historic villages which characterise the Northern Wolds.

7.72 The ES states that the villages are in the valleys and turbines separated from them on the plateau and implies by this that the criterion is met.

7.73 Inevitably the setting of historic villages is considered in both landscape and cultural heritage assessments and this occurs in several paragraphs of the Inspector's report. Paragraph 31 discusses the setting of Kimbolton and Tilbrook churches in the Kym valley and the impact of the turbines upon that setting, and paragraph 32 refers to the intimate sensitive Kym valley and the settlements therein. In the assessment of the impact upon Kimbolton Conservation Area and the listed buildings within the Inspector makes it clear that the turbines would be a significant modern intrusion seriously detracting from the highly sensitive historic environment. Likewise in relation to Tilbrook the Inspector in paragraph 49 refers to the whole development straddling the crest of the valley and significantly changing its character.

7.74 Whilst there may be some amelioration of the impact due to the reduction and re-siting of the turbines, they will still dominate significant parts of the historic setting of Kimbolton and Tilbrook and it is therefore considered that this criterion is not met.

8.3 e) Relate to existing building clusters in the landscape, for example the occasional large farm buildings, utility buildings or industrial areas (such as disused airfields)

7.75 The ES states that the turbines extend along the ridge between the large poultry sheds of Blackwell Farm and Bicton Industrial Estate and are primarily located within the site of a former airfield.

7.76 Paragraph 28 of the Inspector's appeal decision refers to these large groups of buildings and the context of the former airfield landscape. He concludes that turbines T1 and T3 would not occupy a significant proportion of the views appreciated by those enjoying the plateau landscape for leisure purposes or journeying across it.

7.77 The re-siting of the turbines will result in a group of 3 more closely associated with these larger buildings. The conflict with this criterion is not significant.

- 8.3 f) Relate to the land cover pattern, in particular the woodland edges and field patterns with a consistent and repetitive spacing between turbines
- 7.78 The ES states that the turbines have a consistent spacing and are located within large scale fields with a limited land cover pattern.
- 7.79 The Inspector does not specifically discuss this criterion in his decision letter and it is therefore considered that there is little conflict with this criterion.
- 8.3 g) Consider the impact on views of the horizon from the Central Claylands, Fen Margins and Fens
- 7.80 The ES states that the impact upon the Fens, Fen Margins and Central Claylands will be very limited because of the distances involved.
- 7.81 This is not specifically discussed in the Inspector's decision letter and it is accepted that the changes to the appeal proposal will result in very little change and that therefore this criterion is met.
- 8.3 h) Consider a linear arrangement along contours as opposed to crossing contours
- 7.82 It is accepted that the proposal does not unacceptably cross contours.
- 8.3 i) Avoid the introduction of new pylon lines into the Northern Wolds. The area is currently characterised by the absence of disruptive features and pylon lines would be difficult to accommodate in relation to the distinctive ridge and valley topography
- 7.83 No new pylon lines are suggested within the application. A planning condition would be necessary to confirm this arrangement within the site.
- 8.3 j) Seek opportunities to achieve wider landscape management objectives identified in the Huntingdonshire Landscape and Townscape Assessment in association with any proposed development
- 7.84 The ES states that this objective is not directly relevant to this proposal as it refers to matters discussed above or non landscape matters. Paragraph 7.7 of the ES does not proposed mitigation.
- 7.85 This criterion relates to landscape mitigation and enhancement. Quite clearly the Inspector felt that the harm caused to the landscape by the appeal proposal could not be mitigated. Officers consider that the harm caused by the current proposal could also not be adequately mitigated.
- 7.85 The SPD also includes reference to capacity and cumulative effects. This proposal for 3 turbines in conjunction with Woolley Hill Wind farm and other approved turbines in the Northern Wolds will be beyond the capacity guidance given in the SPD, where there is deemed only low capacity for groups of four (or more) turbines. The SPD explains

(paragraph 2.4) that “low capacity to accommodate wind turbines” means that “development would be likely to have a significant adverse change in landscape character and/or affect key landscape values”.

7.86 It must also be borne in mind that the numeric capacity guidance in the SPD was devised using a nil wind farm base. The current situation in the Northern Wolds and adjoining LCAs is that there are already a number of operational wind turbine developments of differing scales, and additional ones that are consented or “in planning”. Consequently the numeric guidance must be seen as a probable maximum figure, given the fact that some capacity has already been taken up by current existing and consented schemes.

7.87 The current situation in the Northern Wolds LCA is as follows:-

| Location | Application Ref. | No. of turbines | Height to blade tip (metres) |
|-----------------------------------|------------------|-----------------|------------------------------|
| OPERATIONAL TURBINES | | | |
| Hamerton Zoo Park | 1200670FUL | 2 | 46 |
| Tilbrook Grange, Tilbrook | 1101420FUL | 1 | 25 |
| Glebe Farm, Spaldwick | 1002042FUL | 1 | 25 |
| Mill House Old Weston | 1201408FUL | 1 | 20 |
| CONSENTED TURBINES | | | |
| Woolley Hill Wind Farm | 1001741FUL | 4 | 130.5 |
| Catworth Lodge Catworth | 1300264FUL | 1 | 46 |
| Foxholes Farm, Leighton Bromswold | 1201829FUL | 1 | 34 |
| “IN PLANNING” TURBINES | | | |
| Haddon Lodge Farm | 1201841FUL | 1 | 67 |
| East Lodge Farm | 1200688FUL | 1 | 27 |
| Molesworth | 1200967FUL | 6 | 125 |

7.88 Table 7.6 in the ES shows wind farms within 25km of the site but omits many of the smaller turbines above. The Inspector noted in paragraph 26 of his decision that there were no other turbines operating or under construction in the Northern Wolds, but since then Woolley Wind Farm has received consent and Molesworth is under consideration. In addition there are a number of other smaller turbines listed in the table above which have received consent. Quite clearly further wind farms within the Northern Wolds area will be directly in conflict with the capacity guidance in the Wind Power SPD.

7.89 Overall therefore the proposal fails to satisfy criteria a), b) and d) of the SPD and in each case there are significant adverse impacts in relation to the impact upon landmark features, landscape character and visual amenity. Furthermore the concerns of the Inspector stated in the previous appeal decision letter regarding these criteria have not been overcome. In terms of the cumulative impacts of the proposal the identified capacity in the Wind Power SPD of the Northern Wolds will be exceeded .

7.90 The proposal is therefore in significant conflict with Policies En2, En5 and En9 of the Local Plan 1995, Policies LP5 and LP31 of the Draft Local Plan to 2036: Stage 3 2013, the Wind Power SPD 2006 and the

Residential Amenity

- 7.91 An assessment in relation to this consideration encompasses shadow flicker, noise and visual impact. These are considered further below.

Shadow Flicker

- 7.92 Planning Practice Guidance for Low Carbon and Renewable Energy July 2013 states:

“Under certain combinations of geographical position and time of day, the sun may pass behind the rotors of a wind turbine and cast a shadow over neighbouring properties. When the blades rotate, the shadow flicks on and off; the impact is known as ‘shadow flicker’. Only properties within 130 degrees either side of north, relative to the turbines can be affected at these latitudes in the UK – turbines do not cast long shadows on their southern side.

- 7.93 Modern wind turbines can be controlled so as to avoid shadow flicker when it has the potential to occur. Individual turbines can be controlled to avoid shadow flicker at a specific property or group of properties on sunny days, for specific times of the day and on specific days of the year. Where the possibility of shadow flicker exists, mitigation can be secured through the use of conditions.

- 7.94 Although problems caused by shadow flicker are rare, where proposals for wind turbines could give rise to shadow flicker, applicants should provide an analysis which quantifies the impact. Turbines can also cause flashes of reflected light, which can be visible for some distance. It is possible to ameliorate the flashing but it is not possible to eliminate it.”

- 7.95 Section 14 of the ES deals with Shadow flicker and assesses that under worst case scenario Rookery Farm, Highview House and Blackwell House would experience 14.9, 12.8 and 13.1 hours per year of shadow flicker. This assessment assumes sunny conditions and no screening by trees or other intervening features. This is a very low level which can be appropriately controlled by condition to provide blinds for affected windows or turning the turbines off for the affected times. A condition would provide a protocol whereby complaints relating to this would be dealt with.

Visual Impact

- 7.96 In accordance with guidance in the Planning Practice Guidance for Low Carbon and Renewable Energy July 2013, the Council does not have any policy which places a zoning restriction between turbines and residential dwellings. The assessment here must have regard to relevant planning policy as well as the approaches taken at appeal and in particular the ‘Lavender test’ (named after a former Planning Inspector David Lavender). This test was first used at appeal at Enifer Downs in Kent and appears to have stood the test of time since such that it remains in widespread use to this day. The appeal at Burnt

House farm near March, which was determined by the Secretary of State, confirmed that this approach was valid.

The test is stated in appeal decisions as being:

7.97 In most cases, the outlook from a private property is a private interest, not a public one, and the public at large may attach very different valued judgements to the visual and other qualities of wind turbines than those who face living close to them. However when turbines are present in such number, size and proximity that they represent an unpleasantly overwhelming and unavoidable presence in main views from a house or garden, there is every likelihood that the property concerned would come to be widely regarded as an unattractive and thus unsatisfactory (but not necessarily uninhabitable) place in which to live. It is not in the public interest to create such living conditions where they did not exist before.

7.98 This test therefore requires an assessment of the impacts from multiple wind turbines. The applicant has undertaken an assessment based upon properties within 1.5km of any turbine. Their assessment was then the subject of a more detailed assessment of properties around and within 750m and 1 km from a turbine. Of these Rookery Farm, Highview House, Avalon, Blackwell House, Station House, 1 and 2 Blackwell Farm Cottages and Sunnyside Farm are within 1km of turbines.

7.99 In EIA terms the impacts from the windfarm are assessed on each property. Where the impacts are assessed as 'Substantial' or 'Substantial/Moderate' the impact is considered to be significant for EIA purposes.

7.100 The applicant has described the effects in relation to each individual property within 1.5km and concluded generally in paragraph 7.9 of the ES that:

"None of the properties would experience views of the turbines which would create effects on residential amenity to the extent that the properties would become an undesirable place to live."

7.101 Officers do not agree with this conclusion. It is considered that the effects upon Highview House and Blackwell House, both of which are positioned 850 metres from the nearest turbine, fail the Lavender Test. In the consideration of the previous appeal proposal where Highview House was then, (according to the then submitted Environmental Statement) 965 metres from the nearest turbine the Inspector stated (para 61):

"The view from the main living area and rear garden would frame the group of turbines between a side wing of the building and trees. Because of this characteristic, despite occupying a narrower angle of view than from some other properties, the turbines would represent a major change in circumstances for the occupants who would have no means of avoiding, in practical terms, a very significant alteration in their rural outlook from the rear of their house on 2 floors of habitable rooms. The south easterly aspect from the garden would be dominated by turbines. Moreover, the main view from here (and also

experienced by travellers passing southwards on the B660) includes the broad spread of the Kym valley including the steeple of St Andrews Church and the tall trees which define the settlement of Kimbolton. The turbines would appear conspicuously perched on the edge of the valley where it changes from flat plain to incline, mentioned earlier in the consideration of landscape matters. The particular circumstances of this property and the way in which the view of turbines would be enclosed and framed by buildings and trees lead me to the conclusion that there would be a significant adverse impact on outlook. However, the distance to the turbines would mitigate the impact to the extent that the dwelling would not be an unacceptable place in which to live.”

- 7.102 In the current proposal the nearest turbine has now been positioned approximately 115 metres closer than in the previous proposal, at 850 metres from Highview House; and the other two turbines will be seen as distinctly separate features although sited further back than this closest turbine. The south easterly aspect from the house and the garden will now be more severely dominated by turbines than in the previous application and it is considered that for this reason the proposal will fail the Lavender Test.
- 7.103 The Inspector did not specifically comment on the effect upon Blackwell House in the previous appeal decision. Turbine 1 is situated at the same distance as at Highview House of 850 metres from this house. Due to the position of the house further north along Station Road the turbines are likely to be viewed as slightly overlapping in a narrower arc than at Highview House. Because of the distance, orientation of the house and open easterly aspect of the garden this property will be dominated particularly by Turbine 1 and also the discordant effect of the other two turbines whose blades will overlap each other. This is considered to also fail the Lavender test.
- 7.104 It is acknowledged, with regard to appeal decisions, that on occasion a single turbine within 450 metres of a turbine has been found to not create conditions where the Lavender test threshold is surpassed. However each case has to be assessed on its own merits and it is a combination here of the orientation of the house and garden, the number, height and siting of the turbines which leads, in Officers' views, to the turbines being present in such number, size and proximity that they represent an unpleasantly overwhelming and unavoidable presence in main views from the house and garden such that there is every likelihood that the property concerned would come to be widely regarded as an unattractive and thus unsatisfactory (but not necessarily uninhabitable) place in which to live. It is not in the public interest to create such living conditions.
- 7.105 In relation to the impact arising upon Highview House and Blackwell House therefore the proposal is considered to fail the Lavender test and also significantly conflict with draft Policies LP5 and LP15 of the Local Plan to 2036: Stage 3.
- 7.106 In the previous appeal decision the Inspector expressed concern about the impact upon Vicarage Farm and Rookery farmhouse and whilst he did not find that they would result in being unacceptable places in which to live the harm caused carried weight in the planning balance. The current proposal will result in the turbines being 1225

metres from Vicarage Farm, whereas in the previous proposal they were at a distance of 778 metres. In addition they will be sited at a higher level. These two factors will reduce the impact upon Vicarage Farm and result in a lower level of harm. The Inspector previously found (para 59) that there would be a significant effect upon Rookery Farmhouse, with harm to the outlook from the garden and limited accommodation areas, but that the turbines would not be unacceptably overbearing and the house would not be a significantly less attractive place to live. The nearest turbine will now be situated at 800 metres, rather than 846 metres in the previous proposal and it is considered that this minor reduction in distance will not change this assessment. Whilst the harm to these two properties is not in itself reason to refuse the application, the impacts should still be put in the balance.

Noise

- 7.107 The Council's Environmental Protection Team Leader has carefully analysed the proposal and as part of that exercise additional information has been submitted. Despite views expressed in opposition to the proposal ETSU-R-95 remains the standard against which windfarm planning applications should be assessed. Additional guidance has been published and this does not alter the conclusion from the Environmental Protection Team Leader. It is therefore considered that the noise impacts from the proposal are acceptable and subject to suitable conditions (including a construction method statement, noise limits for named nearby dwellings, a scheme for noise monitoring, study timescale, timescales for the submission of noise data to the Council if a complaint is received, the Council's protocol for the assessment, details of an independent assessment and site data logging) the proposal is considered to be acceptable in this regard.
- 7.108 It is relevant to note that the Inspector previously found (para 70) that the degree of noise and disturbance caused by the previous proposal would be acceptable and that the evidence that an excess level of amplitude modulation would occur is not persuasive.

Tourism and Economic Impacts

- 7.109 The ES refers to socio-economic benefits of the proposal and concludes that it would result in a small positive economic benefit for local service companies during the construction phase. In terms of recreation and tourism the ES concludes that there would be slight effect upon users of public rights of way and that there would be a temporary effect during construction when improved access tracks cross public rights of way. In terms of tourism, after a discussion on public opinion polls relating to Scotland, Wales and the Lake District, the ES concludes that tourism is not a major activity in the area and that the effects upon tourism would be negligible. In the previous decision the Inspector in paragraph 41 described Kimbolton castle as a significant visitor attraction with its historical association with Catherine of Aragon being celebrated and it being open to the public twice a year. He states "*In many ways it defines the town historically, architecturally and culturally.*" The impact of the current proposal upon 'this significant visitor attraction' has not been addressed in the ES. The Inspector however does not identify harm to this visitor

attraction in his concluding paragraphs 75 and 76 and therefore officers are of the view that the impact on tourism is not determinative issue, but does weigh against the proposal.

Ecology and Wildlife Issues

- 7.110 The ES suggests that the proposal would have an acceptable impact upon ecology and wildlife issues. The consultation responses from Natural England and RSPB both indicate that the proposal is acceptable subject to suitable conditions and mitigation. Natural England and RSPB have requested a post construction monitoring condition due to the lack of evidence on collision impacts and have also requested a condition to protect badger habitat. RSPB have also recommended biodiversity enhancements. Officers would support the imposition of these conditions in the event that planning permission is granted. Subject to these conditions the proposal is considered to be acceptable with regard to ecology and nature conservation matters. It therefore complies with Policies En22 and En23 of the Local Plan, Policy CS9 of the Core Strategy and draft Policies LP7, LP28 and LP29 of the Local Plan to 2036: Stage 3.

Traffic Transport and Access

- 7.111 Traffic and highway matters did not form part of the reasons for refusal for the previous application and the Inspector did not identify this as a main issue at the appeal for the previous proposal.
- 7.112 The County Council as local highway authority have commented that the route for abnormal loads has previously been assessed and found to be adequate but that a speed survey is required to show that the visibility splays are adequate. This speed survey has been submitted and the County Highways comments are awaited.
- 7.113 Northamptonshire County Council highway authority do not object subject to conditions relating to off site works to accommodate the delivery of the larger components and a Transport Statement to identify all "logged" HGV's.
- 7.114 Whilst the delivery of larger components will inevitably cause some disruption on local roads the issues raised by both of the highway authorities concerned, Cambridgeshire and Northamptonshire, can be addressed by conditions. If the application were to be approved typical conditions would cover the details of the access, all aspects of construction and the routing of HGV's.

Public Rights of Way

- 7.115 There are a number of rights of way in the vicinity of the site and the County Rights of Way officer has commented that the turbines meet the separation distances recommended in the now cancelled PPG22 Companion Guide. Turbine 1 is close to oversailing Footpath 24 and if possible should be microsited to achieve a greater separation distance. The proposed access tracks cross the public footpaths in two places and, while there is no objection to this, warning notices should be erected to warn the public using these footpaths particularly during the construction phase.

Aviation and Air Safety

- 7.116 With regard to aviation and air safety no objections have been received from the Ministry and Defence, National Air Traffic Control or Cambridge Airport subject to conditions requiring infra red lighting to be fitted to the turbines and details of the final positioning of the turbines to be submitted and approved. There are therefore no objections from the air safety perspective.

Third Party Matters

- 7.117 Within the objections received to the application there have been a number of health considerations which are in essence personal circumstances. These require consideration although Officers are mindful that paragraph 21 of The Planning System: General Principles (2005) advises that personal circumstances will seldom outweigh the more general planning considerations.
- 7.118 It has been established in case law that the impact upon house prices is not a material consideration. Paragraph 29 of the 2005 document referred to above confirms that:
- 7.119 The planning system does not exist to protect the private interests of one person against the activities of another, although private interests may coincide with the public interest in some cases. It can be difficult to distinguish between public and private interests, but this may be necessary on occasion. The basic question is not whether owners and occupiers of neighbouring properties would experience financial or other loss from a particular development, but whether the proposal would unacceptably affect amenities and the existing use of land and buildings which ought to be protected in the public interest.
- 7.120 A considerable number of comments have been received about the adjacent solar farm both stating that this is a preferred type of renewable energy and also expressing concern about the impact the turbines would have upon the efficiency of the solar farm. No objections have been received from the operator of the solar farm and each application has to be treated on its merits. Competition is not a matter which falls to be considered by the planning system and officers consider that this is not therefore a material consideration.
- 7.121 Views expressed in relation to the productivity of the turbines, subsidies or the suitability of the site for wind energy are not considered to hold any weight within the determination of this application. Paragraph 98 of the NPPF confirms that the “need” for renewable energy shall not need to be demonstrated by the applicants.
- 7.122 A number of comments have been received about the previous appeal decision and the applicant’s lack of ‘respect’ for local opinion in their decision to submit a revised proposal. The government guidance ‘Planning practice guidance for renewable and low carbon energy dated July 2013 makes it clear that the planning concerns of local communities should be properly heard. The applicant is however quite entitled to seek to submit a scheme which they consider addresses the Inspector’s concerns.

Planning Balance

- 7.123 Having undertaken an assessment of the likely impacts arising from the proposal it is now necessary to consider how to apply and balance the relevant planning policies and material considerations. It must be noted that the assessment of the ES is a separate requirement from the assessment of the merits of the planning application. In other words a significant change in ES terms does not automatically lead to a conflict with the relevant planning policies; the thresholds are different in each case.

The report considers the weight to be given to relevant planning policies.

- 7.124 The starting point, under section 38(6) of the Planning and Compulsory Purchase Act 2004, is the consideration of development plan policies. In this instance the relevant policies consist of the Core Strategy (2009), the Local Plan (1995) and the Core Strategy (2009). Officers have set out above the weight which can be apportioned to the relevant policies within these documents.
- 7.125 In terms of the remaining documents full weight can, in the view of Officers, be given to the NPPF, the Council's adopted Wind Power SPD and the plethora of recent national and international documents which support action against climate change. Whilst not specifically relevant to this proposal, owing to the amount of energy to be generated, the National Policy Statement EN-1 (Overarching Energy) and EN-3 (Renewable Energy) are also relevant considerations which can be afforded significant weight as indicators of Government policy.
- 7.126 Moderate weight can be afforded to the draft Local Plan 2036: Stage 3 as this continues to progress towards examination and adoption.
- 7.127 Of the remaining considerations set out within the policies listed in this report these documents can be given some weight according to their degree of consistency with the NPPF.
- 7.128 The NPPF advises that there should be a presumption in favour of sustainable development. To be sustainable development must, as noted in paragraph 6 of the NPPF, strike a satisfactory balance between the economic, the environmental and the social considerations. Officers consider that paragraph 93 (which states that the delivery of renewable energy is central to the three dimensions of sustainable development) supports and encourages it wherever the impacts are acceptable when judged against the NPPF policies as a whole. It is however necessary to assess all of the impacts when determining whether a proposal is sustainable.
- 7.129 In relation to this proposal the proposed wind turbines would result in benefits to:
- * the provision of a significant amount (up to 9MW installed capacity) of a clean form of energy which would provide a valuable contribution towards tackling climate change, meeting the targets and aspirations for the UK's energy mix and closing the energy gap between supply and demand;

- * some jobs during construction, de-commissioning and the life of the turbines; and
- * making a significant contribution towards renewable energy provision in the district.

- 7.130 The impacts arising from shadow flicker, noise, ecology, nature conservation and wildlife, transport and access and public rights of way would all, subject to planning conditions or planning obligations be acceptable. These impacts would therefore be neutral as the conditions are necessary to off-set the impacts.
- 7.131 The proposal would though create harm to the existing environment by virtue of the harm caused to:
- * the character of the landscape and visual amenity particularly to the intimate and sensitive Kym Valley landscape and the settlements and heritage assets therein
 - * heritage assets including Kimbolton and Tilbrook Conservation Areas, Kimbolton castle, Kimbolton gatehouse and Church of All Saints Tilbrook.
 - * Residential amenity by virtue of the unacceptable impacts upon Highview House and Blackwell House and to a lesser extent upon Rookery Farmhouse and Vicarage Farm
- 7.132 Furthermore it is considered that this revised proposal does not overcome the very substantial objections raised by the Inspector for the previous proposal in respect of harm to landscape and heritage assets and the weight he gave to the harm to residential amenity.
- 7.133 It is acknowledged that the harm which has been identified would be temporary as the development would need to be controlled such that the turbines were in place for a maximum of 25 years. However given the significance of the harm officers do not consider that this temporary harm, which in any event is a lengthy period and would last a generation, would be such that these areas where the proposal is unacceptable could be tolerated. Giving a temporary permission would not therefore sufficiently reduce the harm.
- 7.134 The proposal is not therefore considered to be sustainable development as it has not been possible to find that, when taking sustainability in the round, the proposal can be considered to be acceptable. There is therefore, notwithstanding that renewable energy is supported in principle by the NPPF, no presumption in favour (having regard to paragraph 14 of the NPPF) for this particular proposed development given the conflict identified above with other core principles of the NPPF (seeking to secure a good standard of amenity for all existing occupants of land and buildings, recognising the intrinsic character and beauty of the countryside and conserving heritage assets in a manner appropriate to their significance).
- 7.135 The impacts therefore fall to be assessed having regard to a planning balance. Whilst the proposal rightfully enjoys support as it is capable of generating up to 9MW of installed capacity of renewable energy the development would create significant unacceptable impacts in relation to the heritage assets, landscape and residential amenity.

- 7.136 With regard to heritage assets Officers have been unable to demonstrate that the scheme has special regard to the desirability of preserving the buildings or the settings or any features of special architectural or historic interest which it possesses. Furthermore the harm to these assets has not been reduced sufficiently from the previous proposal to tip the balance in favour of the proposal. The public benefits, when weighed in the balance, are not considered to be such that this harm can be considered to be acceptable.
- 7.137 In the view of Officers there are three significant aspects of harm (to heritage assets, landscape character and amenity and residential amenity) which significantly and demonstrably outweigh the public benefits arising from the proposal.

8. RECOMMENDATION – REFUSE for the following reasons:

- 8.1 The proposal would result in unacceptable harm to the landscape character of the Kym valley as the turbines would form a conspicuous group resulting in a distracting and alien impact in an area of recognised landscape quality. Furthermore the proposal fails to respect the existing landmark features or the setting of the historic villages of the Northern Wolds.
- 8.2 The proposal would result in a high level of harm to Kimbolton and Tilbrook Conservation Areas, Kimbolton Castle and Steps to Eastern Portico, Kimbolton Castle Gatehouse, Church of All Saints Tilbrook and St Andrews Church Kimbolton.
- 8.3 The proposal would have an unacceptable impact upon the amenity of existing and future occupiers of Highview House and Blackwell House owing to the number, size and proximity of the turbines which would represent an unpleasantly overwhelming and unavoidable presence in the main views from the main living areas of the houses and the main areas which are used as garden. The impact is considered such that the properties would be widely regarded as unattractive and thus unsatisfactory places in which to live.
- 8.4 This harm outweighs the support the proposal enjoys from national guidance and policy and resulting employment opportunities. The planning balance therefore weighs against the proposal and so the proposal is therefore in significant conflict with Policy CS1 of the Core Strategy, Policies En2, En5 and En9 of the Huntingdonshire Local Plan 1995, draft policies LP5, LP15 and LP31 of the Local Plan to 2036; Stage 3, the Wind Power SPD 2006, the Huntingdonshire Local Development Framework Consultation Draft SPD:Landscape Sensitivity to Wind Turbine Development 2012 and the National Planning Policy Framework.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

CONTACT OFFICER:

Enquiries about this report to **Jennie Parsons Development Management Team Leader 01480 388409**

KIMBOLTON & STONELY PARISH COUNCIL

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TEL & FAX: 01480 861877

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Website: www.kimboltonandstonely-pc.gov.uk

CHAIRMAN

Councillor Mrs Rosemary Lloyd

CLERK TO THE COUNCIL

Lionel Thatcher FILCM

Mr Andy Moffat,
Planning Service Manager,
Huntingdonshire District Council,
Pathfinder House, St Mary's St
Huntingdon, PE29 3TN

3 June 2013

Dear Mr Moffat,

PLANNING APPLICATION 1300512FUL: ERECTION OF 3 WIND TURBINES & ASSOCIATED INFRASTRUCTURE – LAND W OF BICTON INDUSTRIAL PARK

Further to your letter of 23 April 2013, I write to inform you that this Council has now considered the application and the unanimous recommendation is that it be refused.

It is noted that the present application is for 3 wind turbines, rather than the 4 applied for and rejected on appeal in 2011, but the fundamental issues remain and there is little difference in impact between the two, such that there will be little discernable visual difference.

The erection of the turbines will be hugely detrimental to the landscape character of the Kimbolton area and the valley in which it stands.

The turbines will visually dominate the area and cause substantial harm to the setting of the 125 listed buildings standing within 2.5km of the proposed development. These buildings include 4 Grade 1 structures; Kimbolton Castle with its Robert Adam Gatehouse, St Andrews Church, Kimbolton and All Saints Church, Tilbrook. Additionally there are 9 Grade 2* listed buildings.

Kimbolton Castle and its Gatehouse are two of the most important buildings in the county and the proposed development would have a significant and disproportionate negative impact upon them.

Huntingdonshire District Council's own adopted Windpower SPD under Section 6, referring to the Northern Wolds (within which this proposed development falls) expressly advises against locating turbines along the valley crest *where their size and proximity will be out of scale with Kimbolton*.

Kimbolton is one of the few villages mentioned by name in this document, yet the proposal totally ignores the advice given and seeks to establish these turbines in precisely the position highlighted in the SPD. No doubt the argument will be that the turbines have been moved back from the valley crest, but it should be noted that the land does not fall away, but remains as a level plateau.

We are, of course, aware of a new, emerging, SPD and we understand that the proposed turbines will conflict with the draft policies of that document as well.

It should also be pointed out that the total number of turbines considered acceptable for the Northern Wolds has already been reached, with the approval of four turbines at Woolley. Furthermore, a 5kw solar farm has recently been established just to the north of the application site.

We trust that Huntingdonshire District Council will refuse the application.

Yours sincerely,

(signed)
Lionel Thatcher
Clerk to the Council

TILBROOK PARISH COUNCIL

Chairman: Mr Charles Paull
The Croft, Station Road, Tilbrook, Huntingdon PE28 0JT
Tel: (01480) 860121; email: charles@paull.info

Mr A Moffat
Planning Services Manager
Huntingdonshire District Council
Pathfinder House
St Mary's Street
Huntingdon PE29 3TN

17th May 2013

Dear Mr. Moffat

REF Bicton Wind Farm Planning Application No 1300512 FUL

With reference to the above application:

When asked to comment on the original application in 2010 Tilbrook Parish Council held a well attended public meeting in the village hall (representatives from both Broadview energy and the Action Group were there to provide extra information and to field questions) The outcome on a "show of hands" vote was an overwhelming response of objection to the proposals. Given that there has been a slight demographic change in the village over the last three years as well as a small adjustment to the positioning of the turbines, now reduced from four to three, a member of the Action Group carried out a door-to-door canvass and again the result is overwhelmingly one of rejection of the proposal.

After full consideration, the Tilbrook Parish Council again recommends **REFUSAL** of the above planning application for the following reasons:

- 1 The development proposals are in direct conflict with National Planning Policy.** PPS5 2010 places importance on the visual landscape and cultural heritage. It specifically states substantial harm to Grade 1 and Grade 2* Listed Buildings should only occur in exceptional circumstances and that the setting of a building within the visual landscape is a key element to be protected. It has been established that over 5% of the listed buildings in Huntingdonshire fall within just 2% of the County that lies within 2.5 km of the proposed development. Within this area are 4 Grade 1 and 9 Grade 2* listed buildings. Further, there are in excess of 125 listed buildings within 2.5 km of the proposed development along with four conservation areas. Buildings worthy of specific mention include the churches of All Saints in Tilbrook and St. Andrews in Kimbolton that both have spires of some 50 mtrs. Kimbolton Castle, together with its Robert Adam Gatehouse, is one of the most important buildings in the county and we believe that the proposed development will have a significant and disproportionate negative impact in this area that has a clear and significant

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heritage. We are also of the opinion that the wire diagrams offered by Broadview at their presentation earlier this year in the Mandeville Hall were totally inadequate in showing the impact of the turbines on the heritage assets, villages and surrounding environment. .

- 2 **The development proposals are in direct conflict with Huntingdon District Council's own Local Planning Policy.** HDC are acutely aware of the cultural heritage and special nature of the area and have already commissioned and adopted the 'Special Planning Document for Windpower'. Within the application documents there are four clear breaches of the planning guidance.
 - a. The report states that there is low capacity for more than 3 turbines anywhere in the Huntingdonshire northern wolds area.
 - b. The report further states that there is very little scope for the northern wolds to accommodate more than one group of 2 or 3 turbines. This limit has already been breached.
 - c. The report advises against small scale developments along the Kym valley to Ellington ridge.
 - d. The report specifically advises against the siting of even a single turbine on the Kym valley crest, where their size and proximity will be out of scale with Kimbolton.

During questioning in the public meeting referred to above the applicants accepted that they had not taken a great deal of note of the above guidance in their environmental impact assessment.

- 3 **The proposed development will further contribute to cumulative development** of this type and is contrary to guidance contained in PPG 22G. There are already a significant number of turbines in the area and the cumulative impact is clearly damaging the environment. We believe that the environmental impact assessment of the applicant understates the negative impact of this type of development.
- 4 **We believe that the road infrastructure** in the vicinity of the proposed development site is inadequate for the nature and intensity of the traffic that will be using it particularly during the construction phase. We do not believe that the impact of the number of traffic movements and the associated weight of construction and other materials has been adequately considered.

In considering the above points as grounds for recommending refusal of the application we are also mindful of the impact on the natural history of the area as research has shown that there can be significant harm caused to local populations of birds and bats. It is important to note that this application has generated considerable negative reaction and objection among the local residents and the strength of feeling against this development cannot be overstated. Any positive benefits from this

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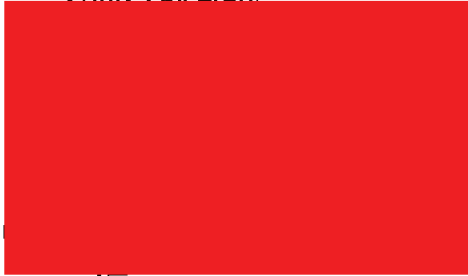
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proposal will be completely overshadowed by the negative impact on the environment and the character and heritage of the local area and landscape.

This Parish Council urges the Huntingdon District Council in the strongest possible terms to resist and **REFUSE** this application.

Yours sincerely,



C. A. Paull.
Chairman, Tilbrook Parish Council.

Copy:
Kimbolton Parish Council
Mr J Djanogly, MP

Clerk to the Council: Mrs Sheila Brighton
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To: DevelopmentControl[/O=HUNTS DISTRICT
COUNCIL/OU=HDC/CN=RECIPIENTS/CN=DEVELOPMENTCONTROL];
Subject: Application Ref: 1300512FUL - Erection of 3 Wind Turbines, Land West of
Bicton Industrial Estate
Sent: Fri 6/14/2013 2:00:40 PM
From: Kate Turner

Dear Sir/Madam

Following our request for an extension to the deadline for the above application until 14th June 2013, I am now replying on behalf of Perry Parish Council following its meeting on 11th June 2013.

The Parish Council discussed the recent application at this meeting, and now wishes to recommend **refusal** of the application. The basis for this is that there is no significant variation between this application and the original one, except that there is one less turbine. However, this simple reduction in number does not alter the basis of concern for wind turbines in this location generally, and therefore concerns over the impact of their height on local historic sights and visually on the general landscape, as well as to local transport networks and nearby SSSI sites.

Please also see the comments made from the original application (Ref: 1001201FUL) as these are still valid considerations in the Councils decision for refusal.

Also, in light of recent Central Government proposals to look to allow local residents and villages more rights in the decision making process on wind farm planning applications, we feel that the concerns of local residents should be considered foremost.

Regards
Mrs K Turner
Clerk to Perry Parish Council

To: DevelopmentControl[/O=HUNTS DISTRICT
COUNCIL/OU=HDC/CN=RECIPIENTS/CN=DEVELOPMENTCONTROL];
Subject: Planning Application 1300512FUL - Wind Turbines Kimbolton
Sent: Thur 5/9/2013 9:34:54 AM
From: Catworth clerk
X-MimeOLE: Produced By Microsoft MimeOLE V6.00.2900.6157
Return-Path: catworthclerk@btinternet.com
X-OriginalArrivalTime: 09 May 2013 09:35:56.0581 (UTC) FILETIME=[9B5FCD50:01CE4C98]

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PARISH COUNCIL CONSULTATION 1300512FUL

Erection of 3 wind turbines and associated infrastructure, Land West of Bicton Industrial Park, Kimbolton

Catworth Parish Council wish to recommend refusal because the structures will have an intrusive and adverse visual impact on the rural landscape south of Catworth, which will affect residents of Catworth.

Pam Wardle

Clerk to Catworth Parish Council

01832 710324

To Head of Planning Services, Huntingdonshire District Council

Application Number 1300512FUL Case Officer Jennie Parsons

Proposal: Erection of 3 wind turbines along with associated infrastructure including meteorological mast.

Location: Land West of Bicton Industrial Park, Stow Road, Kimbolton

Observations of Stow Longa Parish Council:

We note that the applicant has addressed the major concern of the Planning Inspector at the Appeal Ref: APP/H0520/A/11/2146394 by removing turbines Numbers 2 & 4. It is also noted that the replacement for these two is located roughly in a straight line with Numbers 1 & 3 of the previous proposal. We do not wish to comment in detail on the impact of these changes on the other settlements but they can have only an adverse effect on the area around Stow Longa which is the largest settlement within 1.5km of the site.

As indicated in Fig 7.9 (Dwg 3467_009) of the application, there are a number of other dwellings within 1.5km of the site but, other than those SW of the site (Wornditch Hall, Vicarage Farm and neighbouring dwellings), Stow Longa Village is the main settlement within 1.5 km of all three turbines. It is probable therefore that Stow Longa and the area SW of the site are most likely to be affected by noise. There is considerable concern that the noise level in these areas may well affect the ability of residents to sleep at night. This **must** be addressed by the Local Planning Authority in determining its response to the application, as it is beyond local resources to procure expert advice and confirm the extent of the problem.

The visual effect of the turbines is not only affected by the height of the turbines visible from any view point but by the angle of vision of the site, which varies from about: 28 degrees at the SW end of The Lane, Stow Longa; 20 degrees at Wornditch Hall; 14 degrees at Kimbolton and Tilbrook Churches and 2 degrees at Blackwell Farm. The increase of this angle by around 30% above that arising from the previous application is of particular concern to those residents on the SW periphery of Stow Longa who also have a virtually uninterrupted overwhelming view of each turbine from the base upwards. The turbines are also likely to distract motorists on the nearby narrow, twisting roads, in particular the Stow Longa – Kimbolton road near Rookery Farm, and create the risk of accidents.

A substantial proportion of the residents oppose the project as they feel that a wind farm on this site would have an unprecedented and detrimental visual effect on this small community and change forever its rural nature. As with the previous application we have received a significant number of objections from parishioners and there was universal condemnation of the proposal at the recent Annual Parish Meeting. We should like to remind the Planning Department that the Parish Council has recently approved a solar energy development on the airfield, which has been welcomed by villagers. We are not adverse to these types of scheme, but we are when it comes to wind farms due to the impact on visual amenity, noise etc.

The additive effect of this additional wind farm to those already built or planned in the wider area of West Huntingdonshire and the adjacent parts of Bedfordshire and Northamptonshire is also of great concern.

Taking these factors into account Stow Longa Parish Council strongly recommends **REFUSAL** of the application

F D Stowell, Clerk to Stow Longa Parish Council
3 June 2013

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Head of Planning Services
Pathfinder House
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Huntingdon
Cambridgeshire PE 29 3TN

Application Number: 1300512FUL Case Officer Jennie Parsons

Proposal: Erection of 3 wind turbines with a maximum total height to blade tip of 125m along with associated infrastructure including access tracks, crane hardstandings, control building, construction compound and meteorological mast

Location: Land West Of Bicton Industrial Park Including Disused Airfield Attached To Stow Road Kimbolton

Observations of ^{Covington} Kimbolton Town/Parish Council Meeting

Please box as appropriate

Recommend **approval** because (please give relevant planning reasons in space below)

Recommend **refusal** because... (please give relevant planning reasons in space below)

Planning sub-committee noted the proposal is contrary to the Strategy Plan on Wind Farms from Hunts. D.C.

No observations either in favour or against the proposal

per ^{Covington} pps P. Sewell, Clerk to Kimbolton Town/Parish Council Meeting
D. Baker

Date: 29 May 2013.

Failure to return this form within the time indicated will be taken as an indication that the Town or Parish Council do not express any opinion either for or against the application.

(Development Management)

LITTLE STAUGHTON PARISH COUNCIL

Mrs D Robins
5 Grays Grove
Little Staughton
Bedfordshire
MK44 2BT

Tel: 01234 376676
robins.family6@btinternet.com

Mr A Moffat, Planning Service Manager
Huntingdonshire District Council
Pathfinder House
St Mary's Street
Huntingdon
PE29 3TN

24th May 2013

Dear Mr Moffat

**Re: Planning Application 13/00512/FUL
Erection of 3 wind turbines on land west of Bicton Industrial Park, Kimbolton**

Thank you for your letter dated 23rd April 2013, inviting comments on the above application. Little Staughton Parish Council considered this planning application at our recent council meeting and have the following comment:

"This development will have a considerable impact on the skyline when viewed from the village, which is a further distortion of what was a pleasant and rural view from our elevated location. After all our village is located on the hill which looks over Kimbolton and Stonely, which sits in the valley below. This comment is based on the visual impact made by the recent development at Graveley, which has impacted the skyline viewed from the village, and we could be in danger of being surrounded by these monstrous creations that bring no value to our village."

On this basis we object to the planned development.

Kind regards,



Diane Robins
Parish Clerk for Little Staughton, Colmworth and Wilden

Development Management Panel

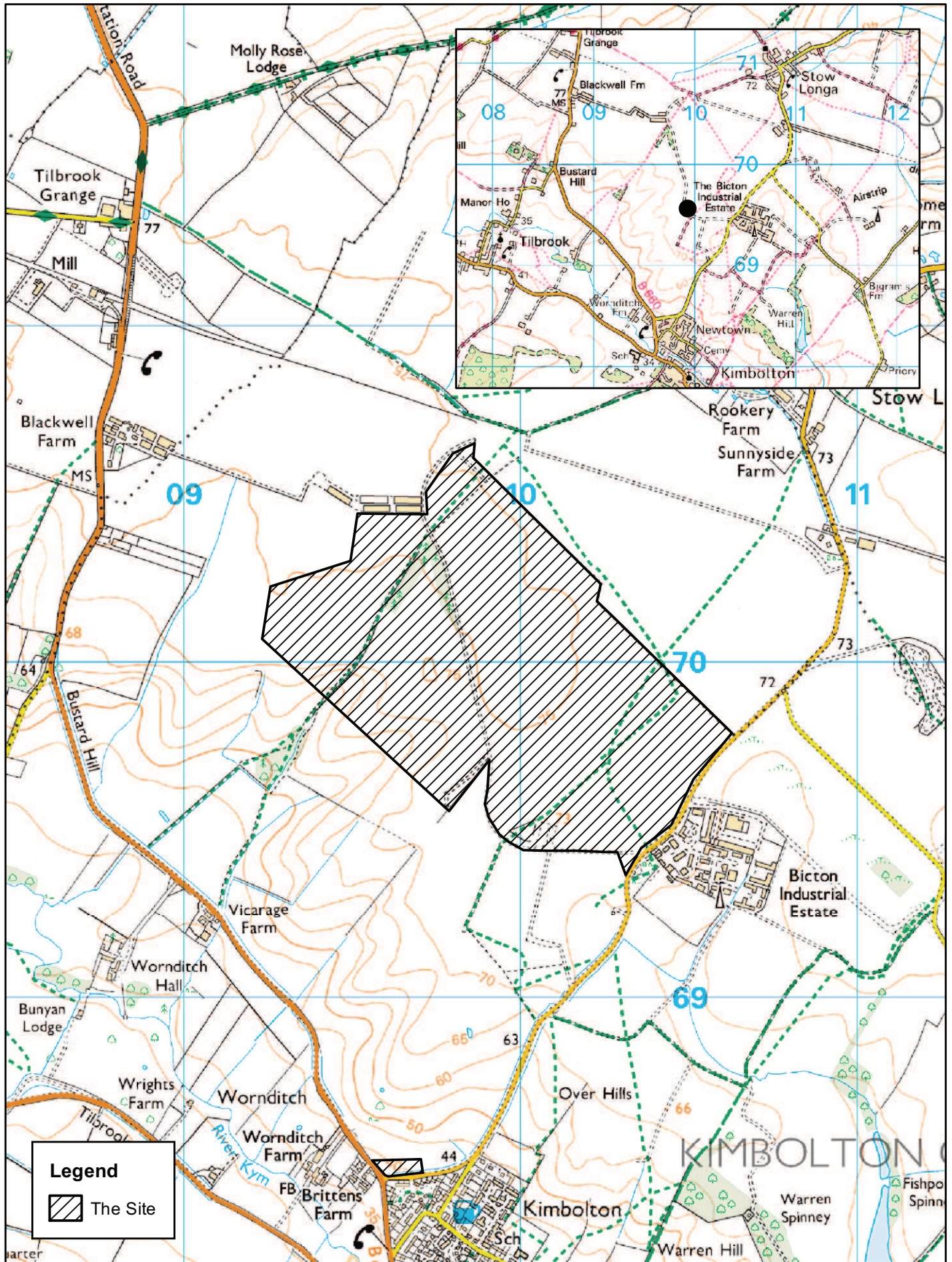


Scale = 1:15,000

Application ref: 1300512FUL

Date Created: 27/08/2013

Location: Kimbolton



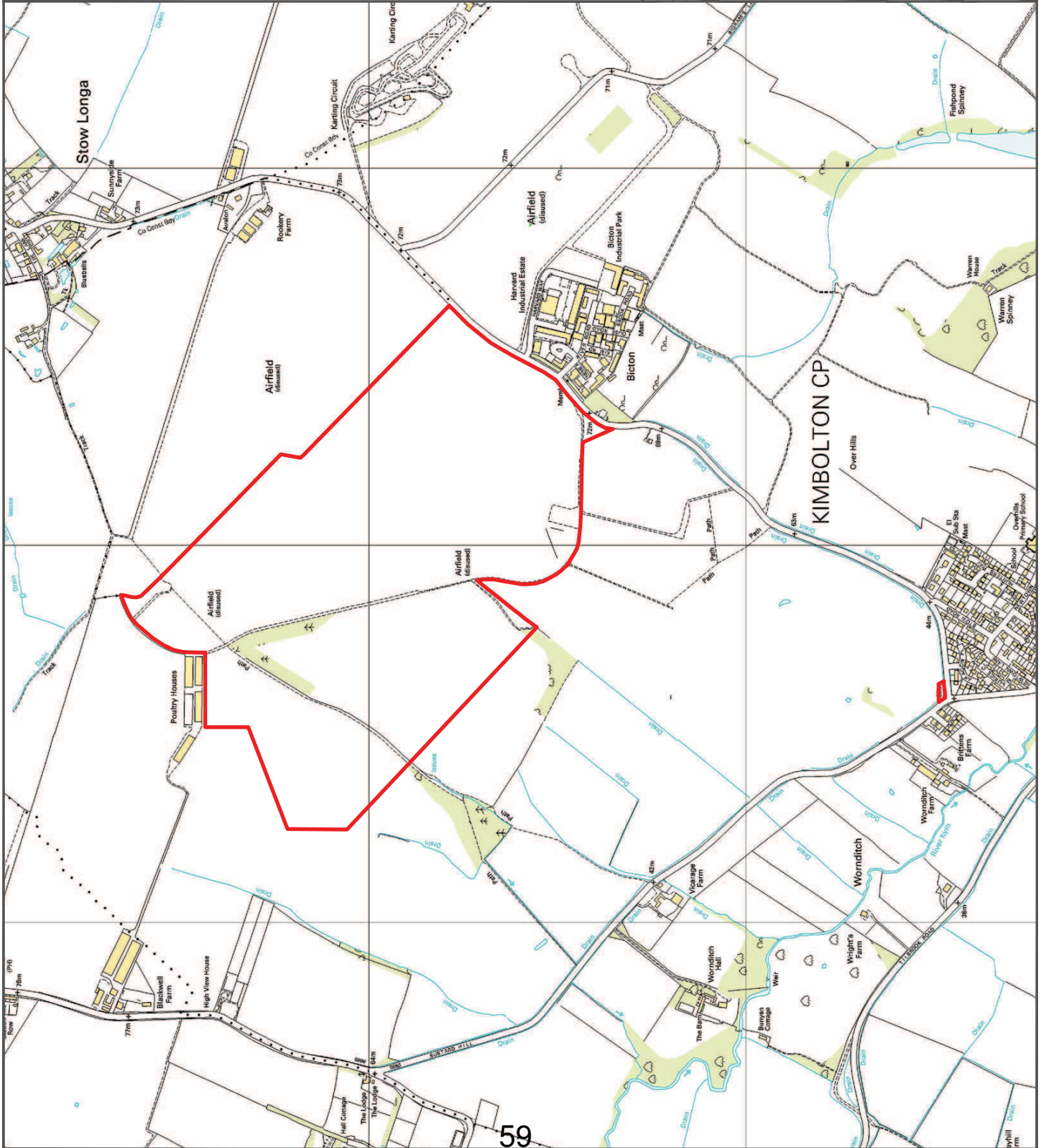
PLAN PREPARED BY OFFICERS SHOWING LOCATION OF THE 4 PREVIOUS TURBINES FOR 1001201FUL AND THE LOCATION OF THE 3 PROPOSED TURBINES FOR HTE CURRENT APPLICATION 1300512FUL



Legend



Planning Application Site Boundary



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| | | | |
|-----|-------------------|------------|-----|
| REV | BOUNDARY REVISION | DATE | BY |
| R1 | BOUNDARY REVISION | 04/03/2013 | JAK |
| R2 | DRAFT | 26/02/2013 | JAK |
| R3 | REVISED | | |
| R4 | REVISED | | |
| R5 | REVISED | | |

Project: Bicton wind farm

Client: Broadview Energy Limited

Figure Title: Planning Application Boundary










Figure Number: 1.2

Scale: 1 to 10,000@A3

Document Reference: 7831-04-N-017



Legend

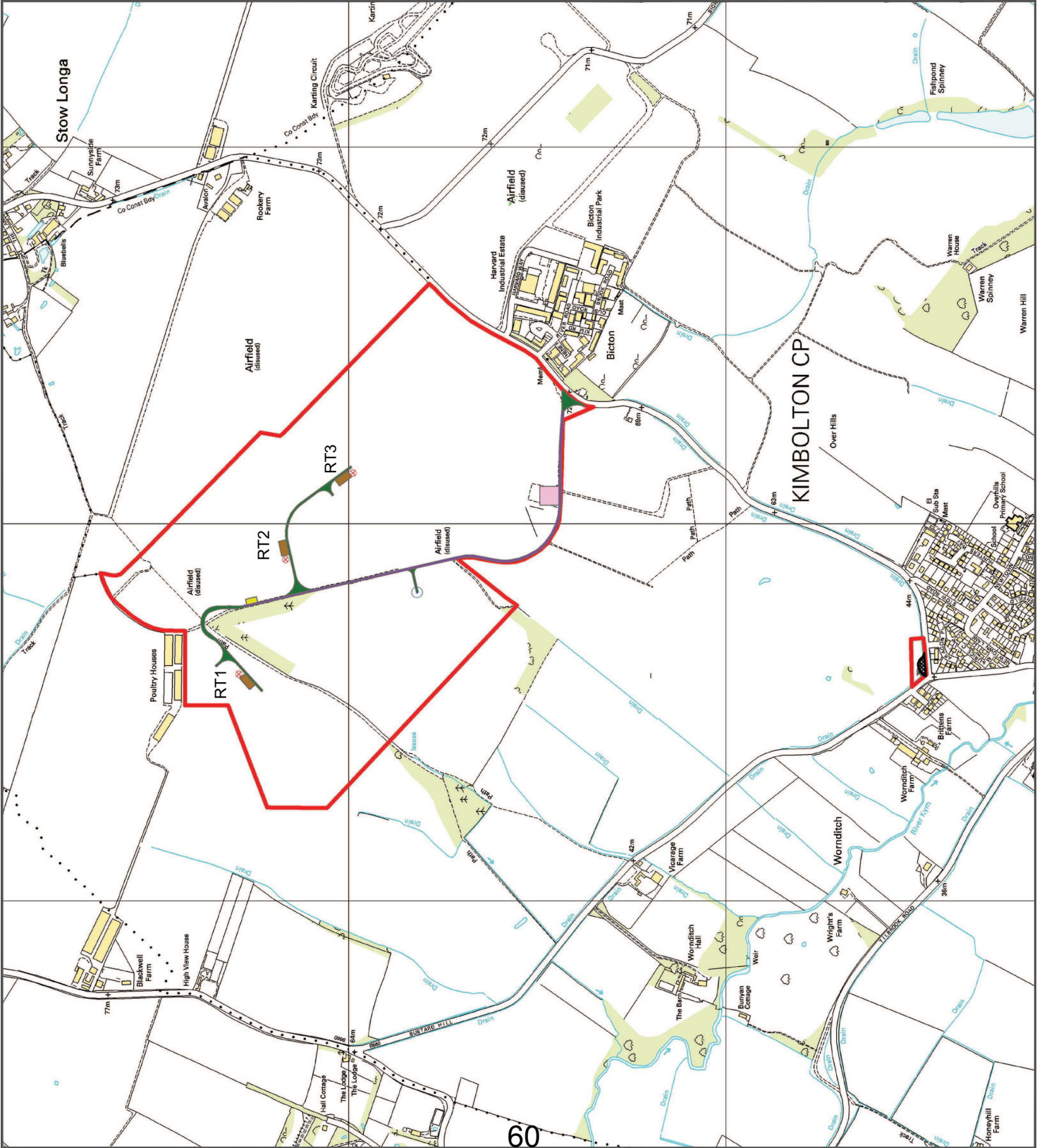
-  Proposed Turbine Location
-  Indicative Anemometer Mast Location
-  Site Boundary
-  Existing Track to be Upgraded
-  Proposed New Track
-  Proposed Crane Pad Location
-  Proposed Control Building Location
-  Proposed Construction Compound
-  Temporary Hardstanding

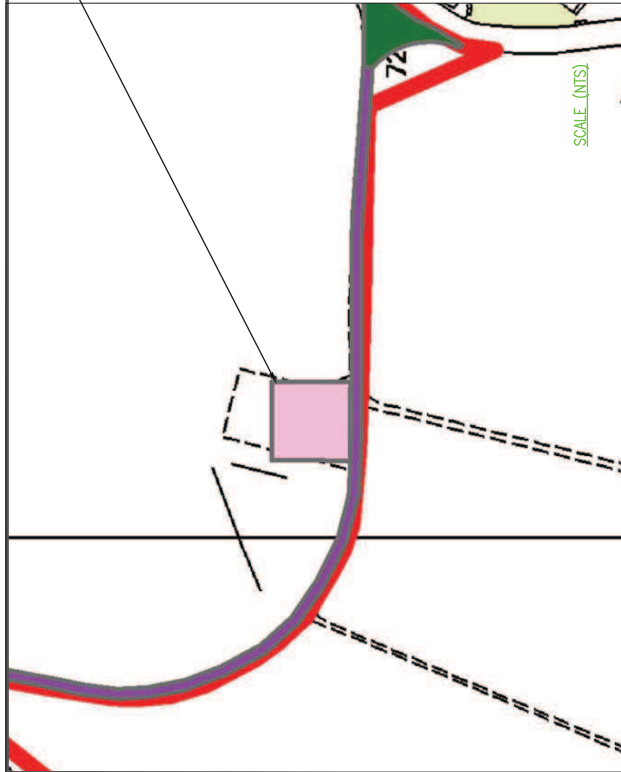


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| RS | SCALED TO A1 | PG | NE | NS | 02/04/2013 |
| RS | ADDED TEMPORARY HARDSTANDING | PG | JAN | JAN | 20/02/2013 |
| RI | BOUNDARY REVISION | PG | JAN | JAN | 04/03/2013 |
| RS | DRAFT | PG | JAN | MCL | 20/02/2013 |
| RS | DETAILS | PG | JAN | 04/03/2013 | DATE |

Project: Bicton wind farm
 Client: Broadview Energy Limited
 Figure Title: Proposed Site Layout
 Figure Number: 5.1
 Scale: 1 to 5,000@A1
 Document Reference: 7831-04-N-021





LAYOUT OF THE CONSTRUCTION COMPOUND AS SHOWN IS INDICATIVE - FINAL LAYOUT WITHIN THE DESIGNATED 50m x 50m AREA WILL BE SELECTED BY THE SITE CIVIL CONTRACTOR AND IF REQUIRED AGREED IN ADVANCE WITH THE LOCAL PLANNING AUTHORITY.

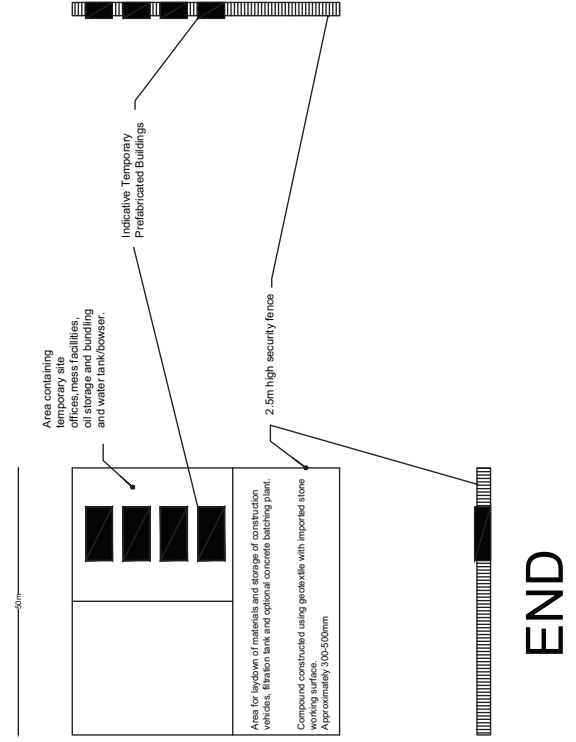
FOLLOWING THE CONSTRUCTION PERIOD ALL TEMPORARY OFFICES, CONTAINERS, MACHINERY AND EQUIPMENT SHALL BE REMOVED AND THE COMPOUND AREA RESTORED.

Notes:

1. ALL DIMENSIONS ARE IN METRES UNLESS STATED OTHERWISE
2. THIS DRAWING IS FOR INDICATIVE PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES

PLAN

SIDE



SCALE (1:1000)

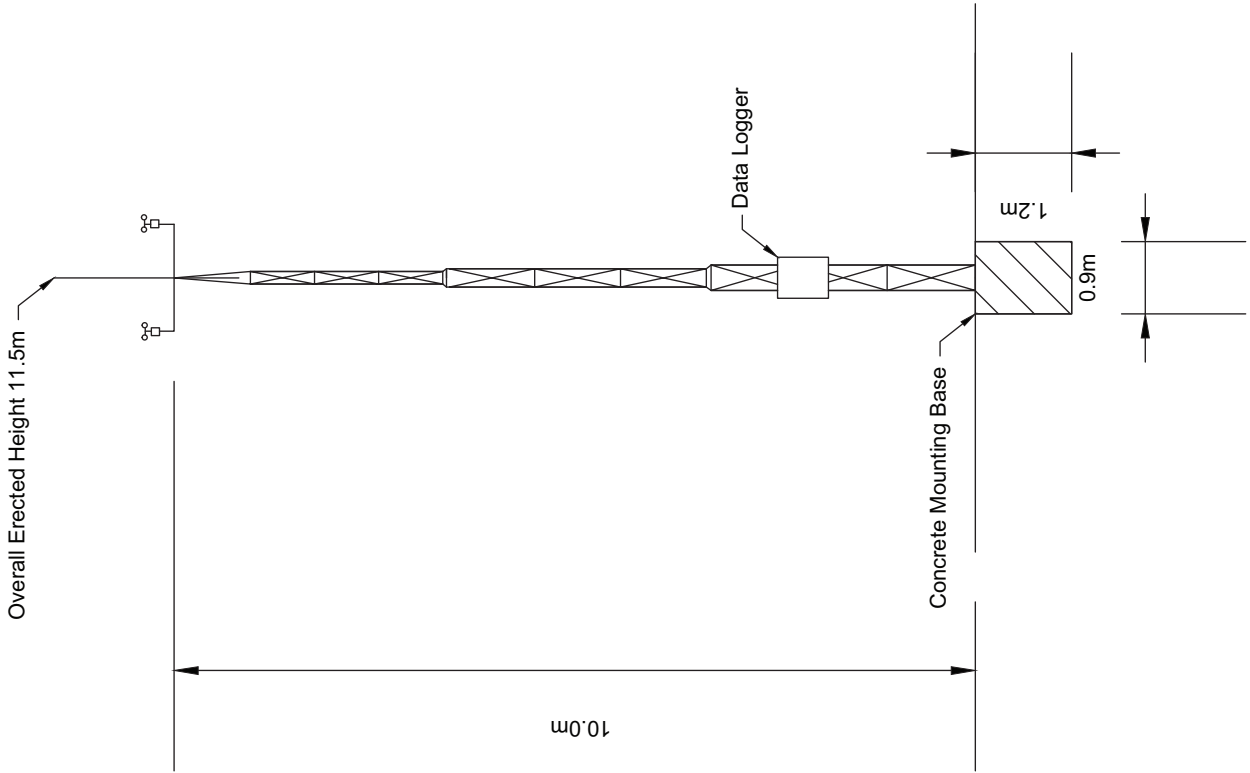
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| R1 | ADDED TEXT | PG | JAK | JAK | 20/02/2013 |
| R0 | DRAFT | PG | JAK | JAK | 20/02/2013 |
| REV | DETAILS | PG | JAK | JAK | 20/02/2013 |

Project: Bicton wind farm
 Client: Broadview Energy Limited
 Figure Title: Temporary Compound Area Design
 Figure Number: 5.4
 Scale: As Indicated
 Document Reference: 7831-04-N-024



Notes:

1. ALL DIMENSIONS ARE IN METRES UNLESS STATED OTHERWISE
2. THIS DRAWING IS FOR INDICATIVE PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES

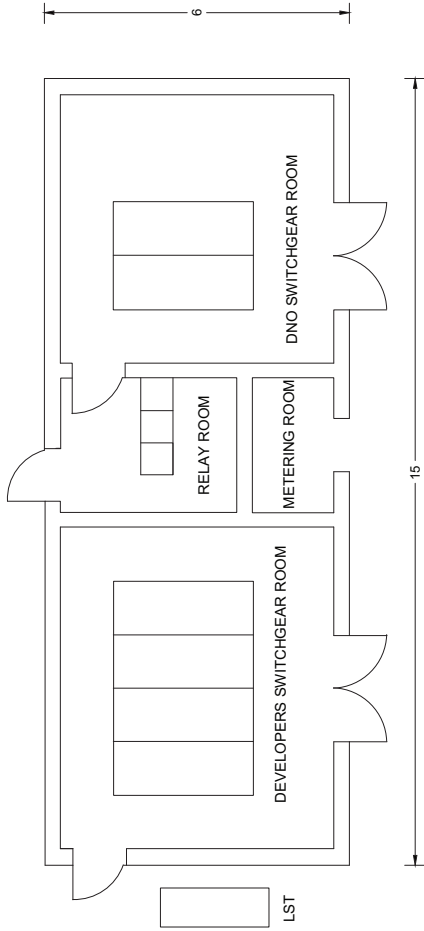


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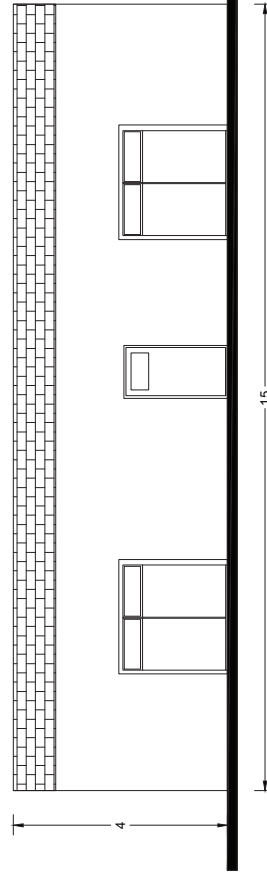
Project: Bicton wind farm
 Client: Broadview Energy Limited
 Figure Title: Typical 11.5m Meteorological Mast
 Figure Number: 5.5
 Scale: NTS
 Document Reference: 7831-04-N-025



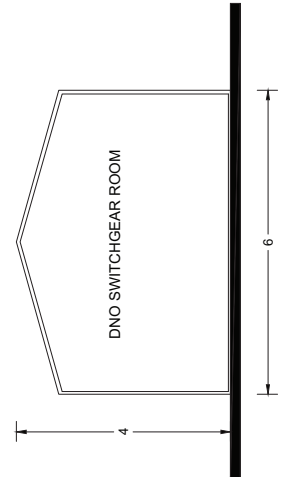
WIND FARM CONTROL BUILDING



PLAN



FRONT ELEVATION



SIDE ELEVATION

Notes:

1. THESE LAYOUTS ARE INDICATIVE ONLY AS THE ACTUAL LAYOUT AND BUILDING DESIGN WILL DEPEND ON EQUIPMENT SPECIFICATIONS
2. PLAN BASED ON 33KV EQUIPMENT
3. EXACT DIMENSIONS, FINISHES, DOORWAY SIZES AND POSITIONS TO BE CONFIRMED FOLLOWING CONSULTATION WITH RELEVANT AUTHORITIES
4. THIS DRAWING IS FOR INDICATIVE PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES
5. ALL DIMENSIONS ARE IN METRES UNLESS STATED OTHERWISE

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Project: Bicton wind farm
 Client: Broadview Energy Limited
 Figure Title: Typical Control Building
 Figure Number: 5.6
 Scale: NTS
 Document Reference: 7831-04-N-026



GREEN PAPERS FOLLOW



Appeal Decision

Inquiry held on 16-26 August, 20-21 December 2011 and 23 January 2012
Site visits made on 20-21 September 2011

by Paul Jackson B Arch (Hons) RIBA

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 9 March 2012

Appeal Ref: APP/H0520/A/11/2146394

Land west of Bicton Industrial Estate, Kimbolton, Cambridgeshire

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Broadview Energy Developments Limited against the decision of Huntingdonshire District Council.
 - The application Ref 1001201FUL, dated 19 July 2010, was refused by notice dated 20 January 2011.
 - The development proposed is the erection of 4 No. wind turbines, up to a maximum tip height of 125 metres high, together with associated crane pads, access tracks, site compound, ancillary works, control building, meteorological mast and access to public highway.
-

Preliminary matters

1. Individual turbines are referred to in this decision as T1- T4. The orientation of the individual elevations of Kimbolton Castle follows the convention used by the parties; the east front contains the main portico and the west elevation faces the gatehouse and the town of Kimbolton.
2. In addition to the accompanied site visits in September I carried out extensive unaccompanied visits on 3 May, 15, 19 and 22 August and 21 December 2011 in the surrounding countryside and around Grafham Water.
3. A pre-Inquiry meeting was held on 30 May 2011. 'Rule 6' status was granted to the Stop Bicton Wind Farm group (SBWF). At this meeting, I was advised of the existence of a planning application for 4 wind turbines and associated infrastructure at Whitleather Lodge, Woolley Hill, Ellington, approximately 7 km from the appeal site. A Regulation 19 request was subsequently made for the visibility implications of this scheme to be taken into account in the ES. This information was provided for the Inquiry. At the time of writing, this scheme is the subject of a separate planning appeal.
4. Due to unforeseen circumstances, the Inquiry adjourned for a period between August and December. At the resumption, a further adjournment was necessary after the first day and the Inquiry adjourned to be resumed on 23 January 2012. There was insufficient time for closing submissions to be made orally on the last sitting day. With the agreement of the parties, closings were submitted in writing on 30 January and 6 February 2012 and published on the Council's website. The Inquiry was closed in writing on 7 February 2012.
5. On 20 September, the appellant company erected a 'blimp' on the intended position of T3. On 21 September, the blimp was raised as close as possible to

the intended site of T1 on the adjacent concrete access track. This was because of poor ground conditions due to rain the previous night. Because of the wind speed on both days, the blimps did not reach the full height of the proposed turbines. However they provided a useful guide to location and visibility. The base of each turbine was also marked with a pile of straw bales wrapped in a white sheet.

6. The planning application was accompanied by an Environmental Statement (ES) prepared in accordance with the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999, as amended. Following a request by the Council under Regulation 19, supplementary information was provided in response to comments from English Heritage (EH), and the Council's Conservation Officer and the Council's Environmental Health Officer. This was subject to consultation.
7. During the first adjournment, English Heritage issued *The Setting of Heritage Assets* which provides advice on managing change within the settings of heritage assets, to assist implementation of Planning Policy Statement (PPS) 5 *Planning for the Historic Environment*. The parties were given an opportunity to comment and I have considered the appeal having regard to those submissions.
8. During the first sitting days of the Inquiry and at the site visit, inaccuracies were pointed out in some of the ES landscape and Cultural Heritage (CH) viewpoints and the Kimbolton cricket pitch visualisation. The appellant undertook to audit these and provide revised and updated visualisations where the positions of turbines were out of alignment by more than one degree or were incorrectly shown, in a way which could be misunderstood. Revised images were circulated in early December 2011. The cricket pitch visualisation was updated subsequent to hearing evidence on that subject. I have considered the appeal proposal on the basis of these updated images together with comments made at the later sessions and my own assessment of the visual impact on the ground.
9. The first reason for refusal advises that the ES is incomplete on the grounds that there is insufficient information to allow proper assessment of the environmental impacts on cultural heritage because 7 of the 9 requested photomontages (designated CH1-CH9) had not been provided. These concerned the experience and setting of a number of Grade I and Grade II* listed buildings. Further environmental information including an additional CH viewpoint was provided at the Inquiry by the appellant and the SBWF provided their own CH visualisations, prefixed AH. There is agreement that the additional visual material provided at the Inquiry fills the gaps perceived by the Council and the SBWF.

Decision

10. The appeal is dismissed.

Main Issues

11. The main issues are as follows:

- The effect of the proposed development on the landscape character and visual amenity of the surrounding area;

- Whether the proposed development would preserve or enhance the character or appearance of the Kimbolton, Tilbrook and Stonely Conservation Areas;
- The effect on the setting, architectural character and historic interest of listed buildings at Grade 1, II* and II; and
- Whether the environmental and economic benefits of the scheme would be sufficient to outweigh any harm that might be caused.

Reasons

Policy considerations

12. The development plan so far as relevant to this appeal comprises the Regional Spatial Strategy for the East of England (RSS) published in 2008, the Huntingdonshire Local Development Framework Core Strategy 2009 (CS) and saved policies of the Huntingdonshire Local Plan 1995, updated by the Local Plan Alteration adopted in 2002 (LP).
13. The RSS provides broad planning strategy for the East of England up to 2021. It is the Government's clear intention to revoke Regional Strategies outside London as soon as possible, including the RSS, subject to the outcome of environmental assessments. However, RSS policies address the need for renewable energy in eastern England based on current national policy, particularly the *Planning and Climate Change* Supplement to PPS1 and PPS22 *Renewable Energy*.
14. Regional targets are provided in RSS policy ENG2. The objective is that 10% of the region's energy (excluding offshore wind) should come from renewable sources by 2010, increasing to 17% by 2020. The most recent figures contained in the *East of England Renewable Energy Statistics* show a substantial shortfall against the 2010 target for on-shore wind and an ongoing supply deficit that is not disputed. Other evidence was presented on the substantial contribution to be made by the Tilbury Biomass plant, but this is scheduled to close in 2015, and in any case is not a wind power installation. Statistics were provided from the Department for Energy and Climate Change on operational, consented and proposed wind farms. Whilst this deserves careful scrutiny, the potential output for Bicton was incorrectly shown. I give it only very limited weight in any argument that there is not an ongoing shortfall in the region.
15. Policy ENV6 of the RSS requires planning authorities and other agencies to identify, protect, conserve and, where appropriate, enhance the buildings, places and landscapes which make up the historic environment of the region. In similar vein, policy ENV2 seeks the protection and enhancement of the diversity and local distinctiveness of the region's countryside character areas.
16. Policy CS1 of the CS requires all development to contribute to the objective of sustainable development. In achieving this aim, criteria include maximising the opportunities for renewable and low carbon energy sources and preserving and enhancing the diversity and distinctiveness of Huntingdonshire's towns, villages and landscapes including the conservation and management of buildings, sites and areas of architectural, historic or archaeological importance and their setting. The policy expressly states that proposals for renewable energy will need to take into account the Council's Supplementary Planning Document (SPD) on wind power. Huntingdonshire Council adopted the SPD *Wind Power* in

2006. It is based on research carried out by LUC consultants that was published in 2005 in *Wind Turbine Development in Huntingdonshire*. The SPD is not itself part of the development plan; its purpose is to assist the interpretation and application of those policies concerned with landscape character and the location of renewable energy schemes. It provides a starting point for decision making, advising that local variations in character will need to be considered in relation to proposals. Whilst it could not have taken account of the latest renewable energy targets, its adoption is relatively recent and it provides the most useful and relevant guidance on the relative landscape sensitivity and turbine capacity of different areas in Huntingdonshire.
17. The reasons for refusal refer to policies C3, E1 and E3 of the Development Management Development Plan Documents Proposed Submission 2010 (DPD). They are not adopted but on hold. They were approved by the Council in February 2010 and have been through consultation; as such, I give them some weight. So far as renewable energy is concerned, they are consistent with PPS22. C3 advises that proposals for free-standing renewable energy generating schemes that are in accordance with PPS22 will be considered favourably where careful siting and design ensures the scheme does not have an unacceptable impact, both in isolation or cumulatively with other similar developments, on the environment and local amenity. The siting and design should have regard to the capacity of the surrounding landscape as identified in the SPDs *Huntingdonshire Landscape and Townscape Assessment* adopted in 2007 (HLTA) and *Wind Power* referred to in CS1.
18. DPD policy E1 concerns the development context and requires that proposals demonstrate consideration of the character and appearance of the surrounding environment and the potential impact on the distinctive qualities of the landscape as identified in the HLTA, avoiding the introduction of harmful, incongruous or intrusive elements by reason of the development's siting and scale. DPD policy E3 indicates that a development which may affect a heritage asset or its setting should demonstrate how the asset would be protected, conserved and where appropriate enhanced. A proposal will not be permitted if it is likely to cause significant harm to a heritage asset. This policy pre-dates, by a short period, national advice in PPS5. Lastly, DPD policy H7 seeks the safeguarding of the living conditions of residents.
19. The relevant policies of the LP were saved in 2007. Policy En2 requires that any development involving or affecting a building of special architectural or historic interest has proper regard to the scale, form, design and setting of that building. Policy En5 on conservation areas seeks to preserve or enhance their character or appearance by, according to the explanatory notes, ensuring that the scale, design, materials and layout of new development blends with the established character of the area. Policy En9 advises that development will not normally be permitted if it would impair important open spaces, trees, street scenes and views in and out of conservation areas. These reflect the statutory duties in legislation but are now ageing and in interpretation, need to be read alongside later Government guidance in PPS5. No LP policies address wind power or renewable energy.

The site and its surroundings

20. The proposed site for the wind turbines lies on a former WWII airfield in west Cambridgeshire north of the town of Kimbolton. The airfield is now open, mainly flat agricultural land used for arable cropping with large scale fields with

few hedged boundaries, though there are some small copses of trees. There are scattered farms and isolated dwellings in the countryside surrounding the site and a large poultry enterprise at Blackwell Farm. Bicton Industrial Estate occupies an area formerly used for airfield buildings east of the road between Kimbolton and Stow Longa, a village on the northern edge of the old airfield about 1 kilometre (km) from the nearest turbine. The proposed control building and construction compound would be accessed from a gateway near here. Another village, Catworth, lies further to the north west about 3 km away. The land falls to the south west of the site into the valley of the River Kym in which Kimbolton and another village, Tilbrook lie.

The effect on landscape and visual amenity

21. The landscape character of the area has been assessed on a national, county and district basis. The site lies within National Joint Character Area (JCA) 88 *Bedfordshire and Cambridgeshire Claylands* which consists of a broad sweep of lowland plateau divided by a number of broad shallow valleys. Kimbolton is mentioned as a small yet distinguished modest settlement and for its notable 'castle' as the final home of Catherine of Aragon. The East of England Regional Assembly study *Placing Renewables in the East of England* of 2008 identifies the JCA as having low-medium/medium sensitivity to commercial turbine development; sensitivity increasing by the variety of scale in some parts of the area. The maximum size of wind farm suggested is medium/large or between 4 and 24 turbines, though the study emphasises that the more sensitive the landscape, the smaller the wind farm typology needs to be in landscape and visual terms before its character is significantly affected. A landscape with 'low-medium sensitivity' is defined as having characteristics of landscape character that are resilient to change and may in many situations be able to accommodate wind energy development without significant change in landscape character.
22. The HLTA SPD formed part of the evidence base for the CS. Looking at the landscape at a smaller scale than the JCA, it identifies the 'Northern Wolds' as a sub-character area. This is a broad north-south strip extending from the Nene valley to the north to the western side of Huntingdonshire, including the appeal site and most of the town of Kimbolton at its southern tip. This area has a strong topography of ridges bisected by pronounced valleys, the valleys being well vegetated and intimate in scale, whilst the plateaux are more open. Distinctive square church towers topped with spires stand out on the horizon and form landmarks visible from long distances. As such, this study indicates that the area is relatively unspoilt and generates a very positive response from visitors, being regarded as amongst the most attractive countryside in the district. It advises that a key issue is the protection of views towards the distinctive skyline of ridge tops, church towers and woodland.
23. The Northern Wolds merges into the 'Southern Wolds' sub-character area to the north and east of Kimbolton. This is a transitional area between the Northern Wolds and the Ouse valley and has a more gentle topography. It contains Grafham water, a large artificial reservoir.
24. The *Wind Power* SPD provides information on the relative sensitivity and capacity of the district's landscapes in relation to wind turbines and indicate criteria that need to be taken into account in considering proposals. It is not a definitive statement on suitability of any site and is intended to set out a positive approach to guide development, bearing in mind the national

commitment to increasing renewable sources of energy. The Northern and Southern Wolds are identified as having a high capacity for a small scale group of 2-3 turbines. The Northern Wolds has a low capacity for a group of 4-12 and above whereas the threshold in the Southern Wolds is set higher, having a high capacity for a group of this size.

25. Amongst more detailed guidance in the SPD is the advice that the key sensitivities of the Northern Wolds include the more intimate valleys, historic villages and church spires. It says that a small scale group of turbines should, amongst other things, respect the landform and relate turbines to the strong ridges and plateaux; avoiding locating turbines within the more intimate landscape of the valleys and along valley crests where they will be out of scale with the landscape and settlements such as Kimbolton; and respecting the site and setting of the historic villages. Turbine development should not affect the perception of the landscape which is highly valued for its unspoilt quality and harmonious character. At the Inquiry, there was a debate about what 'crest' means where, as in this case, there is frequently a gradual change between ridges, plateaux and valleys. I consider the word should be understood in its normal sense as the top part of something that slopes or rises upwards. Thus a slope would have a distinct horizon, the position of the crest possibly changing depending on the position of the viewer.
26. The SPD adds that a small group of 2-12 turbines¹ could respond well to the ridge and plateau topography and open arable land but there is very little scope for the Northern Wolds to accommodate more than one small-scale group. In this regard, there are no other turbines operating or under construction in the Northern Wolds, though other proposals are under consideration. A scheme for 4 turbines at Woolley Hill would be about 6/7 km away at the eastern edge of the Northern Wolds character area on the opposite side of the Ellington valley. Another proposal at Molesworth airfield would be on the same ridge as Woolley Hill, a slightly greater distance to the north west of Kimbolton.
27. Detailed advice in the SPD for the Southern Wolds is that a group of 2-12 turbines could respond well to the landscape structure and pattern but that a key sensitive element is the wooded skyline afforded by the ridge between the valleys of the Kym and Ellington Brook. This should not be cluttered by numerous tall vertical structures and should remain a predominantly rural, wooded feature.
28. The site lies towards the edge of the broad ridge between the Kym valley and that of the Ellington Brook at one of its widest points, where the former airfield is about 40-45 metres (m) in elevation above Kimbolton. There is a strong sense of openness on the broad plateaux seen from viewpoints in a wide arc from the north west, going eastwards round to the south east, where the land descends gradually on a more wooded ridge to Grafham Water which lies between 2 encircling arms of this higher ground. In long distance views on the plateaux, it is sometimes difficult to perceive the existence of the valleys that divide. From parts of the ridge to the south west near the county line with Bedfordshire, the Kym valley merges between the gentle undulations. I consider that this type of wide landscape has many of the attributes that suggest a lower sensitivity to wind farm development. In many of the longer

¹ Unexplained discrepancies between the definition of ranges of turbines in groups are a feature of the earlier research and the adopted SPD, but are of no great moment in respect of this proposal.

views, all the proposed turbines would appear in a former airfield landscape of relatively large scale, together with some existing large groups of buildings such as Bicton Industrial Estate and the Blackwell Farm poultry unit. In this context and from many viewpoints on the plateau, they would be acceptable in their effect on landscape character. T1 and T3 in particular would be within the plateau of the airfield, away from where the slope of the land changes in a pronounced way as it descends into the valley. They would not occupy a significant proportion of views appreciated by those enjoying the plateau landscape for leisure purposes or journeying across it.

29. However, at the western edge, the Kym valley is a strong contrasting form. Without any particularly obvious linear features such as pylons, major roads or railways, and having a more vegetated appearance with smaller fields and more habitation, it contrasts markedly with the open, flat uplands above it. Kimbolton and to a lesser extent, Tilbrook lie at points in the valley where it narrows slightly and this can be perceived from further up the valley to the north west, but is probably most frequently experienced and understood seen from the B660 road from Catworth. Going south, this road breaches the crest of the valley at Bustard Hill, turns and then traverses the slope downwards to Kimbolton which first appears as a distinct settlement amongst trees, flanked by the valley sides and punctuated by the steeple of St Andrews Church. From here and from many other viewpoints looking over the Kym, T4 and the anemometer mast would be seen to be at the edge of the valley. T2 would be firmly on the upper part of the gently sloping side, as demonstrated by reference to the figured contours and the corrected photomontage 23b. Both would be dominant features, straddling the valley crest.
30. Seen from below, the height of these 2 turbines and the anemometer mast would be reinforced by the land sloping up towards them. From much of the valley floor, most of the height of T1 and T3 would be visible beyond the crest, rising out of a different, unseen environment, their bases out of sight. Nevertheless all 4 turbines would form a conspicuous group several times the height of the valley itself. The full height of T2 and most of the structure of the other 3 turbines would be visible from a large part of the valley including some lower lying land such as near to Vicarage Farm and Wornditch Hall.
31. The most obvious significant and noticeable vertical features in the existing landscape are the spires of St Andrew's church at Kimbolton and All Saints at Tilbrook which would both be about 1.7km away from the nearest turbines. These buildings are visible from much further afield due to their significant height and as such are still landmark structures, albeit not on high ground. Whilst not comparable in visibility terms with similar spires in high plateaux and hilltop villages, they still perform the same function as a community focus and as a goal for travellers. They are glimpsed over the edge of surrounding higher land, their full extent becoming clearer on descending into the valley, in much the same way as spires on high ground are gradually revealed on climbing out. Even as stationary objects, the turbines would compete with and diminish their significance, seen in many views but particularly from Castle Hill and Park Farm to the south; and from Tilbrook, the B645 along the valley floor and footpaths rising up to Honeyhill Wood to the west. In the foreshortened view of the valley side from the opposite western slopes, the turbines' precipitous siting would be particularly clearly perceived behind the spire of Tilbrook church. Moving blades would add significantly to a marked distracting and alien impact in an area of recognised landscape quality.

32. The proposed turbines would inevitably be large structures with significant landscape effects, but they would not unacceptably disrupt existing open views across plateaux and from one ridge to another. However, I conclude on this issue that they would appear unsympathetically located and conspicuously out of scale in relation to the intimate and sensitive Kym valley landscape and the settlements therein. The chosen locations of T2 and T4 are directly contrary to the advice in the SPD. I conclude on this issue that the development would significantly conflict with the aim of preserving and enhancing the diversity and distinctiveness of the landscape set out in policy CS1 of the CS.

The effect on conservation areas and listed buildings

33. There would be neither direct effects on the fabric of the listed buildings nor any development within any conservation area. The potential impact of the development on heritage significance would be limited to their settings. *The Setting of Heritage Assets* defines setting as the surroundings in which an asset is experienced. It embraces all of the surroundings in which the asset may be experienced or that can be experienced from within the asset.

Kimbolton

34. The Kimbolton Conservation Area encompasses the older centre of Kimbolton, together with the castle grounds extending to the south east as far as Park Lane. It is described in adopted Supplementary Planning Guidance (SPG) of 2002 *Kimbolton Conservation Area Character Statement*. Despite its age and limited scope, the SPG remains accurate in its general description and summary of the heritage value of the conservation area. It also identifies principal views and interesting vistas. The castle, now a school, is a Grade I listed building rebuilt by Sir John Vanbrugh in classical style in the 18th century. It is a prominent feature in the town and in many views of the settlement. Together with the separately listed 1764 gatehouse (also Grade I listed) by Robert Adam in a planned composition, it is a strong focal point, indeed the central feature in the conservation area, at the eastern end of the wide High Street.
35. St Andrew's church is also listed at Grade I and is a distinctive building with a high tapering steeple at the western end of the High Street where the B645 through the town describes a pronounced 'S' bend. The main part of the historic town lies between these two prominent buildings which are at the heart of the settlement. The great majority of the buildings facing the High Street and many others in the parallel East Street and in Carnaby, north of the church are Grade II or Grade II* listed. Although now extended on the west and north sides by much 20th century housing, the historic core of Kimbolton remains largely unaltered. Mature trees, particularly tall wellingtonia, add interest to the character of the conservation area. It is a settlement of very significant heritage value.
36. The castle and church have strong historical, cultural and economic links with each other and the town centre. Because of the inter-relationship between the conservation area and the listed buildings, I consider all these assets in this section of the decision. I concur with the character assessment where it advises that the open space of the castle grounds is very important to the setting of the castle and the wider character of the town, as are the views offered out into the surrounding landscape. There are a great many historical maps that demonstrate the evolution of Kimbolton and these indicate that the

original park associated with the castle has varied in size. Over the years, formal gardens south of the castle have been removed and parts of the estate returned to farmland. The grounds of the school now only extend over parkland to the east and south of the castle but the estate once also included much of the valley. Rising land to the north, where the turbines would be situated, was never, as far as can be established, in the parkland, but forms an agricultural backdrop. Nevertheless it is seen in important views across the castle grounds and over the roofs of the town from several identified vantage points and contributes to their settings.

37. The fact that modern high structures such as turbines might be visible in the same view as listed buildings or would be seen from, towards or across a conservation area does not necessarily make them unacceptable. The nature, extent and level of the heritage significance of the asset has to be considered and the degree to which development would enhance or harm that significance, or whether it would have a neutral impact, assessed. The effect (and its visual impact on residents and visitors) can be objectively analysed and then an element of judgement applied.
38. The turbines would be to the north on higher ground just under 2 kilometres away from the west entrance to the castle. They would not be easily seen from the main easterly approach because of the landform and intervening trees, but they would be visible to the side of the south and east elevations, in varying numbers, from a large part of the grounds. Some of these views include the 2 Grade I buildings and in addition, separately listed Grade II* listed steps up to the east portico (VPs AH1, AH2, AH3). The anticipated visible height of T4 could be assessed at the site visit from the attachment points on the temporary anemometer mast which is in a similar location. From some places towards the south east part of the grounds, the blades of T4 and probably other turbines would be visible turning over the castle roof. Towers, hubs and blades would be seen from the cricket pitch in front of the south elevation of the castle, from some positions appearing directly above the Robert Adam gatehouse. I consider that the turbines would be modern, elevated, intrusive features in the countryside to the north seen from many parts of the grounds that would be difficult to avoid in appreciating the setting of these buildings and the town.
39. The gatehouse is lower than the castle, level with the roofs of many of the listed buildings in the High Street. Because it is designed to relate to the castle and is on the same symmetrical axis, additional significance attaches to the historic townscape which can be seen between and over the two buildings and which substantially defines their interrelated setting. This consists of an attractive roofscape comprising a variety of tiled and slated surfaces at various pitches including many chimneys, complemented by and given scale by the dominant church spire.
40. Because of the relative levels, much of the height of the turbine towers on the crest of the valley and the anemometer mast would appear to a viewer looking northwards to grow out of the town roofs in an uncomfortable and anachronistic juxtaposition, despite being beyond the settlement. In some views which would change as the observer moved around, including the south front of the castle, the gatehouse and the informal roofs of the town, T2 and T4 would be seen directly behind the porticos, important symmetrical architectural elements of the gatehouse, distracting from their composition and relationship with the town on one side and the castle on the other. The moving blades

would appear as a significant modern intrusion, because of their contrasting scale, appearance and movement, in this highly sensitive historic environment; and would seriously distract from and diminish the ability to appreciate and enjoy its significance. The fact that Lewis Hall, a utilitarian 20th century school building, also intrudes into some views from further round to the west does not mitigate the harmful effect that would occur.

41. These views are not normally available to the public but that does not attract significant weight; the contribution that setting makes to significance does not depend on there being public rights or an ability to access or experience that setting. Even so, the grounds and cricket pitch are used by the many staff and pupils of the school. The castle is not a private estate, is a significant visitor attraction and its historical association with Catherine of Aragon is celebrated. It is open to the public twice a year. In many ways it defines the town historically, architecturally and culturally.
42. It is accepted that there is no 'designed view' or key vista which would be affected. What is of most concern is that modern turbines would be so prevalent in views and so frequently seen in conjunction with these heritage assets that they would be impossible to avoid. The historic setting of these assets has been experienced by those moving in and around them largely without 19th and 20th century influence thus far. The revolving turbines would significantly erode and diminish that experience.
43. From the interior of the castle, it would be possible to see turbine blades from seats in some classrooms and from important rooms on the west front including the chapel and the boudoir. From windows in the upper storeys, turbines would be seen in conjunction with the roofscape of the town but not in close juxtaposition as they would be in views from the surrounding grounds. From the interior of the upper floors, the contribution of the gently sloping hillside to the setting of Kimbolton is better appreciated, and the fact that 2 of the turbines would be located on the crest of the valley; but very little would be readily seen unless the observer went to a window and made a conscious effort to look out and to the side. Mature evergreen trees help to restrict views of the hillside. The countryside in which the turbines would be situated that can be seen does not form part of a designed landscape associated with any outlook from the castle. I consider the degree of harm to views from the interior to be only moderate.
44. Turning to their visibility from the centre of the town, the turbines would not be seen from much of the High Street due to the height of the surrounding buildings. However, many of these are also dwellings with 2 or 3 storeys and I cannot discount the likelihood that many occupiers would have a clearer view of the turbines than might be apparent from ground level. They would be visible over the same historic roofscape and would distract from it.
45. Towards the western edge where the High Street turns northwards around the church, VPs K and L, as corrected, indicate that the hubs and moving blades of all the turbines would be visible behind the town over the roofs of listed cottages, to a greater or lesser extent depending on the time of year. The hubs of T3 and T4 (the closest at about 1.7 km) would be more visible than those of T1 and T2. The support structures or towers of the turbines would not be easily seen, but blades and hubs would interrupt the skyline over the roofs of the historic cottages in Carnaby and nearby trees. In these views the road is the dominant feature and traffic would also be a modern distraction.

Because of the close proximity of the church and the number of listed buildings around it that contribute to its setting, there would be a moderate degree of harm caused here.

46. The surrounding countryside provides a dished valley setting in which the Kimbolton conservation area forms an attractive focal point accentuated by the spire and the castle projecting above the trees. The turbines would only be seen together with the town in views from the valley sides from the north west, anticlockwise round to the south. Two footpaths ascend Castle Hill, a ridge in the western slope, across part of the former estate, which is undesignated historic parkland. One passes through the school grounds to Park Lodge past a 12th century motte, a scheduled ancient monument and the site of the first castle in the area. It is elevated to command a view over the valley and the turbines would be a conspicuous modern feature seen from here, but would be well to the north of Kimbolton, only occupying a modest part of a wide arc of view. Notwithstanding the detrimental impact on the landscape character of the valley, the setting of the conservation area would not be significantly affected.
47. The turbines would be visible from parts of Kimbolton cemetery, a planned Victorian cemetery and an undesignated historic asset near the north eastern edge of the settlement. The cemetery is a quiet place of reflection and contemplation, aided by the existence of many mature trees and an attractive approach across a bridge over the river. It has an intimate scale and is separated from the surrounding residential areas by heavy masonry walls. The turbines would mostly be visible, in part, from the area furthest to the north east. They would be a conspicuous feature to some visitors in this area but would be well outside the main central cemetery environment. I consider that they would not be so imposing or so dominant as to seriously distract from or diminish the experience of visitors or mourners.

Tilbrook

48. Tilbrook village lies approximately 1.5 km to the north west of Kimbolton in the centre of the valley. The conservation area includes the Grade I listed All Saints Church at its centre together with surrounding meadows and a small number of isolated buildings including the Manor House, listed grade II*. The approach to the church along Church Lane is included and this is lined on one side with cottages. There is currently no character assessment. I consider that the character of the conservation area derives from its loose-knit strongly rural nature in which the surrounding fields extend into the heart of the village where a spacious graveyard surrounds the church. The listed buildings and other houses are important references to agricultural development in the area over the centuries.
49. The nearest turbines would be T2 and T4 around 1.5km away. From the centre of the conservation area around the church, views would be confined to moving blades, hubs and parts of towers in varying proportions depending on tree cover in the line of view. The church yard is intimate in character with many intervening bushes and trees and the turbines would be seen to be in the countryside beyond; however the surrounding undeveloped fields form an important extension of the tranquil quality of the conservation area and the listed church within its parish at the centre of the rural community. The impact would be major and adverse because of the dominant modern industrial character of the turbines which would be higher than the surrounding valley

sides and out of scale with them. The effect would be magnified because T2 would be clearly situated on the side of the valley, T4 would be on a slight outcrop alongside the anemometer mast and T1 and T3 would be just beyond the edge of the landform; the whole development straddling the crest of the valley and significantly changing its character.

50. People moving through the settlement on the many footpaths that cross this conservation area would have a more marked experience of the change that would occur, because the turbines would be an ever constant feature of the setting of all the historic assets in the village. This would be especially noticeable descending the footpath from Spanoak Wood to the south, in which the steeple dominates the surrounding village roofs and farmland. Prominent above field boundary planting or in the case of T2, fully visible on the slope, the turbines would rise high above the crown of the curved undulating edge of the valley, contrasting markedly in scale. Approaching Tilbrook from the north along the B645, turbines would become visible after Manor Farm in a prominent position on the valley crest and to the dynamic observer, gradually pass over the top of Tilbrook itself and its church, occasionally coinciding with the steeple (VPs CH7, AH6A & B). The turbines on the crest would have a major adverse impact on the setting of the Tilbrook conservation area.

Stonely

51. The Stonely Conservation Area encompasses a ribbon of intermittent development along the B645 south of Kimbolton mainly on the east bank of the Kym. It includes about 17 listed buildings at Grade II. The character statement published in 2003 draws attention to the importance of the integration between landscape and settlement evident in the area, evident in the close picturesque relationship between meadowland and the historic dwellings visible along the road. The wind farm would be visible from parts of the valley looking north, north west over fields but would be well over 2 km away. The bases of the towers would not be visible. There would be no significant adverse impact on this conservation area or its setting.

Other heritage assets

52. Warren House is a 'folly', listed at Grade II*, built as a 'vista' building facing Kimbolton park in the late 18th century. It lies on the northern axis of the castle about 1 km away on the side of the valley. It forms an important focal point seen from the castle and is being restored. It is flanked by relatively recent tree plantations that reinforce its symmetrical siting relative to the castle and contribute to its setting. The former Stonely Priory cottage, listed Grade II, lies south of this building. Both occupy land once part of the parkland of the castle, but the turbines would not significantly impinge on the setting or the heritage significance of either of these buildings.
53. There are no other historic assets in the locality that have settings that would be seriously affected by the proposed turbines. Policies HE9.1 and HE10.1 of PPS5 indicates that the heritage significance of an asset can be harmed through development within its setting. In this case, there would be a loss of significance due to conspicuous turbine development within the countryside surroundings which contribute to the settings of Kimbolton Castle, the Gatehouse, the entrance steps and those of the Kimbolton and Tilbrook Conservation Areas. I conclude on this issue that the proposed development would not preserve or enhance the character or appearance of the Kimbolton or

Tilbrook Conservation Areas and would harm the settings of important listed buildings, conflicting with the heritage protection aims of policy CS1. However, whilst considerable, the adverse impact caused would be reversible. There would remain areas in which the turbines would not be seen. The harm caused would not be so serious or severe as to be considered 'substantial harm' in terms of PPS5. As such it falls to be considered under policy HE10.1, where the harm needs to be balanced against the wider benefits of the proposal.

Other matters

Living conditions- outlook

54. Whilst not reasons for refusal, local residents raise many other matters of concern. Around 7 dwellings lie within 1 km of the proposed turbines. A much larger number exist within 2 km of the turbines, including houses in the Newtown area on the northern side of Kimbolton. Site visits were carried out to all the dwellings within 1 km and those within 2 km likely to be most affected.
55. Advice in the PPS22 Companion Guide for wind energy projects affirms the basic principle that 'The planning system exists to regulate the development and use of land in the public interest. The material question is whether the proposal would have a detrimental effect on the locality generally, and on amenities that ought, in the public interest, to be protected'. In terms of visual amenity, this translates into the long established principle that there is 'no right to a view', meaning that it is not possible to protect a property simply on the basis that an attractive or cherished view would be adversely affected by development. My former colleague Inspector, David Lavender, in his Enifer Downs (North Dover) decision, expressed it in this way: '..... when turbines are present in such number, size and proximity that they represent an unpleasantly overwhelming and unavoidable presence in main views from a house or garden, there is every likelihood that the property concerned would come to be widely regarded as an unattractive and thus unsatisfactory (but not necessarily uninhabitable) place in which to live. It is not in the public interest to create such living conditions where they did not exist before.' This test is one way of describing the situation where private and public interests could coincide in such a way that the outlook from a dwelling would be so harmed as to be generally regarded as unacceptable. Whilst a helpful approach, each development has to be looked at on its own individual merits.
56. I deal with the properties in groups or individually as appropriate, having regard to the information provided by the appellant and the occupiers and the particular circumstances of each, starting with those nearest the turbines. All residential properties are categorised as being receptors of high sensitivity. In analysing the potential effects, however, a significant visual effect does not necessarily mean that it is unacceptable; much depends on the individual circumstances, such as orientation, tree cover or landform.
57. Cobwebs and Vicarage Farm: these 2 dwellings lie between about 761 and 778m from the site of T2. The appellant's Residential Visual Amenity Survey (RVAS) identifies a substantial magnitude of change with a major effect. These properties would have clear views up to T2 and T4 on higher ground from the rooms on the road frontage. T1 and T3 would be visible behind. The view would be more restricted from the ground floor level of Cobwebs due to a boundary hedge and trees on the opposite side of the road. Trees in the

forecourt of Vicarage Farm would partially obscure some turbines from some windows. The angle of view, that would theoretically encompass all 4 turbines, would mean that from most places within the interior of habitable rooms, the view to the outside would include at least one turbine, sometimes 4. Hedge and field boundaries would mitigate the visual impact of the towers to some extent, but moving blades would be a varying and prominent feature on the skyline. T1 would be on the highest ground and despite being furthest away over the crest, would frequently be the most prominent by virtue of being in direct line of sight with least obstructions. T2 and T4 would be on the crest with the new anemometer mast.

58. The turbines would substantially alter views out to the north east for the occupants of both houses. The main living area and principal bedroom of Vicarage Farm have a dual aspect with another view over the garden to the south west, providing spacious and well lit spaces. Despite this, it would still be difficult to avoid the visual impact of the turbines almost directly in line with the north east facing windows. The turbines would be in constant view from the study from its single window and from other rooms. However, views over the garden and countryside from the other 3 elevations which include single storey wings would remain substantially unaffected and the main outside recreational areas would be on the opposite south west side, from which the turbines would not be easily seen, except possibly blade tips from the furthest areas. The turbines would introduce a substantial change with harm arising from the combination of the largely uninterrupted short distance to the development and the angle of view to the north east in which the turbines would appear oppressive to the occupants; but these houses would not become unacceptable places in which to live.
59. Rookery Farmhouse lies outside Stow Longa at about 846m from T3. There would be unrestricted views of all the turbines from ground and first floor windows and the main garden facing south west, which would occupy about 32 degrees in horizontal extent. There would be no intervening planting of any significance. However, although the house has windows on all sides, the turbines would only be a feature from some windows to habitable rooms, the main windows to the lounge facing north west and south east. Whilst there would be a significant effect with harm to the outlook from the garden and limited accommodation areas, the turbines would not be unacceptably overbearing and the house would not be a significantly less attractive place to live.
60. Avalon and Station Masters Cottage lie within the same group as Rookery Farmhouse but slightly further away. Due to existing farm buildings, orientation and tree cover, there would be only restricted views of parts of turbines. There would not be an unacceptable impact on the outlook for the occupiers.
61. High View House lies just within the 1 km line from T2 on the broad plain to the north west of the site, just off the B660 near the top of Bustard Hill. The view from the main living area and rear garden would frame the group of turbines between a side wing of the building and trees. Because of this characteristic, despite occupying a narrower angle of view than from some other properties, the turbines would represent a major change in circumstances for the occupants who would have no means of avoiding, in practical terms, a very significant alteration in their rural outlook from the rear of their house on 2 floors of habitable rooms. The south easterly aspect from the garden would be

dominated by turbines. Moreover, the main view from here (and also experienced by travellers passing southwards on the B660) includes the broad spread of the Kym valley including the steeple of St Andrews Church and the tall trees which define the settlement of Kimbolton. The turbines would appear conspicuously perched on the edge of the valley where it changes from flat plain to incline, mentioned earlier in the consideration of landscape matters. The particular circumstances of this property and the way in which the view of turbines would be enclosed and framed by buildings and trees lead me to the conclusion that there would be a significant adverse impact on outlook. However, the distance to the turbines would mitigate the impact to the extent that the dwelling would not be an unacceptable place in which to live.

62. The occupiers of other properties along the B660 and Molly Rose Lodge to the north would be aware of the existence of the turbines but because of the combination of orientation, tree cover and boundary planting, outlook would not be unacceptably affected. The existence of the Kym valley is not easily perceived from these properties and the turbines would be more appropriate seen in the flat plain landscape evident here, aided by large agricultural and industrial buildings that contribute to a very different sense of scale.
63. The Lodge lies on the 1km line at the top of Bustard Hill where Station Road descends from a junction towards Tilbrook. Many of the windows to habitable rooms face away from the proposed turbine site. A bank of mature trees and mixed hedging would largely obscure views of the turbines from the garden and a conservatory. Although the turbines would be more visible in winter, the effect on the occupiers would not be unacceptable.
64. 65 Station Road: This property lies towards the bottom of the valley towards Tilbrook about 1.4km from T2. The eastern elevation is close to the field boundary. The garden, a conservatory and windows to a kitchen and bedroom benefit from a wide open aspect up across Bustard Hill towards the turbine site. The turbines would form a relatively compact group seen from here and although directly in the line of view, would not seriously compromise enjoyment of the property as a whole. The main lounge windows face in a southerly direction and would not be affected. However from here, as on Bustard Hill, the position of T2 and T4 and the anemometer mast would be seen to be straddling the valley edge in the same view as the valley bottom, with the concomitant harm to landscape character identified earlier.
65. The Newtown area of Kimbolton lies just outside the 1km radius from T4 near the foot of the hill on Stow Road. Houses at the edge of this 20th century estate environment benefit from a rural view across arable fields and several would have direct views of turbines from habitable rooms and gardens to varying degrees. Corrected visualisation A1b of November 2011 shows that only parts of T1, T2 and T3 would be visible due to the intervening landform and these would be seen as being over the crest from this position (although T2 would actually be on the valley slope, a projecting ridge prevents this being perceived). Most of T4 would be prominent on the hill, but it would occupy only a moderate part of the overall view which would retain its essential rural characteristics. The enjoyment of the occupiers of their properties would not be seriously harmed.
66. To the north of the turbine site, occupiers of dwellings on the edge of Stow Longa would have a clear view of turbines, T1 being just over 1km away. All the turbines, which would be in a well defined group, would be seen in the

context of the broad plateau landscape that pertains in this area. Views of turbines would be mitigated to some extent by trees and field boundary planting, particularly at Ringleton, one of the nearest and most affected properties. For some residents, the turbines would represent a substantial change which would be hard to avoid because the predominant outlook is towards the south west. The impact would be significant, but it would not be so serious that the dwellings would become unattractive and thus unsatisfactory places in which to live.

67. There would be a change in outlook for many local occupiers, and the quality of the view would be reduced to an extent by the introduction of wind turbines, but I do not consider that the effect on the amenity of most local residents would be so overwhelming, that their concerns should weigh heavily against the scheme. However there would be a more marked adverse effect on the living conditions of the occupiers of Vicarage Farm and High View House, in terms of outlook. Whilst not so great as to make these houses unacceptable places to live, this matter needs to be brought into the planning balance.

Living conditions- noise

68. There is no reason for refusal relating to the level of noise from the proposed turbines, the Council considering that an unacceptable level of noise can be dealt with using planning conditions. However, local residents have objections to the likely noise impact of the development. The Government's chosen method of assessing noise from wind farms, ETSU² seeks to achieve a level of noise which is reasonable and which would allow the nearest neighbours acceptable living conditions. What it does not seek to do is reduce wind farm noise to a level which would be inaudible to local occupiers or that no-one will ever be disturbed by it. The number of complaints relating to existing wind farms is comparatively few and has reduced as the technical aspects of turbines have been better understood; if there is a persistent problem, it seems likely that levels would be far higher.
69. I visited the noise monitoring locations (NMLs) used and accept that they represent the amenity areas of the dwellings concerned for baseline noise survey purposes, with one proviso. It is hard to understand why the NML at Vicarage Farm was placed in a fairly restricted area of garden planting at the rear of the adjacent house, Cobwebs, in close proximity to hedges and trees. It seems likely that measurements here would have been affected by wind passing through leaves and foliage to an extent that the true level of background noise may not have been properly recorded. However, the rear gardens of both these properties are on the opposite side of the dwellings from the turbines and the road. This matter does not weigh significantly against the proposal.
70. Residents draw attention to the potential for excess amplitude modulation (AM, or blade swish). On 13 December 2011 the SBWF group presented, for the first time, a paper prepared by the Renewable Energy Foundation (REF) dated 31 October 2011. I allowed the appellant and the Council time to respond to it, in writing. I have taken all these representations into account but find that the evidence that an excess level of AM would occur, to the extent that local occupiers would be unacceptably troubled by it, is not persuasive. With conditions attached to ensure that maximum noise levels related to background

² The Assessment and Rating of Noise from Wind Farms: Energy Technology Support Unit (ETSU) September 1996

are not exceeded, I consider that the degree of noise and disturbance caused by the appeal development would be acceptable.

Cricket

71. Following the issue of the revised visualisation provided in January 2012, T3 would be at an angle of around 18 degrees to the centre line of the west wicket and at a slightly greater angle to the east wicket. Having regard to that and the distance to the nearest turbine of about 1.6 km together with the intended position of the turbines at a significantly higher ground level, I do not consider that the existence of moving blades would be likely to distract batsmen or any other player to the extent that cricket would become difficult to play or unenjoyable; or that audiences or rival teams would be put off attending matches. In considering this matter, I have taken account of other distractions that can occur from time to time and are likely on a rural pitch, such as flying birds and moving vehicles on the nearby road. The turbines would not move across the ground as these might; and would be in an area of sky sufficiently far away from the bowlers arm to prevent any misunderstandings as to the flight of the ball. This matter does not significantly weigh against the scheme.

Wildlife and other concerns

72. I have taken account of all the other matters raised including a wide range of other concerns raised by residents, including wildlife and in particular, birds and bats. I do not doubt that a wide variety of birds may fly across the site from time to time and that bats inhabit the area. However there is no evidence that wildlife of any sort would be likely to be unacceptably harmed by the proposal or that monitoring conditions would not adequately protect their interests. This matter does attract significant weight against the scheme.

Whether the benefits outweigh the harm

73. In making the balanced judgement necessary, I do not underestimate the importance of achieving significantly higher levels of renewable energy generation to address climate change and meet national obligations. Wide environmental and economic benefits attach to all renewable energy proposals and are significant material considerations which have to be given very substantial weight. The Renewable Energy Roadmap of 2011 sets out actions that are intended to accelerate renewable energy, and there is no doubt that new onshore proposals will be needed to meet the 2020 obligation. However it is not the intention of Government that all renewable energy schemes should be supported, irrespective of any harm that might be caused.

74. I have taken into account the 2011 Budget in which the Chancellor of the Exchequer published proposals to help rebuild Britain's economy, including a 'Plan for Growth'. I give very significant weight to the need to support sustainable economic recovery. The Government has also completed consultation on the draft National Planning Policy Framework (dNPPF) which has been the subject of much comment. As a result it is likely that some changes will be made and at present it can only be given little weight. Nevertheless it builds on the Plan for Growth and advises that there should be a presumption in favour of sustainable development. Renewable energy projects are by definition sustainable. In respect of renewable energy projects, the dNPPF seeks to maximise renewable and low-carbon energy development while ensuring that adverse impacts are addressed satisfactorily.

75. I turn now to consider the overall balance of the case. Having taken account of all the issues raised, the considerations which weigh in favour of the proposal are:

- (a) The important benefits of the production of renewable energy and assistance in meeting national obligations and aspirations;
- (b) The assistance in reducing the impact of climate change;

The matters which weigh against the proposal are:

- (a) The significant harm to landscape considerations and visual amenity;
- (b) The harm to the settings of heritage assets;
- (c) The harm to the living conditions of residential occupiers, in terms of outlook.

76. In this case, the harm that would occur to the attractive countryside in the Kym valley by reason of the location of turbines on the crest, in direct contravention of adopted supplementary guidance, is the most important factor and it is also the most serious contributing factor to the harm that would occur to the settings of heritage assets. In the light of adopted LP and CS policies and emerging DPD policies, it amounts to a very substantial objection. The harm to residential amenity also carries weight. Although permission would be for 25 years, after which the turbines would be removed, that is a very long time in which the sensitive character of this valley landscape would be seriously adversely affected, the enjoyment of the attractive valley landscape impaired and the settings of important heritage assets significantly harmed. For the above reasons, and having regard to all other matters raised, I conclude that the environmental and economic benefits of the scheme would be significantly outweighed; and the appeal must be dismissed.

Paul Jackson

INSPECTOR

APPEARANCES

FOR THE LOCAL PLANNING AUTHORITY:

| | |
|---|--|
| Tina Douglass | Of Counsel |
| She called | |
| Chris Thompson MA(Cantab) MA (Landscape Design) CMLI | Landscape officer, Huntingdonshire District Council |
| Louise Brown BSc BArch MTP | Conservation Team Leader, Huntingdonshire District Council |
| Jennie Parsons BA (Hons) MRTPI PgDip UD | Development Management Team Leader, Huntingdonshire District Council |

FOR THE APPELLANT:

| | |
|--|---|
| Marcus Trinick | Queens Counsel |
| He called | |
| Kenneth Halliday BSc M Phil CMLI | Director of Landscape Planning, Stephenson Halliday |
| Dr Stephen Carter BSc PhD MIFA FSAScot | Consultant, Headland Archaeology (UK) Ltd |
| David Bell BSc (Hons) Dip UD MRTPI MIHT | Director, Jones Lang LaSalle |
| Stephen Arnott BSc MIOA | Principal Associate Consultant, TNEI Services Ltd |

FOR THE STOP BICTON WIND FARM GROUP (SBWF):

| | |
|--|---|
| Peter Jennings | Of Counsel |
| He called | |
| Michelle Bolger BA(Eng) BA(Larch) Dip LA CMLI | Senior Associate, Liz Lake Associates |
| Nora Butler | Resident of Kimbolton |
| Jonathan Gray | Resident of Tilbrook |
| Nathan Hawkes | Resident of Kimbolton |
| John Lightfoot | Representing Kimbolton Cricket Club |
| Michael Monk | Chairman, Campaign to Protect Rural England, Cambridgeshire and Peterborough Branch |
| Richard Murphy | Resident of Stow Longa |
| Charles Paull | Resident of Tilbrook |
| David Poole | Resident of Kimbolton |

INTERESTED PERSONS:

| | |
|----------------|--|
| Rosemary Lloyd | Chairman, Kimbolton and Stonely Parish Council |
| Michael Hayes | Chairman, Stow Longa Parish Council |

DOCUMENTS

- 1 Letter of notification
- 2 Additional information relating to cricket, provided by SBWF
- 3 Clarification Note of Kenneth Halliday on amendments to Cultural Heritage Viewpoints E & F and Summary of Residential Visual Amenity Survey
- 4 Replacement Cultural Heritage Viewpoints E & F
- 5 Residential Visual Amenity Survey

- 6 Statement from Rosemary Lloyd
- 7 Comments on Figure 01 ZTV by Louise Brown dated 23 August 2011
- 8 Note on PPS5 Policy HE9, supplied by the appellant
- 9 Distillation of comments by English Heritage with respect to assets discussed as part of the evidence of Louise Brown, supplied by the Council
- 10 Elevation of existing 60m anemometer mast, provided by the appellant
- 11 Letter from English Heritage, dated 24 November 2011
- 12 Copies of correspondence relating to the location of noise measuring equipment (response to Inspector's request)
- 13 Bundle of responses to Inspector's request for the parties views on EH guidance 'The Setting of Heritage Assets' published in October 2011
- 14 Revised visualisations and methodology note from Envision Ltd, dated December 2011, together with appellant's table of current visualisations dated 20 December 2011
- 15 Comment on visualisation audit by Kenneth Halliday, dated 5 December 2011
- 16 'Commentary on various Cultural Heritage matters that post-date the Hearing of Evidence in August 2011' by Stephen Carter, dated 6 December 2011
- 17 Bundle of replies to Inspector's questions relating to amplitude modulation following submission of REF Information Note dated 31 October 2011 (including REF document and Inspector's questions)
- 18 Figures from DECC RE-stats Interactive Map at 19 December 2011, received from SBWF
- 19 Photograph of cedar tree in front of Kimbolton Castle, provided by the SBWF group
- 20 Copy of appeal decision ref APP/P2114/A/10/2125561, supplied by the SBWF group
- 21 Copy of email from Toby Lewis (Huntingdon Environmental Health) to Nathan Hawkes, dated 4 January 2011
- 22 Written statement from Robert Oliver, dated 4 December 2011 together with appellants' reply dated 17 January 2012
- 23 Background documentation to the adoption of HDC Wind Farm SPD, supplied by the Council
- 24 Visual aid for use with cricket wireframe (with no acknowledgement of accuracy) from the SBWF
- 25 Statement by David Bell and accompanying revised wireframe of Kimbolton Cricket Club
- 26 Briefing Note: Tilbury 750 MW Biomass Plant, provided by the appellant in response to Inspector's query

PLANS

- A1 Huntingdonshire Landscape and Townscape Assessment Map 1 'Landform'
- A2 Huntingdonshire Landscape and Townscape Assessment Map 1 'Landscape Character Areas'

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Case No: 1300679FUL (FULL PLANNING APPLICATION)

Proposal: ERECTION OF 56 DWELLINGS (INCLUDING 12 AFFORDABLE UNITS) FOLLOWING DEMOLITION OF 40 EXISTING DWELLINGS, ACCESS AND LANDSCAPING WORKS AND FORMATION OF PUBLIC OPEN SPACES

Location: LAND AT HILL RISE AND HILL CLOSE BRINGTON

Applicant: CAMPBELL MELHUSH AND BUCHANAN LTD (FAO MR A GIRVAN)

Grid Ref: 508267 276314

Date of Registration: 17.05.2013

Parish: BRINGTON AND MOLESWORTH

RECOMMENDATION - APPROVAL

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The application site relates to land to the north of the village centre of Brington. The southern section of the site contains a former sewage treatment works, allotments (in private ownership) and pasture land; within the northern section of the site is Hill Rise and Hill Close, former Ministry of Defence (MOD) housing which comprises of 20 pairs of semi detached bungalows (40 dwellings). A Public Right of Way (PROW) runs along the western edge of the southern portion of the site and cuts through the middle of the application site. Within the village of Brington there are a number of Grade II and two Grade II* listed buildings.
- 1.2 The application seeks the demolition of the existing 40 bungalows in the northern section and erection of 56 dwellings across the site; 12 of the new dwellings are to be affordable units, 40 dwellings are replacement properties, and 4 additional dwellings are proposed to cross-subsidise the affordable dwellings. The development is to be split across the two sections of the site, although the layout within the northern section does not reflect the existing pattern of buildings. Development of the southern section will result in the removal of the redundant sewage treatment works and relocation of the gas tanks which currently provide heating to the bungalows.
- 1.3 The proposal also incorporates a Multi-Use Games Area (MUGA), children's play space and equipment, new footpath links, planting of a community orchard and areas of public open space.
- 1.4 The application has been amended at Officer request to address concerns over natural surveillance of plots, tree retention, relationship between some plots and trees on site, and general alterations to the layout.

- 1.5 The application is supported by a Planning Statement with Viability Appraisal contained within; Ecological Appraisal; Flood Risk Assessment; Lighting Report; Highways Statement; Statement of Public Consultation; Utilities Assessment; Tree Survey, Arboricultural Impact Assessment Preliminary Arboricultural Method Statement & Tree Protection Plan; Local Character Analysis; Phase 1 Desk Study Report (contaminated land); Sustainability Statement and Heritage Assessment. The Viability and Ecological Appraisals have been amended during the application.
- 1.6 Development of this size and nature falls within the description and threshold of paragraph 10(B) of Schedule 2 to the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011. Local planning authorities are required to screen applications for the need for EIA where the development site exceed 0.5 hectare; an EIA Screening was undertaken in accordance with the Regulations and concluded that the development was not EIA development and an Environmental Statement was not therefore required.
- 1.7 The elevation plans attached to this agenda item comprise typical details for each house type proposed. There a number of variations to the typical elevations of each house design to reflect the individual appearance of each plot. The attached plans are therefore intended to provide Members with an indication of the design of the houses for the site.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (2012) sets out the three dimensions to sustainable development - an economic role, a social role and an environmental role - and outlines the presumption in favour of sustainable development. Under the heading of Delivering Sustainable Development, the Framework sets out the Government's planning policies for : building a strong, competitive economy; ensuring the vitality of town centres; supporting a prosperous rural economy; promoting sustainable transport; supporting high quality communications infrastructure; delivering a wide choice of high quality homes; requiring good design; promoting healthy communities; protecting Green Belt land; meeting the challenge of climate change, flooding and coastal change; conserving and enhancing the natural environment; conserving and enhancing the historic environment; and facilitating the sustainable use of minerals.

For full details visit the government website <https://www.gov.uk/government/organisations/department-for-communities-and-local-government>

3. PLANNING POLICIES

- 3.1 Saved policies from the Huntingdonshire Local Plan (1995)
- **H27:** "Replacement Dwellings in the Countryside" - may be acceptable, provided that the proposal only involves modest changes in building size, are of good design and well related to their setting and do not create or perpetuate a traffic hazard.

- **H31:** "Residential privacy and amenity standards" - Indicates that new dwellings will only be permitted where appropriate standards of privacy can be maintained and adequate parking provided.
- **T18:** "Access requirements for new development" states development should be accessed by a highway of acceptable design and appropriate construction.
- **T19:** "Pedestrian Routes and Footpath" - new developments are required to provide safe and convenient pedestrian routes having due regard to existing and planned footpath routes in the area.
- **T20:** "Cycle Routes" - the District Council will identify segregated cycleway routes to be provided in association with certain housing, employment and shopping developments.
- **R3** "Recreation and Leisure Provision" - sets on the minimum standard requirements for the provision of recreation open space - All settlements with populations below 1000 persons to be assessed individually, taking account of local support.
- **R7** "Land and Facilities" - For new residential development of 10 dwellings or more (or 0.4 ha) should normally make provision for children's casual and equipped play space. For new residential development of 30 dwellings or more (or 1.2ha), in addition to the provision of children's casual and equipped play space, the District Council will normally seek the provision of (or equivalent contribution towards) formal adult and youth play space.
- **R15:** "Countryside Recreation" - will seek to improve access to the countryside, including the network of public rights of way with a view to modifying, extending and improving the network where appropriate.
- **En2:**"Character and setting of Listed Buildings" - indicates that any development involving or affecting a building of architectural or historic merit will need to have proper regard to the scale, form, design and setting of that building.
- **En12:** "Archaeological Implications" - permission on sites of archaeological interest may be conditional on the implementation of a scheme of archaeological recording prior to development commencing.
- **En17:** "Development in the Countryside" - development in the countryside is restricted to that which is essential to the effective operation of local agriculture, horticulture, forestry, permitted mineral extraction, outdoor recreation or public utility services.
- **En18:** "Protection of countryside features" - Offers protection for important site features including trees, woodlands, hedges and meadowland.
- **En20:** Landscaping Scheme. - Wherever appropriate a development will be subject to the conditions requiring the execution of a landscaping scheme.

- **En25:** "General Design Criteria" - indicates that the District Council will expect new development to respect the scale, form, materials and design of established buildings in the locality and make adequate provision for landscaping and amenity areas.
- **CS8:** "Water" - satisfactory arrangements for the availability of water supply, sewerage and sewage disposal facilities, surface water run-off facilities and provision for land drainage will be required.
- **CS9:** "Flood water management" - the District Council will normally refuse development proposals that prejudice schemes for flood water management.

3.2 Saved policies from the Huntingdonshire Local Plan Alterations (2002)

- **HL5** - Quality and Density of Development - sets out the criteria to take into account in assessing whether a proposal represents a good design and layout.
- **HL6** - Housing Density - indicates that housing development shall be at a density of 30-50 dwellings per hectare.
- **OB2:** Maintenance of Open Space - contributions may be sought for the maintenance of small areas of open space, children's play space and recreational facilities, woodland or landscaping to benefit the development.

3.3 Adopted Huntingdonshire Local Development Framework Core Strategy (2009)

- **CS1:** "Sustainable development in Huntingdonshire" - all developments will contribute to the pursuit of sustainable development, having regard to social, environmental and economic issues. All aspects will be considered including design, implementation and function of development. Including reducing water consumption and wastage, minimising impact on water resources and water quality and managing flood risk.
- **CS3:** "The Settlement Hierarchy" - identifies Brington as a smaller settlement in which residential infilling will be appropriate within the built up area. Areas outside of the built up areas of settlements are classed as part of the countryside, where development will be strictly limited to that which has essential need to be located in the countryside.
- **CS5:** "Rural Exceptions Housing" - in exceptional circumstances, affordable housing will be considered acceptable within or adjacent to the built up area of a Smaller Settlement subject to set criteria.
- **CS10:** "Contributions to Infrastructure Requirements" - proposals will be expected to provide or contribute towards the cost of providing infrastructure and of meeting social and environmental

requirements, where these are necessary to make the development acceptable in planning terms

3.4 Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013)

- **Policy LP 1:** "Strategy and principles for development" - The Council will support proposals which contribute to the delivery of new housing, economic growth and diversification and infrastructure provision through the following development strategy:
 - 3 strategic expansion locations will make provision for approximately 12,450 new homes giving a range of accommodation to meet the needs of all sectors of the community and to facilitate growth of the local economy, in particular through the designated enterprise zone at Alconbury Weald
 - market towns and key service centres will make provision for approximately 7,850 new homes and support economic and community development that serves needs in the most sustainable locations, promotes the vitality and viability of established communities and maintains their character and identity
 - the Ouse valley, Great Fen, Grafham Water/ Brampton Woods area and the Nene valley will be priority areas for strategic green infrastructure enhancement of public access

Development proposals will be expected to:

- a. prioritise the use of previously developed land in accessible locations;
 - b. contribute to the creation or maintenance of mixed and socially inclusive communities by integrating development of homes, jobs, services and facilities;
 - c. make efficient use of land, buildings and infrastructure within existing settlements whilst preserving local character and distinctiveness;
 - d. promote healthy, active lifestyles by protecting and enhancing green space, sport and recreation facilities
 - e. maximise opportunities for use of public transport, walking and cycling;
 - f. provide appropriate infrastructure to meet the needs generated by the proposed development;
 - g. support the local economy by providing a mix of employment opportunities suitable for local people;
 - h. minimise greenhouse gas emissions, oxides of nitrogen, fine particles and other forms of pollution;
 - i. reduce water consumption and wastage, minimising the impact on water resources and quality and managing flood risk; and
 - j. protect and enhance the historic environment and the range and vitality of characteristic landscapes, habitats and species.
- **Policy LP 2:** "Contributing to Infrastructure Delivery" - A proposal will be supported where it makes appropriate contributions towards the provision of infrastructure, and of meeting economic, social and environmental requirements. Applicable developments will be liable to pay the Community Infrastructure Levy (CIL) as set out in the Huntingdonshire Community Infrastructure Levy

Charging Schedule or successor documents. Contributions in addition to the CIL may be necessary to make the proposals acceptable in planning terms. Such contributions will be calculated as set out in the Developer Contributions Supplementary Planning Document (SPD) or successor documents and will be sought through a planning obligation. The nature and scale of planning obligations sought will depend on the form of development and the impact it is considered to have upon the surrounding area on the basis of documentary evidence. Provision may be required on or off site as set out in the SPD. The timing of provision of infrastructure and facilities will be carefully considered in order to ensure that adequate provision is in place before development is occupied or comes into use.

- **Policy LP 3:** "Communications Infrastructure" - A proposal including homes, employment or main town centre uses will support and help implement the aims and objectives of the 'Connecting Cambridgeshire' broadband initiative. This will be achieved through provision of on-site infrastructure, including open access ducting to industry standards, to enable all premises and homes to be directly served by fibre optic broadband technology. Exceptions will only be considered where it can be demonstrated that making such provision would render the development unviable.
- **Policy LP 4:** "Enabled Exceptions" - A community based proposal for a locally prioritised community project will be supported in or adjacent to a Key Service Centre or Small Settlement where it can be demonstrated that:
 - a. it has clear support from the local community;
 - b. all elements of the proposal have been carefully considered, particularly siting and design, in order to maximise sustainability benefits;
 - c. all elements of the proposal have been carefully considered in order to avoid any potential adverse impact on its surroundings, including the surrounding landscape, townscape, countryside, and the amenity of existing and future residents and users; and
 - d. where cross subsidising development is proposed it is demonstrably sufficient for the specified project and no more.

A project involving affordable housing will be expected to comply with relevant requirements of Policy LP 26 'Homes in the Countryside'.

- **Policy LP 6:** "Flood Risk and Water Management" - A proposal will be supported where:
 - a. it is located in an area that is not at risk of flooding with reference to the Environment Agency flood risk maps and the Council's Strategic Flood Risk Assessment (SFRA), unless a Sequential Test, and if necessary an Exception Test, as set out in the NPPF's technical guidance on flood risk, proves the development is acceptable;
 - b. suitable flood protection/ mitigation measures can be agreed as appropriate to the level and nature of flood risk and satisfactorily implemented and maintained; and
 - c. there will be no increase in the risk of flooding for properties elsewhere, e.g. through a net increase in surface water run-off, or a reduction in the capacity of flood water storage areas, unless

suitable compensation or mitigation measures exist or can be agreed, satisfactorily implemented and maintained.

d. sustainable drainage systems (SuDS) are incorporated where possible in accordance with the Cambridgeshire SuDS Design and Adoption Manual and the Cambridgeshire SuDS Handbook (forthcoming) or successor documents to the satisfaction of Cambridgeshire County Council as SuDS approval body and considered comprehensively with water efficiency measures;

e. the standing advice of the appropriate Internal Drainage Board and the Middle Level Commissioners has been taken into account for the proposal if surface water would drain to an Internal Drainage Board area; and

f. there is no adverse impact on, or unacceptable risk to, the quantity or quality of water resources by incorporating appropriate measures to help achieve the strategic aim of reducing impact and risks to the quality and quantity of water resources and to help meet the objectives of the Water Framework Directive.

- **Policy LP 10: "Development in Small Settlements"** - Brington is defined as a Small Settlement. A proposal which is located within the built-up area of a Small Settlement will be considered on individual sustainability merits, taking into account whether it is in accordance with other policies of this Local Plan. Sustainability will be considered on issues including the:
 - a. availability of services;
 - b. availability of sustainable modes of transport;
 - c. efficient use of land and existing infrastructure;
 - d. in relation to new homes, whether the proposal contributes to the mix of housing type and size having regard to the current Strategic Housing Market Assessment; and
 - e. effect on the character of the settlement and surroundings

An enabled exceptions proposal, including housing, which is appropriately located within or adjacent to the built-up area of the Small Settlement will be supported where it accords with the criteria set out in Policy LP 4 'Enabled Exceptions' or Policy LP 26 'Homes in the Countryside'.

- **Policy LP 11: "The Relationship Between the Built-up Area and the Countryside"** - All settlements defined as Key Service Centres, Small Settlements or as settlements that are part of a Spatial Planning Area, are considered to have a built-up area. The built-up area is defined as a continuous group of 30 or more houses. It excludes:
 - a. gardens, paddocks, agricultural land and other undeveloped land in the curtilage of buildings on the edge of the settlement where the land relates more to the surrounding countryside than to the built-up area of the settlement;
 - b. outdoor sports and recreation facilities, other formal open spaces and agricultural buildings on the edge of the settlement

Most settlements have a single built-up area but where settlements historically comprise more than one distinct group of 30 or more houses, each will be treated in the same way.

The countryside includes all land outside built-up areas and those hamlets, groups of buildings and individual buildings that are

clearly detached from the continuous built-up area of a defined settlement that are not themselves defined settlements.

In exceptional circumstances, as set out in Policy LP 4 'Enabled Exceptions' and Policy LP 26 'Homes in the Countryside', a proposal that does not necessarily comply with the above requirements may be supported.

- **Policy LP 13: "Quality of Design"** - A proposal will need to be designed to a high standard based on a thorough understanding of the site and its context. A proposal will therefore be expected to demonstrate that it:
 - a. provides a strong sense of place through a design solution which reflects the surroundings and in the case of large scale proposals through a masterplan which identifies how the place will develop;
 - b. contributes positively to the local character, appearance, form and pattern of development through sensitive siting, scale, massing, form and arrangement of new development and use of colour and materials;
 - c. includes high quality hard and soft landscaping and boundary treatments so that there is a distinctive environment for the development and to help integration with adjoining landscapes;
 - d. respects and responds appropriately to the distinctive qualities of the surrounding landscape, and avoids the introduction of incongruous and intrusive elements into views. Where harm to local landscape character as a result of necessary development is unavoidable, appropriate mitigation measures will be required;
 - e. has had regard to the Huntingdonshire Design Guide SPD (2007), Huntingdonshire Landscape and Townscape Assessment SPD (2007) and the Cambridgeshire Design Guide (2007) or successor documents and other relevant advice that promotes high quality design or that details the quality or character of the surroundings including, but not limited to, conservation area character statements, neighbourhood development plans, village design statements, parish plans, urban design frameworks, design briefs, master plans and national guidance; and
 - f. has engaged positively with independent Design Review during the pre-application stage as appropriate and has implemented recommendations from the process where possible.

A proposal for homes, including conversions and subdivisions that creates new homes, will be expected to demonstrate how they achieve the criteria of the 'Building for Life' standard or equivalent successor standards in order to achieve high quality development. A proposal including 10 or more homes will be expected to demonstrate how they meet the 'Building for Life' Silver (Good) Standard or higher, or an equivalent in a successor or equivalent standard. Where there are significant constraints to meeting this standard they should be detailed in the design and access statement for the proposal.

As part of meeting the needs of our ageing population and those of people with disabilities a proposal that includes 10 or more

homes will be expected to demonstrate how it complies with the Lifetime Neighbourhood standards or successor standards.

- **Policy LP 14: "Reducing Carbon Dioxide Emissions"** - A proposal will be supported where it can be demonstrated that viable efforts to reduce carbon dioxide (CO₂) emissions have been incorporated. A hierarchical approach should be taken in order to achieve CO₂ reductions:
 1. Reduce the need to use energy
 2. Use energy efficiently
 3. Obtain energy from low or zero carbon sources

All proposals should reuse existing buildings rather than seek to construct new buildings in order to conserve embodied carbon. The replacement of an existing building will only be supported where the building to be replaced:

- a. is not capable of being converted to the proposed use
- b. is not of a permanent and substantial construction; or
- c. detracts substantially from landscape or townscape character or from the amenity of existing residents or the users of existing buildings.

All new development will be expected to minimise its CO₂ emissions by using the principles of sustainable construction and embodied carbon in the design of buildings, the selection of materials and construction methods.

- **Policy LP 15: "Ensuring a High Standard of Amenity"** - A proposal will be supported where a high standard of amenity is provided for existing and future users and residents of both the surroundings and the proposed development.
- **Policy LP 17: "Sustainable Travel"** - A proposal will be supported where it is demonstrated that:
 - a. opportunities are maximised for the use of sustainable travel modes;
 - b. traffic volumes can be accommodated and will not cause significant harm to the character of the surrounding area;
 - c. any adverse effects of traffic movement to, from and within the site including the effect of car parking is minimised;
 - d. a clear network of routes is provided that provides connectivity and enables ease of access, to, around and within the proposal and with the wider settlement for all potential users, including those with impaired mobility; and
 - e. safe and convenient pedestrian and cycle routes, including links to new and existing services, facilities, footpaths, bridleways and the countryside are provided where appropriate and if possible formalised as rights-of-way.
- **Policy LP 18: "Parking Provision"** - A proposal will be supported where it incorporates appropriately designed vehicle and cycle parking with a clear justification for the level of provision proposed, having regard to:
 - a. the potential to increase the use of alternative transport modes including public transport, walking and cycling;
 - b. highway safety;
 - c. servicing requirements;

- d. the needs of potential users; and
- e. the amenity of occupiers of nearby properties.

Parking provision should be considered as an integral part of the design process and its impact on the surrounding townscape and landscape minimised.

- **Policy LP 24: "Housing Mix"** - A proposal that includes housing development will be supported where the sizes, types and tenures of housing responds to the advice and guidance provided by the Cambridgeshire and Peterborough Strategic Housing Market Assessments (as applicable), local assessments of housing need and demand or other relevant housing and demographic studies and the Council's Housing Strategy and Tenancy Strategy. As part of meeting the needs of our ageing population and needs of people with disabilities all new build homes will be expected to comply with the Lifetime Homes standards or successor standards.
- **Policy LP 25: "Affordable Housing Provision"** - In order to address the identified local need for additional affordable homes a proposal which includes housing development should seek to deliver a target of 40% affordable housing where the scheme:
 - a. includes 10 or more homes or 0.3ha or more of land for housing development; or
 - b. where it is located within any of the defined small settlements and includes 3 or more homes or 0.1ha or more of land for housing development.

To ensure mixed and sustainable communities affordable and market housing should be integrated across the development scheme. The affordable housing provision should seek to meet identified affordable housing need in the district. The mix of house types and sizes for affordable housing will take into account the latest evidence from the Cambridgeshire Strategic Housing Market Assessment and other local sources. The affordable housing provision may include specialist or supported housing schemes where an identified need exists.

Affordable housing provision should seek to meet identified needs through a target of 70% of new units being comprised of social or affordable rented properties with the balance comprising of intermediate housing. It is recognised that there may be circumstances where it is necessary or appropriate to deliver an alternative dwelling or tenure mix, or a lower level of on-site provision. An alternative dwelling or tenure mix or a lower level of provision may be supported where it can be demonstrated that the target is not viable due to specific site conditions or other material considerations affecting development of the site. A development viability assessment will be required to justify an alternative mix or level of affordable housing provision.

- **Policy LP 26: "Homes in the Countryside"** - A proposal that includes the creation of a new home in the countryside will only be supported where:
 - a. there is an essential need for a rural worker to live permanently at or near their place of work; or

- b. it helps meet an established need for affordable housing; or
- c. the proposal would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of a heritage asset; or the proposal would re-use an existing building; or
- d. the design of the home is of exceptional quality or is truly innovative in nature.

Such proposals will be expected to comply with other applicable policies of the plan and the requirements detailed below.

A proposal for affordable housing will be supported where it is located within or adjacent to a Key Service Centre or Small Settlement where it can be demonstrated that:

- e. it has clear support from the local community;
- f. siting and design have been carefully considered in order to minimise any potential adverse impacts on its surroundings, including the landscape, countryside, and the amenity of existing and future residents and users;
- g. the number and type of affordable homes is limited to that which can be justified by evidence of need for local people who are either currently or formerly resident in, or have an existing family, employment or some other connection agreed with the Council to, the settlement or an adjacent settlement;
- h. there is reasonable access to at least a basic range of services appropriate to the form of housing proposed; and
- i. mechanisms are in place to ensure that the affordable housing remains affordable.

A project involving affordable housing may be cross subsidised where it complies with the applicable requirements of Policy LP 4 'Enabled Exceptions'.

A proposal for extension, alteration or replacement of an existing home in the countryside will be supported where it does not significantly increase the height or massing compared with the original building and does not significantly increase the impact on the surrounding countryside. Replacement homes will be expected to be located in the same position as that being replaced unless relocation would bring about benefits in terms of:

- j. the amenity of residents; or
- k. releasing land of high agricultural value by replacement on that of lower agricultural value.

- **Policy LP 28: "Biodiversity and Protected Habitats and Species" -**
A proposal will be supported where it does not give rise to significant adverse impact on:
 - a. a site of international importance for biodiversity or geology, unless there are exceptional overriding reasons of human health, public safety or environmental benefit;
 - b. a site of national importance for biodiversity or geology, unless there are exceptional circumstances where the need for, and the benefits of, the development significantly outweigh its impacts on the site;
 - c. protected species, priority habitats or species, or sites of local or regional importance for biodiversity or geology, unless the need for, and the benefits of, the proposal outweigh the impacts.

A proposal will be accompanied by a valid assessment of the likely impacts on biodiversity and geology, including protected species, priority habitats & species and on sites of biodiversity value. If adverse impacts are identified and they are proven to be unavoidable, every effort will be made to address them by minimisation, then by mitigation. Only where this cannot be achieved will consideration be given to alternative forms of compensation. The value of the site must not be compromised, both on its own or as part of the wider network of sites, to such an extent that the continuing value of the designation is called into question.

A proposal will aim to conserve and enhance biodiversity. Opportunities will be taken to achieve beneficial measures within the design and layout of development. Measures will be included that maintain and enhance existing features of biodiversity value and where possible seek to reverse the decline of species. Priority will be given to measures which assist in achieving targets in the Biodiversity Action Plans (BAPs), that provide opportunities to improve public access to nature and ensure the effective management of biodiversity or geological features, that contribute to the enhancement of ecological networks or enable the adaptation of biodiversity to climate change.

- **Policy LP 29: "Trees, Woodland and Related Features"** - A proposal will be supported where it avoids the loss of, and minimises the risk of harm to trees, woodland, hedges or hedgerows of visual, historic or nature conservation value, including orchards, ancient woodland and aged or veteran trees. The landscaping scheme for the proposal will incorporate any of these features that lie within the site and should link with any of these features on adjacent land/ nearby.

A proposal should seek to avoid affecting any:

- a. tree or woodland that is protected by a Tree Preservation Order if this would result in its loss, give rise to a threat to its continued well-being; or
- b. tree, woodland, hedge or hedgerow of visual, historic, cultural or nature conservation value, where it would result in damage to a feature that would undermine that value.

Where such a loss, threat or damage is proven to be unavoidable this will only be acceptable where:

- c. there are sound arboricultural reasons to support the proposal; or
- d. the proposal would bring benefits that outweigh the loss, threat or damage to the feature concerned and the loss, threat or damage is addressed through minimisation and provision of appropriate mitigation measures, reinstatement of features and/ or compensatory tree planting, landscaping or habitat creation to ensure the character of the landscape or townscape is protected as far as is possible.

- **Policy LP 30: "Open Space"** - Proposals will be expected to include open space as set out in the Developer Contributions Supplementary Planning Document or successor documents and

to provide or improve connections to open spaces and green infrastructure nearby.

- **Policy LP 31:** "Heritage Assets and their Settings" - Great weight is given to the conservation of any heritage asset; more weight is accorded to assets of greater significance. A proposal which affects the special interest or significance of any heritage asset or its setting must demonstrate how it will conserve, and where appropriate enhance, the asset. Any harm must be fully justified and this harm will be weighed against the public benefit of the proposal. Substantial harm or loss will require exceptional justification. Harm to assets of the highest significance will require wholly exceptional justification.

Local policies are viewable at <https://www.huntingdonshire.gov.uk>

Supplementary Planning Guidance/Documents

Relevant guidance/documents include:

3.5 Huntingdonshire Landscape and Townscape Assessment (2007)

3.6 Huntingdonshire Design Guide (2007)

3.7 Developer Contributions (2011)

4. PLANNING HISTORY

4.1 8701812C1884 - Extensions to Married Family Houses - NO OBJECTIONS raised

4.2 9101642C1884 - Installation of LPG fired central heating units - OBJECTIONS raised

4.3 1000973FUL - Change of use of amenity land to residential curtilage use and construction of new paths in association with existing residential estate - permission GRANTED

4.4 1000978FUL - Alterations to existing dwellings (Class C3) to include: addition of external cladding; change of roof design to rear extensions; realignment of parking provision with access, landscaping and removal of perimeter fence - permission GRANTED

5. CONSULTATIONS

5.1 **Brington Parish Council - Recommends APPROVAL** subject to conditions (copy attached)

5.2 Cambridgeshire County Council Archaeology - Original request for archaeological investigation of the site prior to determination. Following this request, the applicants have undertaken investigation of the southern section of the site and County Officers have now advised that they DO NOT OBJECT to the principle of development on this site subject to a further scheme of investigation on the northern section of the site following demolition of the existing bungalows.

- 5.3 Cambridgeshire County Council Highways - Requested an amended plan to show the visibility splays which are to be improved. A revised plan has been received and the formal comments of the Highways Officer are awaited on the amendments.
- 5.4 Cambridgeshire Police Architectural Liaison Officer - The area is within a low crime area and the surveillance from the proposed dwellings is good; however there are some concerns with the site layout due to:
 *Surveillance of the play equipment; it is suggested that the play equipment be positioned into the central green area instead to ensure maximum surveillance from the surrounding dwellings.
 *Boundary enclosures are not identified and could impact upon crime risk for the area.
 A condition is suggested which requires details of measures which are to be incorporated to minimise the risk of crime.
- 5.5 HDC Operations (Public Open Space (POS)) - There is a requirement for 0.49ha of POS (exclusive of highway verges, shelter belts, structural planting, existing woodland, attenuation areas and areas of open water). The proposed site plan indicates areas of POS significantly larger than the requirement, approximately 0.9ha. A scheme of this size would require 330m² of equipped play provision, 2 LAPs or equivalent should be provided, especially as 2 play areas are going to be removed from the site. Concerns were raised over the location of the equipment initially, although it is now considered that the position to the south is appropriate to integrate the application site with the village and an area of landscaped play should be incorporated into the open space area in the northern section.
- 5.6 HDC Operations (Refuse) - Requested tracking details of the site. A plan showing the tracking has now been provided, concerns have been raised by the Operations Team as the tracking shows vehicles swinging over gardens and paths and Open Space in some locations; any form of obstruction in the Highway, such as a parked car, will exacerbate the situation.
- 5.7 HDC Environmental Health - The findings of the Phase 1 - Desk Study report written by Geosphere Environmental Ltd (report reference 350,DS/LRS,PD/18-02-13/V2, dated 18 February 2013) are agreed with and an intrusive land contamination risk assessment (and if necessary a remediation strategy) is required prior to commencement of any construction. The Environmental Health Officer has confirmed that the bungalows can be demolished prior to the investigation.
- 5.8 Environment Agency - supports the proposal subject to conditions relating to surface water drainage, groundwater and contaminated land, and piling or foundation designs.
- 5.9 Natural England - The proposal is unlikely to affect any statutorily protected sites or landscapes, however there is insufficient information on bats. From the information available, Natural England:
- Considers that there are suitable features on, or in the vicinity of the application site for bats to use as roosts
 - Has considered the report submitted in support of the application though outlines that it is unclear whether detailed visual

inspections (internal and external where appropriate) have been carried out and if evidence of a roost was found.

- 5.10 Fire and Rescue Services - Adequate provision should be made for fire hydrants.

6. REPRESENTATIONS

- 6.1 No comments received.

7. SUMMARY OF ISSUES

Principle of Development:

- 7.1 Policy CS3 of the Core Strategy defines a settlement hierarchy to provide a framework to manage the scale of housing development appropriate on unallocated sites. Brington is designated as a Smaller Settlement in which residential infilling will be appropriate within the built-up area. For the purposes of the 2009 Core Strategy (as stated in para 5.15) the built-up area is defined as the existing built form excluding:
- Buildings that are clearly detached from the main body of the settlement,
 - Gardens and other undeveloped land within the curtilage of buildings on the edge of the settlement, where these relate more to the surrounding countryside than they do to the built-up parts of the village; and
 - Agricultural buildings where they are on the edge of the settlement.
- The reasoned justification for Policy CS3, in paragraph 5.20, sets the threshold of 30 properties as broadly distinguishing (in planning terms) between the hamlets, groups of houses and individual properties that lie in the countryside and designated 'smaller settlements'. Whilst the northern section of the site comprising the 40 units is 'clearly detached from the main body of the settlement', it is of a greater scale than the 'typically less than 30 dwellings' that paragraph 5.20 indicates should not be the focus for further development.
- 7.2 The Draft Local Plan to 2036 provides further guidance on the relationship of the built-up area and the countryside (LP11) and specifically accepts a settlement can have more than one built-up area but states that the built-up area is defined as a continuous group of 30 or more non-agricultural houses of a permanent nature. The former MOD housing on the northern section of the site, whilst being outside of the historic village centre, does comprise of 40 units and therefore constitutes a built-up area as defined in the Draft Local Plan in its own right.
- 7.3 Taking all of this into account, the principle of development for residential properties on the northern section of the site is acceptable.
- 7.4 Policy CS5 of the Core Strategy states that "in exceptional circumstances, affordable housing development will be considered acceptable within or adjacent to the built-up area of a Key Service Centre or Smaller Settlement". Justification to support the type and number of housing (based on local needs survey for affordable housing) is required, along with a need for occupants to have

reasonable access to at least a basic range of services appropriate to the housing proposed, and with safeguards in place to ensure that the housing will remain affordable for successive occupiers. Emerging Policy LP4 of the Draft Local Plan also supports exceptions housing and other community projects in or adjacent to a Key Service Centre or Small Settlement where it can be demonstrated that:

- a. it has clear support from the local community;
- b. all elements of the proposal have been carefully considered, particularly siting and design, in order to maximise sustainability benefits;
- c. all elements of the proposal have been carefully considered in order to avoid any potential adverse impact on its surroundings, including the surrounding landscape, townscape, countryside, and the amenity of existing and future residents and users; and
- d. where cross subsidising development is proposed it is demonstrably sufficient for the specified project and no more.

- 7.5 Point (d) of policy LP4 supports the principle of some additional private housing to be included into an exceptions scheme where it can be justified that the private units are required to cross subsidise the affordable units. This is contrary to policy CS5 which supports schemes for just affordable provision, however the NPPF at para. 54 advises that in rural areas, LPAs should be:

"responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exceptions sites where appropriate. LPAs should in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs." The approach set out in emerging policy LP4 is consistent with the NPPF and, although some objections have been lodged in relation to the draft policy, as the principles of the policy are considered to be consistent with the NPPF, it can be afforded moderate weight. In the context of this particular application (i.e. an enabled exception site which seeks to deliver affordable housing and other community benefits) Core Strategy Policy CS5 is not considered to be as consistent with the NPPF as draft Policy LP4.

- 7.6 As such, whilst the erection of additional market housing is contrary to adopted policies (and the application has been advertised as a Departure from the Development Plan accordingly) the principle of both the affordable units and the additional market dwellings is supported by emerging policies subject to the justification for the number and type of housing, consideration of local facilities, maximising sustainability benefits, appropriate consideration of the impacts of the proposal and the of extent of community support. Each of these matters is considered below:

Justification for the number and type of dwellings- Appendix 8 of the submitted Statement of Public Consultation contains a Housing Needs Survey which was undertaken by Cambridgeshire ACRE (December 2012) with the survey area encompassing the Brington primary school catchment area - Brington, Molesworth, Bythorn, Keyston, Catworth, Leighton Bromswold and Old Weston. This survey and report identifies 17 households who live in the Brington school catchment area, or have local connection to it, as being in need of affordable housing. The

recommendation of the report is that this need alone justifies an affordable housing scheme of 10-12 dwellings.

- 7.7 A viability appraisal has been undertaken on the basis of providing 12 affordable units on site. The viability work also identifies the costs associated with the other community benefits (which in this case include an all weather sports pitch, play equipment, footpath improvements and orchard planting). Whilst the viability assessment focuses upon the affordable housing provision all of these benefits can also be assessed having regard to draft Policy LP4.
- 7.8 The viability assessment identifies the costs of the development and apportionments, where appropriate, costs to the affordable dwellings as a proportion of the exception site development. Therefore a number of the overall figures represent three quarters of the overall costs (as the affordable units comprise 12 of the proposed 16 units within the exception site).
- 7.9 The appraisal considers overall build costs of £900 per square metre for the affordable units and £875 per square metre for the private dwellings. These figures, together with other relevant figures within the assessment, are in the process of being analysed to confirm their accuracy. Members will be updated on this point in advance of or at the meeting.
- 7.10 The proposed floorspace within the assessment has also been queried by Officers. Currently the conclusion is such that there would be a shortfall of c.£600,000 should the enabling market housing not be constructed. To off-set this four dwellings are proposed and these would deliver a profit of a similar amount. Whilst the current figures show a modest profit (c.£30,000) an anomaly in the assessment may reduce this figure.
- 7.11 The current profit figure though includes no contingency allowance for the overall development and, as noted above, no allowance is also made for the other community benefits. In that regard the proposal does over provide open space (0.9 ha rather than the 0.49ha required for a development of 56 dwellings) and play equipment provision (just over 1,000m² as opposed to the 330 m² required for a development of 56 dwellings) and this provision is therefore adding to the capital costs of the development. Although some of this cost (£192,000) may be passed onto the future occupiers of the site via the sale price of the market housing, it is not considered unreasonable to assume that some of this cost will need to be accommodated within the overall development costs. It is not therefore considered to be reasonable to reduce the floorspace of the market housing by the current profit value of c.£30,000 (which equates to approximately 13 square metres based on the market sales value provided in the assessment) given the package of benefits which are on offer in this case. As noted above confirmation of the acceptability of the assessment will be provided to Members prior to or at the meeting.
- 7.12 The proposed tenure and size of the affordable units has been negotiated with the Council's Housing Enabling Officer. The proposal is perhaps unique in that, as it involves redevelopment and new build, it enables a pepper pot approach to the affordable units across the whole of the site rather than being concentrated in a certain area of

the site. This is a further benefit which weighs in favour of the development.

- 7.13 The provision of the affordable housing will need to be provided and secured through a Section 106 Agreement. This is necessary as the affordable housing and enabling market dwellings are only considered to be appropriate given the social benefits which the affordable housing provides.
- 7.14 The Section 106 agreement will need to be flexible such that if only the southern section (16 units) is developed (and the redevelopment of the existing dwellings does not take place) then 12 of the units in the southern section would need to be provided for affordable purposes and the play areas will also need to be provided. Alternatively, if the northern section is also redeveloped, the proposed pepper potting of the 12 affordable units throughout the whole site can take place. It is understood that the first phase of the development is expected to be the southern section and an obligation will therefore be required to ensure that the redevelopment of the remainder of the site takes place in a reasonable timescale such that the balance of the affordable units are provided in a suitable timescale.

Consideration of Local Facilities-

- 7.15 Paragraph 5.35 of the Core Strategy advises in the reasoned justification for the rural exceptions policy (CS5) that it is important for occupiers of new properties to be able to live as sustainably as possible with access to at least a basic level of facilities appropriate to their needs in order to help reduce the need to travel. Whilst Brington does not have local facilities such as a shop or pub, it does have a primary school and provision of employment and a public house in nearby villages is also acknowledged. Consideration has been given to a village store at the site, however the applicants have found initially that provision of a store alongside this application is not a viable option. Despite this and given the extent of services it is therefore considered that Brington, as a small settlement, is appropriate for an exception site.

Maximising Sustainability Benefits-

- 7.16 The proposal does seek to maximise such benefits both through construction and beyond. The submitted Design & Access Statement includes details of such measures. An appropriately worded condition can be utilised to ensure that these opportunities are taken whilst also enabling other options to be considered should new technology permit.

Consideration of Impacts-

- 7.17 Such impacts (including potential adverse impact on the surrounding landscape, townscape, countryside, and the amenity of existing and future residents and users) are considered in further detail below. In summary none of the resulting impacts are considered to be adverse such that there is a conflict with draft Policy LP4.

Community Involvement and Parish Support:

- 7.18 The applicants have undertaken a number of consultation events throughout each stage of the pre-application process with attendance at Parish Council meeting (8.7.2010, 11.11.2010, 11.8.2011, 13.9.2012, 1.11.2012, and 28.2.2013) with two public consultation events (held 26.9.2011 and 5.6.2013). Whilst no formal representations have been made from members of the public for or against this application, the applicants have provided feedback from events within the submitted Statement of Community Involvement and feedback from the public event held during the consultation period on the current planning application has also been provided. This advises that of the 40-50 people that attended 11 households chose to leave a written response which are summarised as:
- | | |
|----|------------------------|
| 6 | Strongly support |
| 2 | Support |
| 1 | Undecided |
| 0 | Oppose |
| 1 | Strongly opposed |
| +1 | (who did not indicate) |
- 7.19 The Parish Council continue to support the scheme and have recommended approval of this application subject to conditions.
- 7.20 Overall the principle of the proposed development is considered to be acceptable in this instance. This application represents a rare opportunity to promote the redevelopment of a site together with an exception site development (with commensurate market dwellings). The opportunity enables the affordable units to be pepper potted within the development. The provision of open space and play equipment is also in excess of the normal policy requirement. The proposal enjoys local support and has appropriately satisfied other criteria within CS5 of the Core Strategy and draft Policy LP4 of the Local Plan to 2036: Stage 3.

Open Space and Play Equipment:

- 7.21 The proposal involves the removal of two areas of open space from within the northern part of the site. The development proposes to provide a significant amount of new open space including an all weather sports pitch, play equipment, footpath improvements and orchard planting. The open space is provided within four principal areas in order to serve the development. The main area (which includes the equipment and all weather pitch) is provided close to the existing footpath which links the historic part of the village to the site.
- 7.22 As noted above the proposal over provides open space and equipment when considered against the Council's Developer Contributions SPD. Suitable maintenance arrangements for the space and the equipment will need to be secured by condition. The proposal is therefore considered to be compliant with Policies R3 and R7 of the Local Plan and draft Policy LP2 of the Local Plan to 2036: Stage 3.
- 7.23 The proposed improvements to the footpath are consistent with Policy R15 of the Local Plan.
- 7.24 The proposal is therefore considered to be acceptable in this regard and the additional play space and equipment provided attracts additional weight in favour of the scheme.

Character and Appearance of the Area:

- 7.25 The application is supported by a Character Analysis of Brington and surrounding villages and this document forms part of the design rationale for the development.
- 7.26 The original scheme was considered, in the main, to represent a good quality scheme for this rural location in terms of layout, density and design. Some concerns were raised over the possible loss of the views of the church from the site junction with Brington Road, ownership of land to rear of plots 1-5, the proximity of plot 1 with the footpath connection which was considered to pinch the green edge to the development, and identification of focal views within the site and key plots which were considered needed further articulation.
- 7.27 The dwellings have been designed upon traditional dwellings within the locality, some concerns have been expressed over the height of the dwellings although it is noted that the site levels will themselves give variation in height of the dwellings and finished level details can be secured by condition. Furthermore, differences in materials can aid in breaking up roof massing and provide variation also.
- 7.28 The improved footpath links to this site are welcomed and will aid in integrating the site with existing residents. It was felt that the point in the south western corner where the existing PROW was to link into the site represented a pinch point into the site with the built form encroaching into the green edge and restricting views into the site from this point. The revised positioning of the footpath connection point removed this arrangement and views into the site will now be across the play area and beyond; this is considered a more attractive setting. The hedgerow along the western edge of plot 1 must however be retained to ensure a soft edge to the development is retained, rather than the domestic views of the dwelling and rear garden.
- 7.29 The applicant has incorporated most requests for alterations and where revisions have not been made the justification put forward by the applicant is considered acceptable. Plot 17 does however remain of concern as the southern (side) elevation which addresses the community orchard area is to be blank with the exception of ground floor patio windows; the applicant advises that as principal rooms of plots 47 and 9 overlook the orchard area there is no need for additional windows. This is disagreed with and it is felt that a window, or some detailing, at first floor on this elevation is required to break up the massing of the building and such detail could be secured by condition.
- 7.30 There is to be a large section of old hedgerow to be removed from the central section of the site and this area is to be replanted to create a community orchard; whilst the loss of some of this planting is regrettable, it is considered that the overall benefits this scheme brings to the community (through publically accessible green space, play provision, affordable housing) is sufficient to outweigh the harm arising from the loss of this planting. The Ecological Appraisal (as amended) considers this part of the site to be scrubland which historically functioned as a hedge but is now outgrown and due to gaps (through dieback and not being managed) would not be

considered as a priority habitat under the Biodiversity Action Plan for hedgerows. The loss is therefore accepted. The proposal does involve a significant amount of planting within the scheme and the majority of trees are to be retained. The amended scheme now retains a group of trees in the north eastern corner of the site which were considered, as a grouping, to be worthy of retention. The scheme can be constructed with adequate protection for the retained trees. Whilst the site plan has been amended during the application, the accompanying tree protection plans have not (to date), these details can however be secured by condition.

- 7.31 The applicant has provided a plan showing that views of the church from the junction with Brinton Road will not be compromised. Furthermore, views of the church from within the site will also be retained through the proposed layout.
- 7.32 Materials; details of architectural features, windows, chimneys, meter box locations etc; bin storage enclosures; hard and soft landscaping; tree and hedge protection and retention/replacement should all be secured by condition

Residential Amenity:

- 7.33 Due to the site's location and separation distance with neighbouring properties, it is not considered that the proposal will impact upon the residential amenities of existing occupiers.
- 7.34 The proposed layout is considered to have been well designed and properties have adequate private amenity space for the size of the units.
- 7.35 Concern was raised over the proximity of plots 44/45 and 49 as the separation distance between them (14m back to back) was considered unacceptable. These plots have been amended to give a back to back separation distance of 20m which is considered acceptable to ensure an adequate level of amenity for future occupiers in terms of overlooking or loss of privacy.
- 7.36 It was also requested that additional windows be included into gable elevations to provide natural surveillance over driveways and open space areas in certain locations, these have been incorporated into the scheme.
- 7.37 Plots 5 and 6 are to the south of the site and to be adjacent to large trees which are off-site but currently hang over the site boundary. Whilst some tree works will be required in this location, it was considered that the relationship between the dwelling of plot 6 and the large trees was unacceptable and would lead to pressure from future occupants for works to be undertaken to the tree. The revised layout has enabled properties to be closer to the western boundary following the relocation of the footpath link further into the site; this has given greater separation from the tree and the subsequent relationship for plot 6 is considered an improvement in terms of overshadowing and not having an overbearing impact.
- 7.38 The proposed MUGA is to be to the side of plot 9, and originally was approx. 7.5m from the side boundary of No. 9. Fields In Trust

Guidance suggests that there should be a separation distance for areas such as a MUGA with neighbouring properties of 30m, and for smaller play areas (LEAPS) that a separation of 10m is adequate. The equipment is to be managed by the applicants and not adopted by the Council. The MUGA has been reduced in size to incorporate a tennis court area, basketball hoop at one end and football goal at the other end; the applicant considers this reduction will stop the area being used for organised games and encourage local casual and informal use; in this regard the 30m separation is considered to be excessive and does not achieve the aims of integrating the facilities with the development. The revised site layout has also re-orientated the MUGA and now achieves a separation distance of at least 10m from the gable elevation of plot 9. This is considered acceptable to ensure the occupants of the unit are not unduly impacted upon in terms of noise and disturbance from the play facility.

- 7.39 There is a strip of land to the rear boundary of plots 1-5 which is to be planted; this section of land was questioned with the applicant who has confirmed that this land is to provide an unrestricted wildlife corridor to augment the existing hedgerow's value with only Estate Management having access to this area. This arrangement is satisfactory and removes concerns of antisocial behaviour in this area.

**Highway Safety:
Road Layout -**

- 7.40 The roads within the application site are unadopted presently as the construction is unknown. The speed limit on Brington Road in the vicinity of Hill Close is 60 miles per hour, with the 30 mile per hour speed limit applied through the village of Brington beginning approximately 180 metres south of the site along Brington Road. Between the 30 mile per hour speed limit and Hill Close Brington Road runs through a shallow right hand bend on the approach towards Hill Close.
- 7.41 The application is supported by a Highways Statement. Given the existing 40 dwellings the impacts are assessed based on the additional 16 dwellings proposed as part of this application.
- 7.42 Trip Rate Information Computer System (TRICS) data has been used to assess the traffic movements associated with the site. The proposed 16 new dwellings are likely to generate a maximum of 6 trips in a single direction in any hour of the day; over the course of the day the increase in traffic associated with the 16 proposed additional dwellings is likely to be about 79 trips in total, with a further 173 trips associated with the existing 40 dwellings. It is not considered that the level of traffic generated by the proposed 16 additional dwellings represents a significant increase in traffic through the local road network and will not have a significant impact upon the local network.
- 7.43 The current width of the access road (Hill Close) is to be retained at 5.5m with a footway alongside the southern edge (1.2m wide) and a 0.5m service strip alongside the northern edge. The footpath provision along this entrance road is welcomed and considered to integrate the application site with the main village. The roadway construction is to be assessed and if found not to be to adoptable

standards for the County Council, will be upgraded. Visibility at the junction with Brington Road is also to be improved as it is currently substandard for the road speed limit in this location; these improvements involve the felling of some trees within the applicant's control (land associated with Toad Hall) and this land is then to be transferred to highway control. These works will therefore increase the safety at this junction.

- 7.44 The application site has been amended to include the area required for the improvements to visibility splays as requested by the Local Highway Authority and these works can be secured by condition.

Parking Provision-

- 7.45 All of the proposed plots have provision for on-site parking with the exception of plots 32 and 33 which have a parking court to the rear. Parking provision is generally for two spaces per unit with some examples of this being provided in tandem.
- 7.46 The level of provision is considered acceptable for a rural development and all sites have rear gardens to accommodate cycle storage.

Sustainability:

- 7.47 A Sustainability Statement prepared by SLR Consulting Limited considers the following sustainability topics:
- Energy consumption, CO2 reduction and pollution reduction;
 - Potable water consumption, flood-risk and surface water run-off;
 - Waste reduction and materials selection;
 - Maintenance of biodiversity and ecology;
 - Effective use of land and existing infrastructure; and
 - Heritage, community, and occupant health and well-being.
- 7.48 It is acknowledged that the site relates to a previously developed site with existing infrastructure and that the current properties are energy inefficient; the report states:
- "The value in replacing the existing, inefficient housing present on the site with new, energy-efficient properties, is expected to yield a threefold reduction in carbon dioxide emissions, and at least 10% of the new, reduced, energy demand will be provided by low or zero carbon sources. Given the site layout and orientation of pitched roofs, there would appear to be no constraint on this level of renewable energy provision being provided by solar photovoltaic panels. In addition to the significantly improved energy efficiency of the proposed development compared to the existing dwellings on the site, minimisation of the consumption of potable water will be attained and adoption of sustainable drainage practices is expected to ensure no significant increase in the flow rate of surface water from the site. The development will also provide significant landscaping and habitat creation of value to local wildlife populations in the form of substantial native planting around the boundaries of the site, and the creation of a community orchard. The proposed development has been sensitively designed to be inclusive and provide a strong sense of community, with a significant area of the development site given over to public open space. The provision of a play area and an all-weather sports pitch provide opportunities for exercise, and the enhancement*

of the access road to include a pedestrian footpath will encourage pedestrian access to local facilities."

- 7.49 These points are agreed with and a condition can secure precise sustainable measures.

Biodiversity:

- 7.50 Concern was raised with the supporting documents originally submitted with the application as it was unclear how much of the application site area had been surveyed, species and habitats classed as Biodiversity Action Plan BAP species had not been considered, and no preliminary desktop survey had been undertaken. Concerns were also raised from Natural England which specifically related to bats, although also acknowledges the possibility for other protected species to be on site.
- 7.51 The amended Ecological Appraisal undertaken by ELMAW Consulting (dated August 2013) has now considered the whole of the application site and updates the previous reports which were undertaken in 2011. It is acknowledged that since the original surveys were carried out and the report written a large amount of site clearance has been undertaken which reduces the suitability and importance of the application site for some species.
- 7.52 The amended appraisal confirms that a botanical survey, badger survey and bat assessment have been undertaken. The Evaluation and Impact Assessment of the report advises:
- The site supports 10 habitats with a further four bounding the site, however only the hedgerows are valued ecological receptors (as UK BAP habitats).
 - Lowland calcareous grassland is also a valued habitat, however the small amounts found on site are considered degraded and not of sufficient quality to qualify as a priority habitat.
 - The southern section of the site supports feeding and foraging bats, of which the brown long-eared and soprano pipistrelle are Species of Principal Importance.
 - The bounding hedgerows and trees, and to a lesser degree, the internal scrub habitat has potential to support numerous nesting birds of Principal Importance, and hedgehogs, and are valued as ecological receptors.
 - The majority of the site's important and potentially important species (nesting birds, feeding and foraging bats, and hedgehogs) are associated with the boundary hedgerows and central section of scrub. The boundary hedgerow is to be retained and approx. 0.32ha of central scrub is to be removed and coppiced, however this habitat is to be replaced with two lines of planted and coppiced hedgerow.
 - Bats could continue to feed and forage along the boundary hedgerows and trees, and nesting birds and hedgehogs would still have access to these boundary features.
 - The landscape proposals for the site include significant planting of native tree species and shrubs to form barrier thickets, wildlife corridors and augmentation of boundary hedgerows. This increases bird nesting habitat and ultimately mitigates for the loss of bird nesting habitat.

- In the northern section, a considerable area of thicket planting is proposed.
- Good quality sections of the calcareous grass found behind the Hill Close bungalows and in the former sewage treatment works will be conserved and translocated onto land immediately north of the earth bund and managed to become a species rich grass sward.

7.53 These findings are agreed with and it is considered that the proposal will conserve and enhance biodiversity. Policy LP28 states that opportunities should be taken to achieve beneficial measures within the design and layout of development; the amended appraisal provides mitigation and enhancement measures; these are accepted in principle and can be secured by condition.

Archaeology:

7.54 County records indicate that the site lies in an area of high archaeological potential and Officers consider it likely that important archaeological remains survive on the site. The application area rests within a landscape known for prehistoric settlement and burial monuments (an example of which is HER No. MCB12728), running along the sloping ridges overlooking the small valley settlements of the later medieval period. Directly to the south lays the medieval village of Brington; appearing within the Domesday survey it is possible that the southern portion of the application area formed part of an 'hour-glass' medieval village formation of which the southern portion only survives.

7.55 Initial concerns were raised that any surviving remains could be severely damaged or destroyed by the proposed development and therefore investigation works were requested prior to determination of the application.

7.56 The applicants have undertaken some investigation in the southern section of the site and a trial pit dug within an area of open space on the northern section. These works were inspected by a County Archaeology Officer and it was then recommended that further trenching be undertaken on the northern section, but that this could be carried out after the determination of the application and following the demolition of the bungalows.

7.57 The applicants have confirmed that they are happy for this work to be secured by condition.

Contaminated Land:

7.58 The Phase 1 - Desk Study report written by Geosphere Environmental Ltd (report reference 350,DS/LRS,PD/18-02-13/V2, dated 18 February 2013) finds that an intrusive land contamination risk assessment (and if necessary a remediation strategy) is required prior to commencement of any construction. These findings are agreed with and a condition which requires further investigation of the site (following demolition of the bungalows), and if remediation works are necessary, a remediation and verification report should be secured by condition.

Refuse:

- 7.59 A Plan has been provided with tracking details of the Council's refuse freighter; this shows that the vehicle can access the site although there are areas where manoeuvring appears tight, particularly in the event that vehicles are parked on the highway.
- 7.60 The applicant has been made aware of the concerns expressed by the Operations Team and is intending to amend the site layout to ease the areas where manoeuvrability is tight; it is understood that this will 'soften' the corners around the open space with hard landscaping and will not have a knock on impact to siting of dwellings. Members will be advised of any amendments received at or in advance of the Development Management Panel Meeting.
- 7.61 The applicants have completed a Unilateral Undertaking for the provision of refuse bins for each unit; this is in accordance with the Developer Contributions SPD (2011).

Drainage:

- 7.62 The comments of the Environment Agency regarding surface water drainage and the suggested conditions are considered reasonable.

Crime:

- 7.63 The Police Architectural Liaison Officer (PALO) notes that Brington is a low-crime area, however does acknowledge that the application site is within a relatively isolated location with close access to major road networks which can facilitate the escape of a person/s engaged in criminal actions.
- 7.64 The PALO recommended that the play area be relocated to the area of open space to the front of plots 3-5 to provide maximum surveillance of the play area. Whilst these comments are noted it is considered that plots one and two have direct surveillance over the play area in its current location. Furthermore, the location close to the footpath which connects the main settlement to the proposed housing is considered the most appropriate to ensure use by children from both 'parts' of the village.
- 7.65 Comments relating to boundary treatments and crime risk are accepted and these details can be secured by condition.

Fire:

- 7.66 The request of the Fire and Rescue Service for provision of fire hydrant is considered reasonable and can be secured by condition.

Other Matters:

- 7.67 The Parish Council have requested a meeting space be incorporated into the scheme and that the footpath from the village centre to the application site be lit.
- 7.68 The applicant has advised on these points that whilst they have a strong link with the local community and desire to maximise the

community benefits arising from this development, the application proposal will not provide sufficient funds to finance the land and construction of a public building (with associated car parking) in addition to the other community benefits presently proposed. The development (as referred to previously) is, in Officer opinion, providing sufficient community benefits for the Local Planning Authority to support the application without additional facilities such as a meeting space.

- 7.69 Lighting of the existing footpath is unachievable as this is outside of the applicant's ownership.

Conclusion:

- 7.70 This proposal seeks permission for the erection of 56 dwellings which constitutes 40 replacement dwellings, and 12 affordable units and a further 4 dwellings as part of a rural exceptions site. The proposal has been assessed and, subject to the finalisation of the review of the submitted viability assessment and the receipt of amended refuse tracking details, the application can be approved because:

* The site is considered acceptable as an Exceptions site given the housing needs of the locality and the community benefits of the development, and that the market housing proposed (beyond the replacement 40 dwellings) is required to cross subsidise the affordable units/community benefits.

* The appearance of the development is considered to be acceptable (subject to conditions) as the scheme is capable of providing an appropriate development as required by the Council's Design Guide, the NPPF and relevant policies.

* Subject to planning conditions the landscaping proposed within the development is of a sufficient quality in that it will enhance the development.

* The layout of the proposal is acceptable in that it promotes high quality design whilst also functioning as a safe environment for vehicles and pedestrians to move to, from and around the site. Car parking has been successfully integrated into the layout. The layout also has sufficient regard to the amenity of the occupiers of nearby properties whilst it should also not create conditions which are unsafe. The layout incorporates sufficient levels of Public Open Space within suitable locations.

* The scale of the buildings and facilities proposed is considered to be appropriate to the site in that it would create a high quality design which is appropriate to the location whilst also respecting the character and form of the existing settlement. The scale would also not create a development which would be harmful to the amenity of the occupiers of nearby dwellings.

* The scheme makes provision for affordable housing, open space and play provision.

8. **RECOMMENDATION - APPROVE** In light of the above and haven taken into account relevant national and local planning policies and all relevant material considerations, it is recommended that, subject to an update to the report to consider the suitability of the viability assessment in relation to the enabling development and the receipt of amended refuse tracking details, the application be approved, subject to the imposition of appropriate conditions,

following completion of a Section 106 Agreement to secure the affordable housing.

Time limit for implementation
Phasing strategy
Materials, including bond and mortar colour
Hard and Soft landscaping details
Gas tank relocation details
Drainage
Contaminated land investigation
Biodiversity enhancements
Tree protection
Boundary treatments
Fire hydrants
Highway improvement works
Sustainable measures
Finished floor levels and levels of roads, gardens, paths, gradients etc.
Detail for southern elevation to plot 17
Windows and doors details including material, colour, method of opening, sills, header and reveals,
Eave and verge details including colour of decorative bargeboards and finials
Design and detailing of dormer windows
Design and detailing chimneys.
Rainwater goods including colour, profile and material and location of downpipes (to ensure a location which does not compromise the elevations).
Details of utility meter boxes, vents and flues.
Design of bin storage.
Details of the access / security to the wildlife corridor to the rear of plot 1-5 including boundary treatment and gates.
Provision of open space and play equipment
Scheme for maintenance of open space

CONTACT OFFICER:

Enquiries about this report to **Ms Charlotte Fox Assistant Development Management Officer 01480 388457**

-----Original Message-----

From:

Vanessa Littleboy

Sent:

21/06/2013 14:58

To:

mail@huntsdc.gov.uk

Cc:

Subject:

For immediate attn: Charlotte Fox, Planning Dept.

BRINGTON & MOLESWORTH

Parish Council Consultation - Application Ref: 1300679FUL

Erection of 56 dwellings (including 12 affordable units) following demolition of 40 existing dwellings, access and landscaping works and formation of public open spaces.

Land at Hill Rise and Hill Close, Brington.

We are in full agreement that this planning proposal would benefit the village and enhance the aesthetics of the existing rather old and shabby residential development. The Parish Council has been kept well informed by Campbell Buchanan of ongoing plans and has been consulted on several occasions. On each we have shown our interest and support and given feedback from the community. We are very keen that all efforts are made to integrate this once remote and private estate with the core village. The physical distance between the two could allow it to remain an outlying area, but this is something the community wish to avoid. It was noted in early discussions with the developers that there would be some provision of a 'social' building in the form of a meeting room/coffee shop or a convenience store which proved to be considered a positive asset. We appreciate that the uncertainty of trying to establish and

maintain a successful shop means that the idea has now been rejected. However many residents and we, as a council, feel a disappointment that there is no plan for any social facility at all. There is not a requirement for anything on the scale of a Village Hall but we believe a small building with a meeting room and/or area for social activity would help to bring the development 'closer' to the main village and established residents.

The proposed dwellings, play area and open spaces are met with positive comments from those we have consulted. A few observations have been noted and are listed in our conditions for full approval below.

Therefore we approve the proposal to redevelop this land by erecting 56 new dwellings to replace the 40 existing properties subject to the following conditions:

1. The plans show an area of green and pathway between the southern part of the development and the northern end of Church Lane. However, the lighting within the development stops north of this green area and does not cover the pathway. The lights should be extended to cover this path also.

2. The provision of a building and car parking spaces that can be used as a social meeting place. This should have allowance for future extension or alteration to change it's use should a viable business plan be drawn up for coffee shop or convenience store or similar.

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Development Management Panel

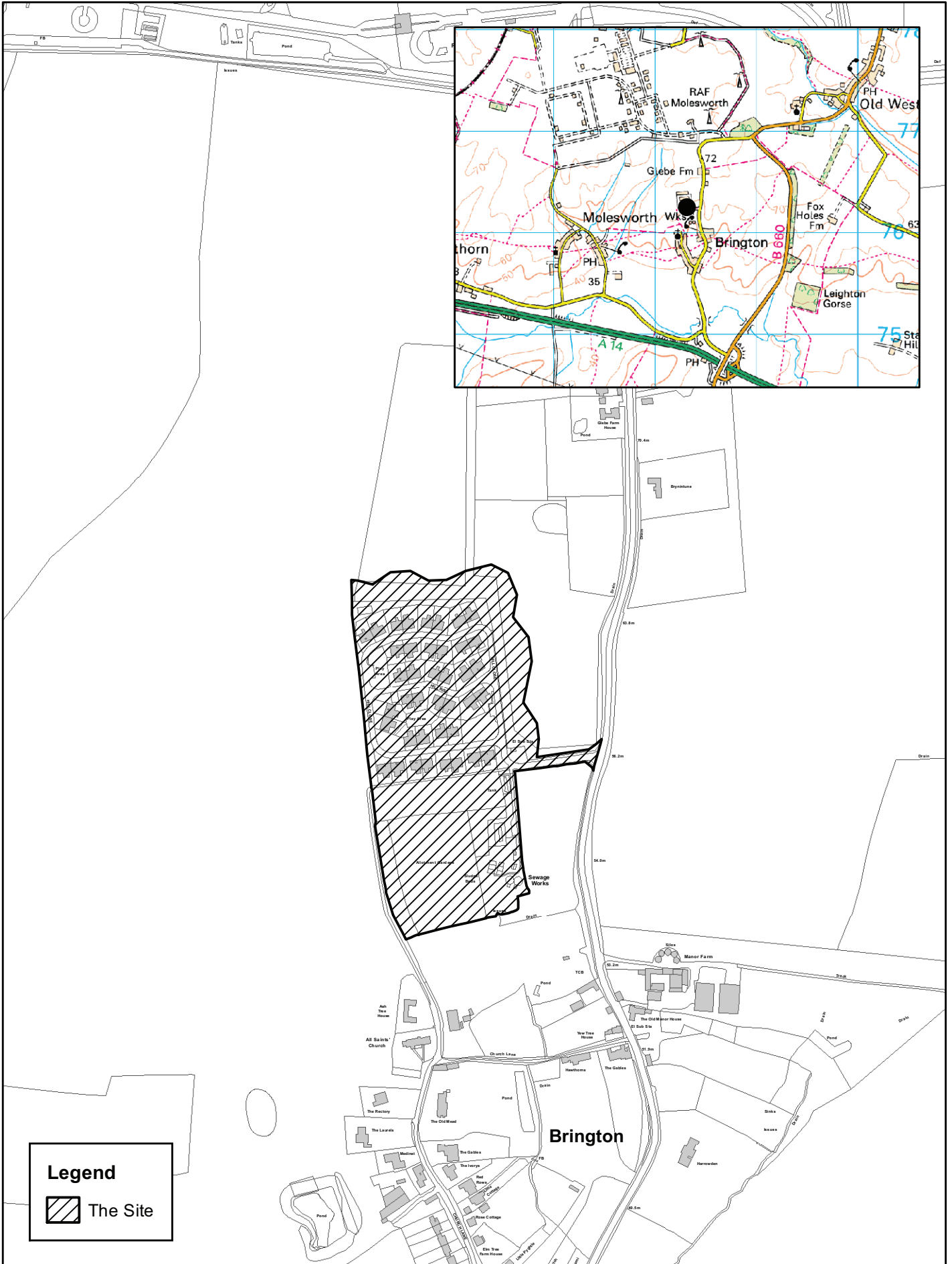


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Date Created: 27/08/2013

Application ref: 1300679FUL

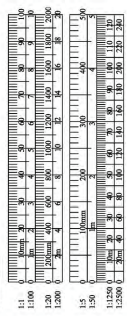
Location: Brington and Molesworth



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- The Contractor to ensure that all necessary safety measures are working in order to ensure the safety health and welfare of workers.

Scale Ruler



118

| REVISION | DATE | DESCRIPTION |
|----------|-------|------------------|
| 4. | 02/13 | Drawing updated. |

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CLIENT
Campbell Buchanan

PROJECT
**Residential Development
 Hill Close
 Brington
 HUNTINGDON
 PE28 5EH**

DRAWING TITLE
Location Plan

| | | | |
|------------|--------|------------|-------|
| DATE | SCALE | PAPER SIZE | DRAWN |
| April 2013 | 1:1250 | A1 | MCA |

PROJECT REF:
2012 / 35

DRAWING NO. & REVISION
- 49 a

LOCATION PLAN - 1:1250 @ A1

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 - The Contractor will comply with all applicable regulations and codes of practice relating to safety health and welfare of workpeople.

Scale Ruler



| REVISION | DATE | DESCRIPTION |
|----------|----------|--|
| 1 | 15/01/13 | Drawings issued for planning consent for first approval. |
| 2 | 15/01/13 | Minor amendments to drawings for planning consent. |
| 3 | 15/01/13 | Minor amendments to drawings for planning consent. |
| 4 | 15/01/13 | Minor amendments to drawings for planning consent. |
| 5 | 15/01/13 | Minor amendments to drawings for planning consent. |
| 6 | 15/01/13 | Minor amendments to drawings for planning consent. |
| 7 | 15/01/13 | Minor amendments to drawings for planning consent. |
| 8 | 15/01/13 | Minor amendments to drawings for planning consent. |
| 9 | 15/01/13 | Minor amendments to drawings for planning consent. |
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| 15 | 15/01/13 | Minor amendments to drawings for planning consent. |
| 16 | 15/01/13 | Minor amendments to drawings for planning consent. |
| 17 | 15/01/13 | Minor amendments to drawings for planning consent. |
| 18 | 15/01/13 | Minor amendments to drawings for planning consent. |
| 19 | 15/01/13 | Minor amendments to drawings for planning consent. |
| 20 | 15/01/13 | Minor amendments to drawings for planning consent. |

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Campbell Buchanan
 Residential Development
 Hill Close
 Buntingford
 HUNTINGDON
 PE28 5EH

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|------------------------|--|----------------|--------------------|
| DATE: January 2013 | SCALE: 1:500 | PAPER SIZE: A1 | DRAWN BY: MCA |
| PROJECT REF: 2012 / 35 | DRAWING TITLE: Proposed Sketch Scheme; Site Layout | | |
| DRAWING SCALE: 1:500 | | | DRAWING NO: - 02 n |

THE DRAWING BOARD

| NO. | DATE | DESCRIPTION | NO. | DATE | DESCRIPTION |
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| 2 | 15/01/13 | Minor amendments to drawings for planning consent. | 17 | 15/01/13 | Minor amendments to drawings for planning consent. |
| 3 | 15/01/13 | Minor amendments to drawings for planning consent. | 18 | 15/01/13 | Minor amendments to drawings for planning consent. |
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| 14 | 15/01/13 | Minor amendments to drawings for planning consent. | 29 | 15/01/13 | Minor amendments to drawings for planning consent. |
| 15 | 15/01/13 | Minor amendments to drawings for planning consent. | 30 | 15/01/13 | Minor amendments to drawings for planning consent. |



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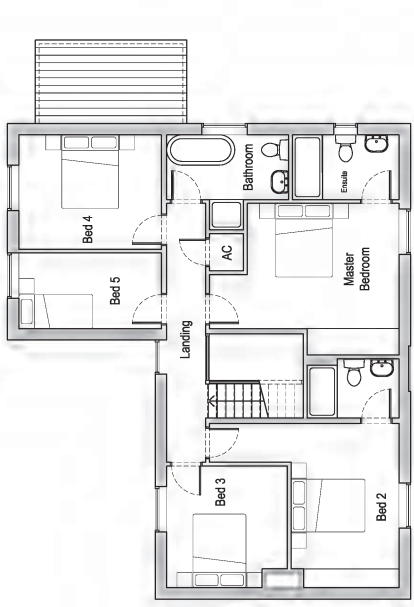
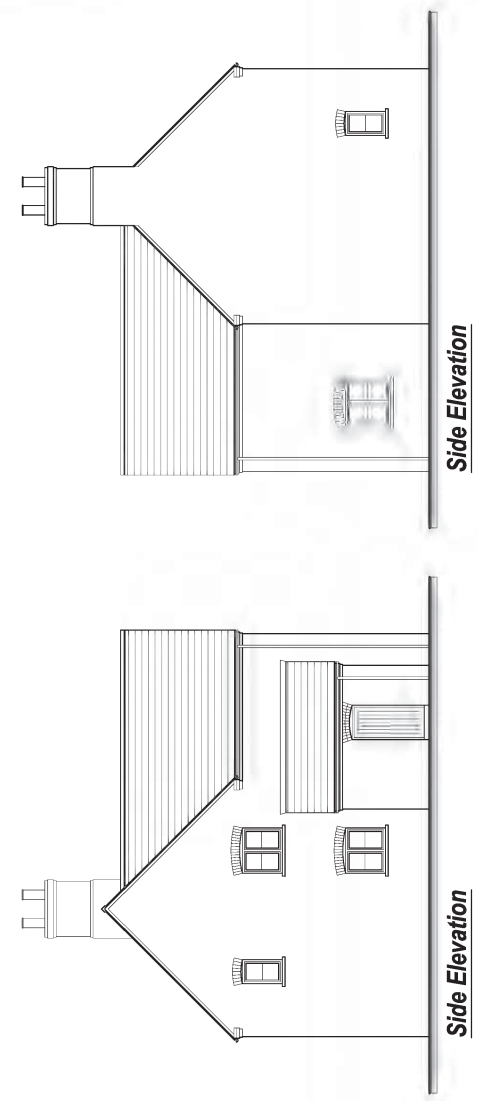
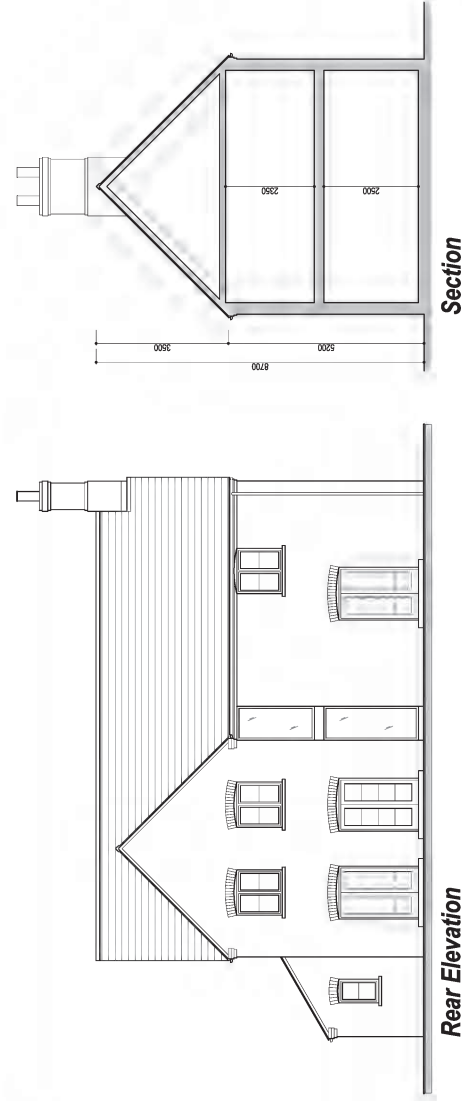
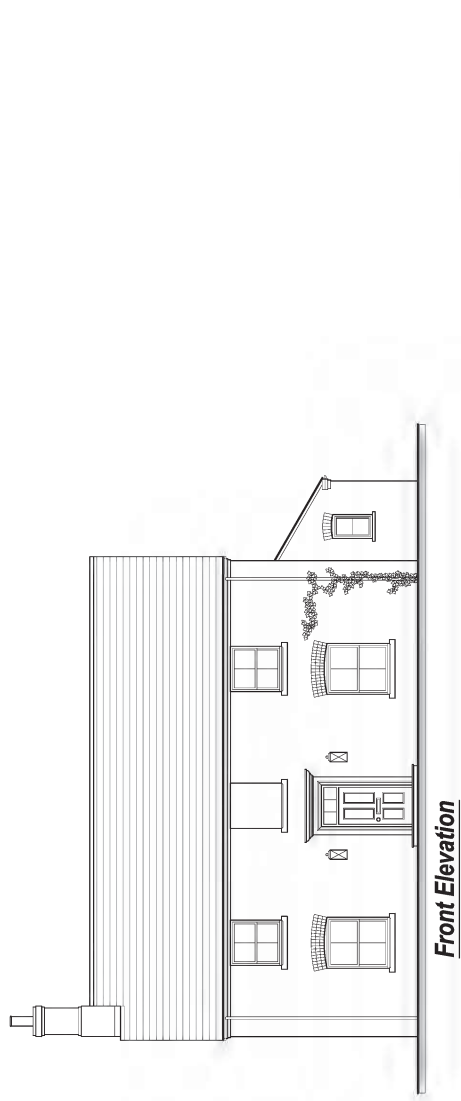
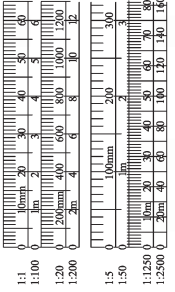


Proposed Site Layout

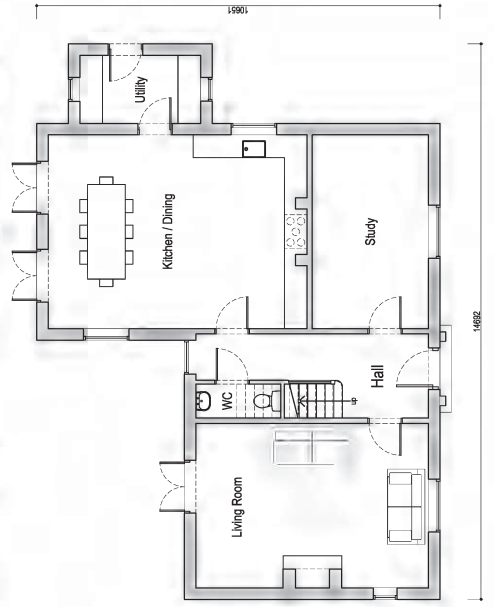
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Scale Ruler



First Floor Plan



Ground Floor Plan

| REVISION | DATE | DESCRIPTION |
|------------|------|-------------|
| AMENDMENTS | | |

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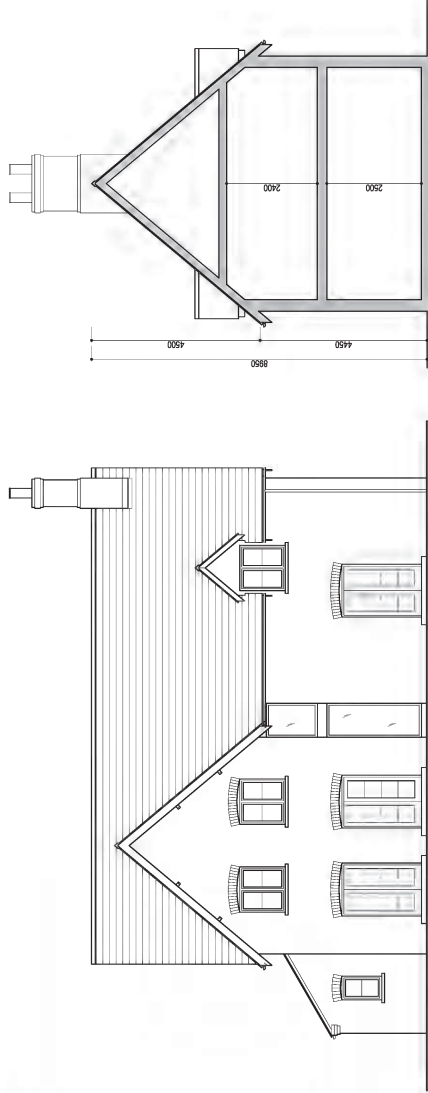
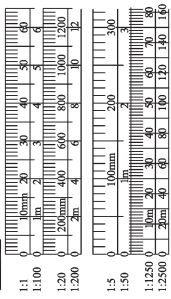
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|---------|--------------------------|
| CLIENT | Campbell Buchanan |
| PROJECT | Residential Development |
| | Hill Close |
| | Brington |
| | Huntingdon |
| | PE28 5EH |

| | |
|---------------|--|
| DRAWING TITLE | Planning Application; Proposed - 5 Bed Dwelling - Plots no. 25 |
| DATE | April 2013 |
| SCALE | 1:100 |
| PAPER SIZE | A2 |
| DESIGN | MCA |

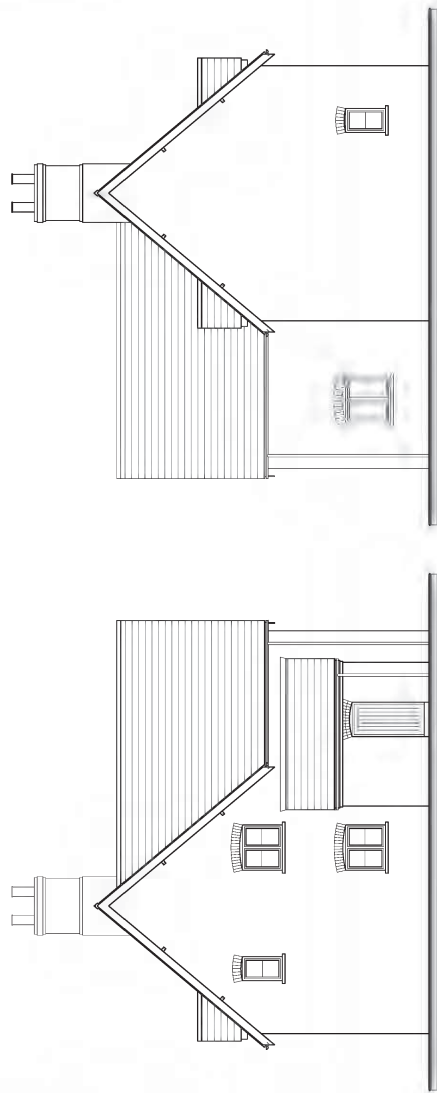
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| PROJECT REF: | 2012 / 35 |
| DRAWING NO. & REVISION | - 47 |

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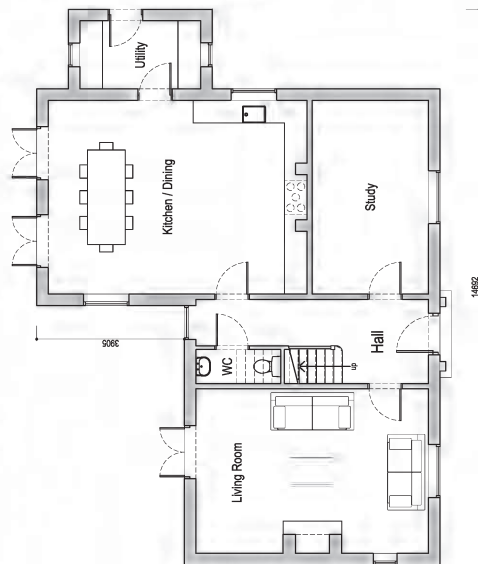
Scale Ruler



Section



First Floor Plan



Ground Floor Plan

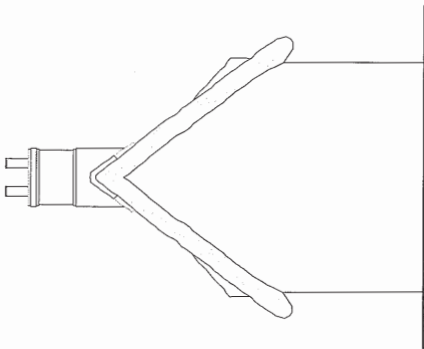
| REVISION | DATE | DESCRIPTION |
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| <p>AMENDMENTS</p> | | |

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| <p>PWArchitects</p> | |
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| CLIENT | <p>Campbell Buchanan</p> |
| PROJECT | <p>Residential Development Hill Close Brington Huntingdon PE28 5EH</p> |
| DRAWING TITLE | <p>Planning Application; Proposed - 5 Bed Dwelling - Plots no. 52</p> |
| DATE | <p>April 2013</p> |
| SCALE | <p>1:100</p> |
| PAPER SIZE | <p>A2</p> |
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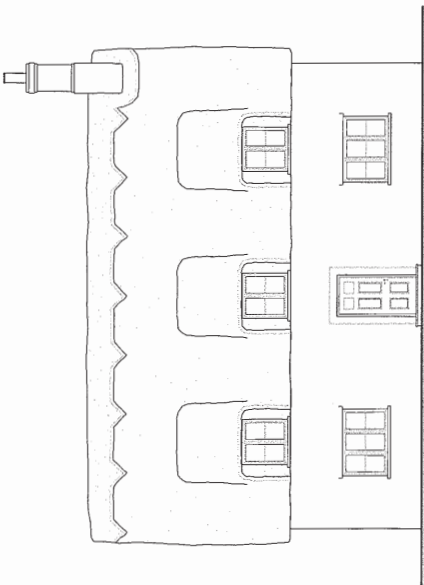
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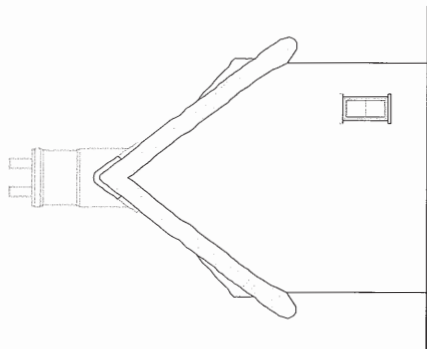
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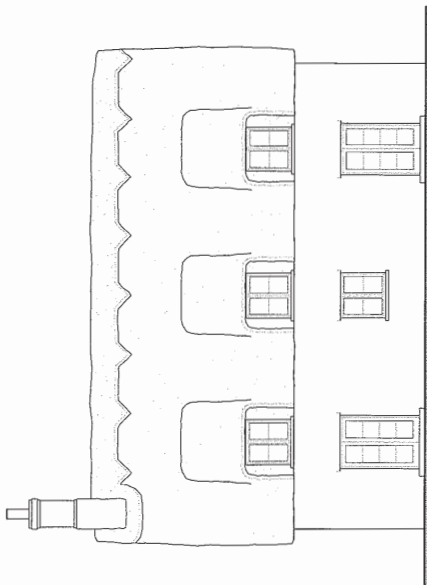
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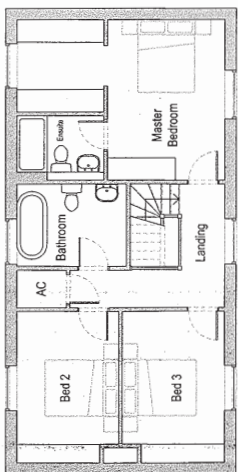
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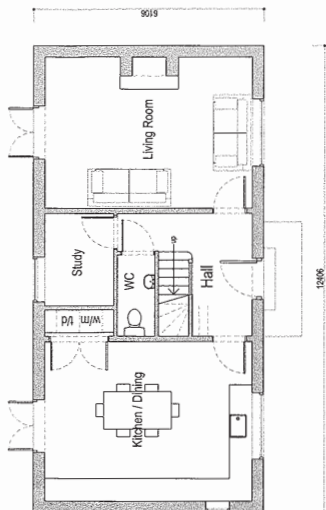
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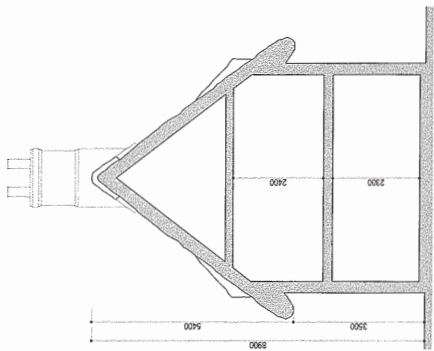
Rear Elevation



First Floor Plan



Ground Floor Plan



Section

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| DATE | 12/04/13 | REVISION | 1 | DATE | 12/04/13 |
| BY | AW | DESCRIPTION | | | |
| Drawing updated and details not amended and modern details. | | | | | |
| Drawing issued. | | | | | |
| Drawings to be checked for planning purposes. | | | | | |

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CLIENT
 Campbell Buchanan

PROJECT
 Residential Development
 Hill Close
 Brington
 Huntingdon
 PE28 5EH

ISSUES FILE
 Planning Application; Proposed - 3 Bed Dwelling -
 Plot no. 8 & 53

DATE
 April 2013

SCALE
 1:100

PAPER SIZE
 A2

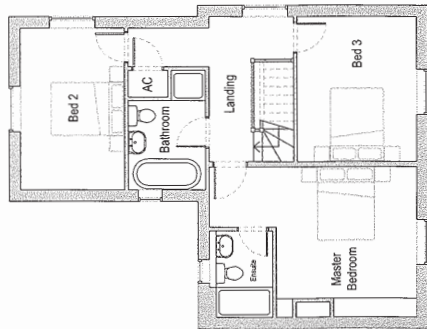
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PROJECT REF
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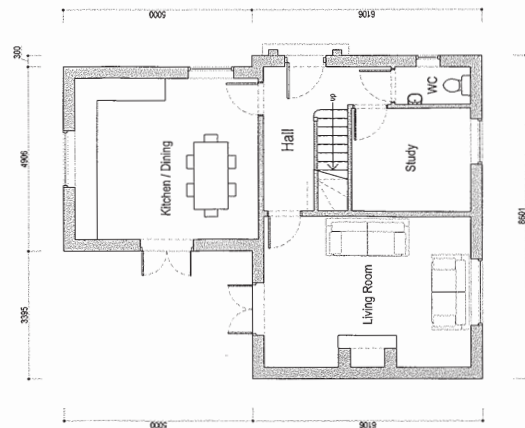
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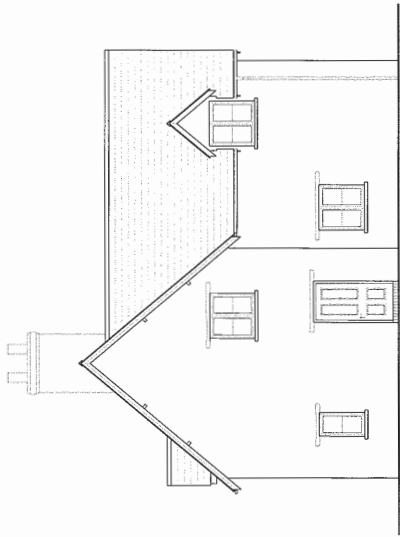
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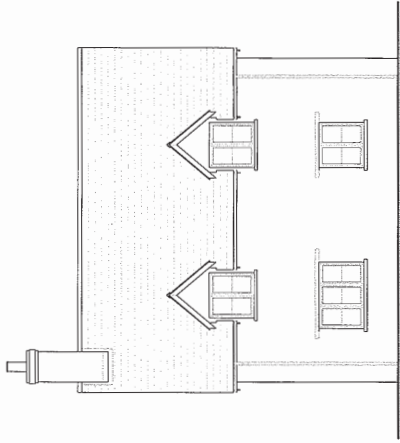
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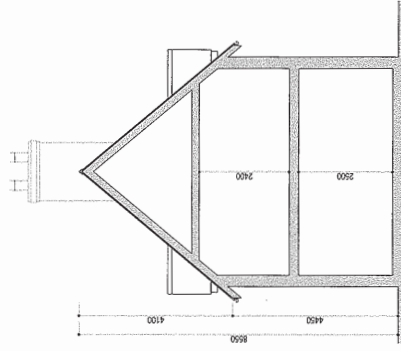
Ground Floor Plan



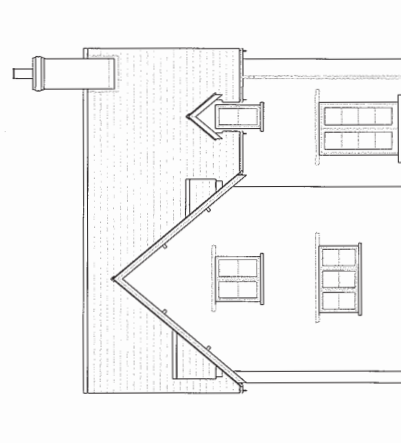
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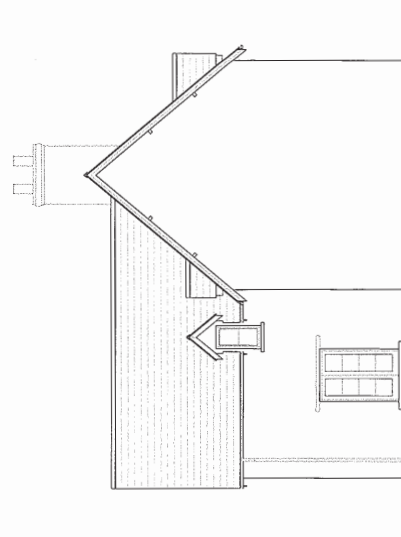
Side Elevation



Section



Side Elevation

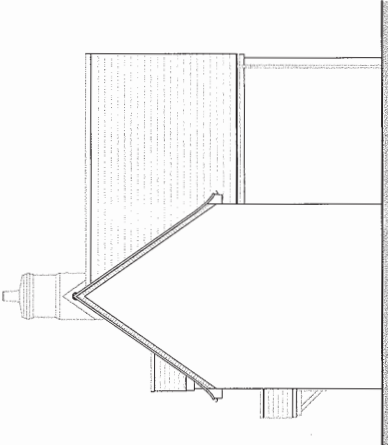


Rear Elevation

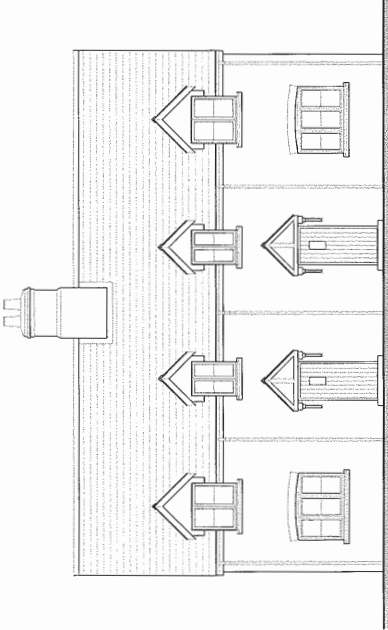
| | | |
|--|------------------------|--|
| NO. 13 | 18.04.13 | Drawings for use within the site boundaries. |
| NO. 14 | 22.04.13 | Drawings updated. |
| NO. 15 | 18.04.13 | Drawings updated for planning application. |
| REVISION | DATE | DESCRIPTION |
| ARCHITECTS | | |
| PW Architects | | |
| RIBA CHARTERED ARCHITECTS & DESIGNERS | | |
| Address: Fiskele Shales, High St, Morcott, Rutland, LE15 5PN | | |
| Tel: 01572 427729 email: info@pwarchitects.com | | |
| Web: www.pwarchitects.co.uk | | |
| CLIENT | | |
| Campbell Buchanan | | |
| PROJECT | | |
| Residential Development | | |
| Hill Close | | |
| Brington | | |
| Huntingdon | | |
| PE28 5EH | | |
| DRAWING TITLE | | |
| Planning Application; Proposed - 3 Bed Dwelling - | | |
| Plot no. '16' | | |
| DATE | SCALE | PAPER SIZE |
| 14/04/2013 | 1:100 | A4 |
| PROJECT REF. | DRAWING NO. & REVISION | |
| 2012 / 35 | - 23 C | |

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 - The Contractor shall comply with all applicable building regulations and working rules relating to safety health and welfare of workpeople.

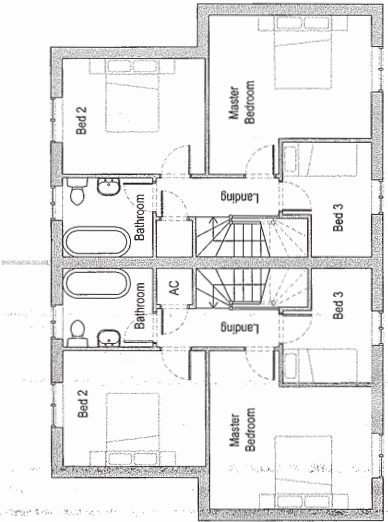
Scale Ruler



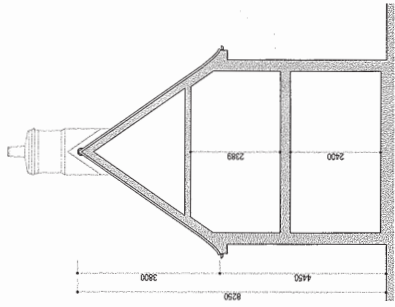
Side Elevation



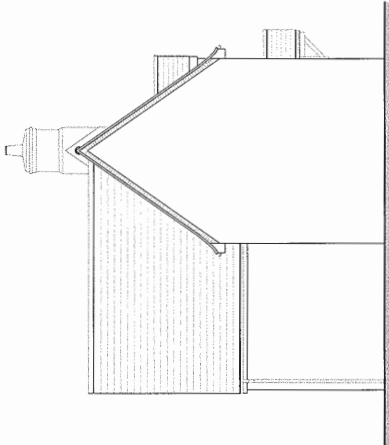
Front Elevation



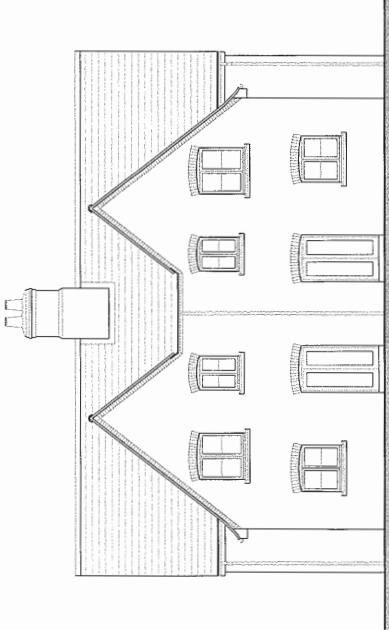
First Floor Plan



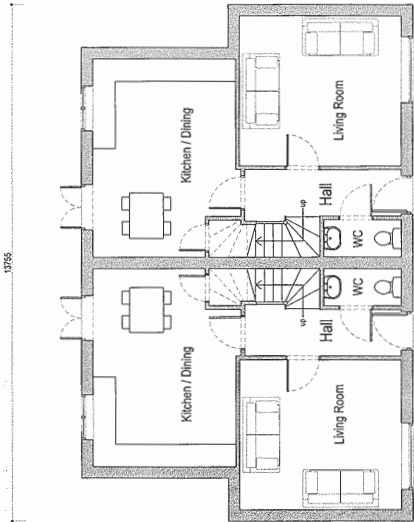
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Side Elevation



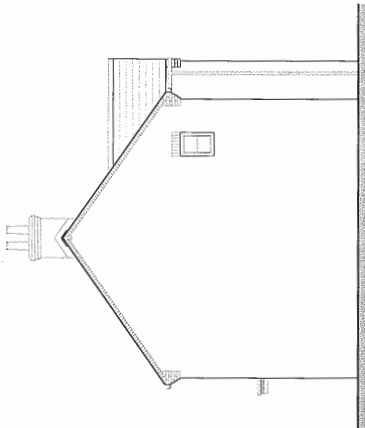
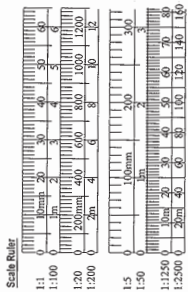
Rear Elevation



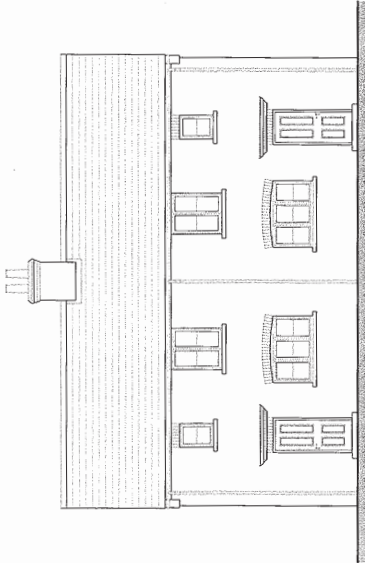
Ground Floor Plan

| | |
|--|--|
| PWArchitects RIBA CHARTERED ARCHITECTS & DESIGNERS Address: Finsley Shales, High St, Morcott, Rutland, LE15 5DN Tel: 01572 747789 email: info@pwarchitects.com Web: www.pwarchitects.com | |
| CLIENT Campbell Buchanan | PROJECT Residential Development Hill Close Brington Huntingdon PE28 5EH |
| DRAWING TITLE Planning Application; Proposed - 3 Bed Dwelling Plot no. 12 & 13 | DRAWING NO. & REVISION 2012 / 35 - 24 C |
| REVISION NO. DATE DESCRIPTION | SCALE 1:100 |
| DATE 18/04/2013 | DRAWN BY JAC |
| CHECKED BY 1:100 | PAPER SIZE A4 |

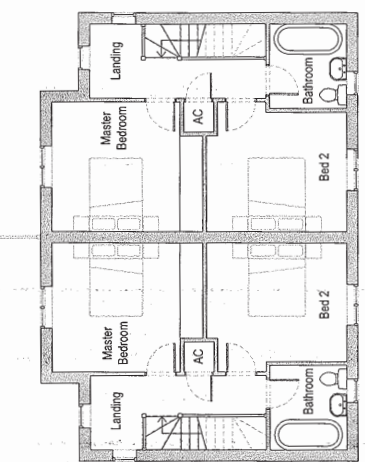
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 - The Contractor is to check and verify with all the Statutory Authorities and the Council that the location and coverage of any underground or overhead services or structures are correct and to be marked out prior to work commencing on site.
 - The Contractor is to ensure that all safety precautions and working rates relating to safety, health and welfare of workpeople.



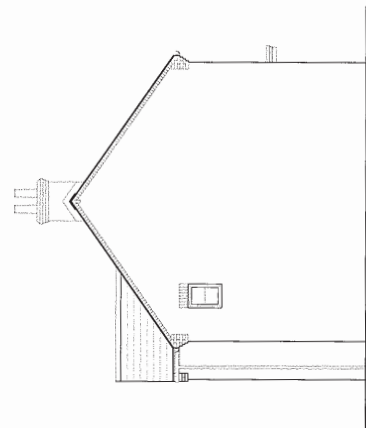
Side Elevation



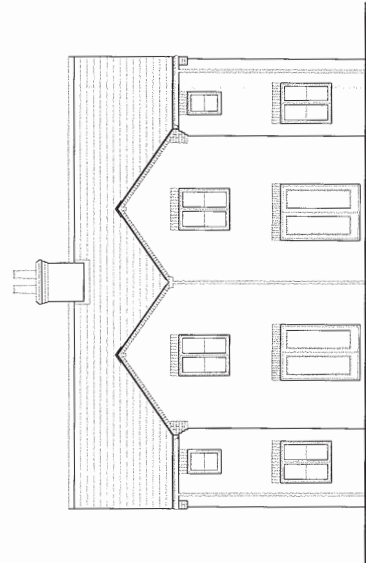
Front Elevation



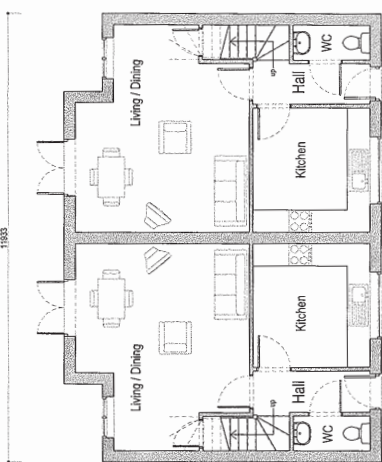
First Floor Plan



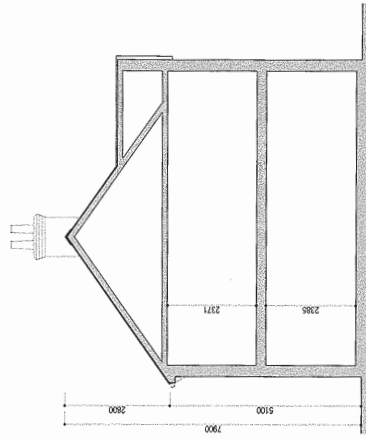
Side Elevation



Rear Elevation



Ground Floor Plan

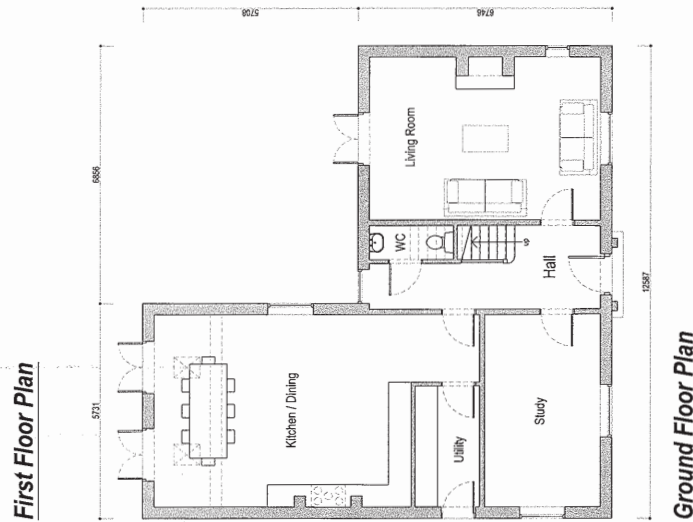
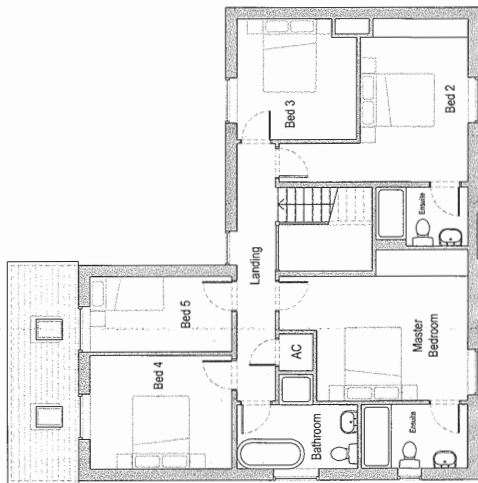
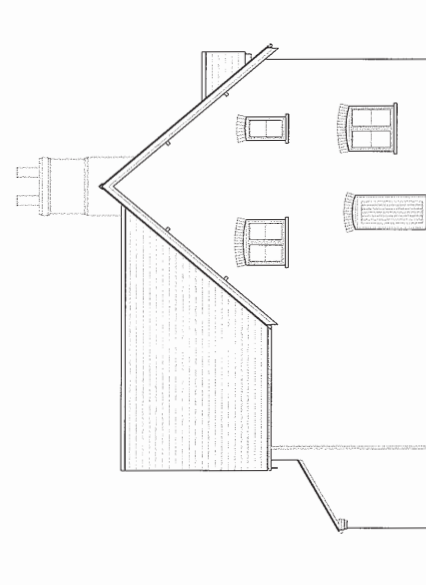
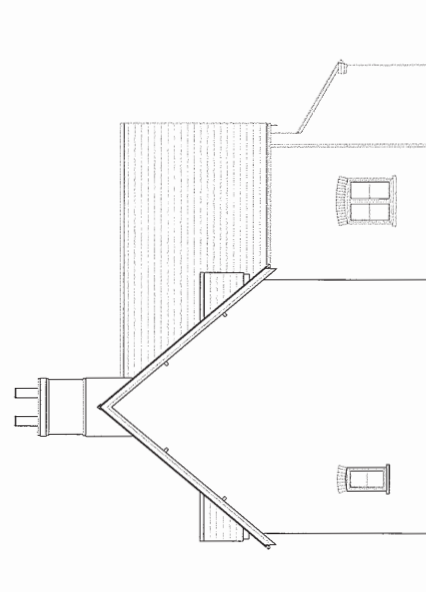
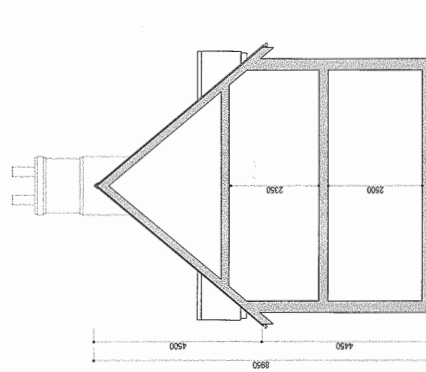
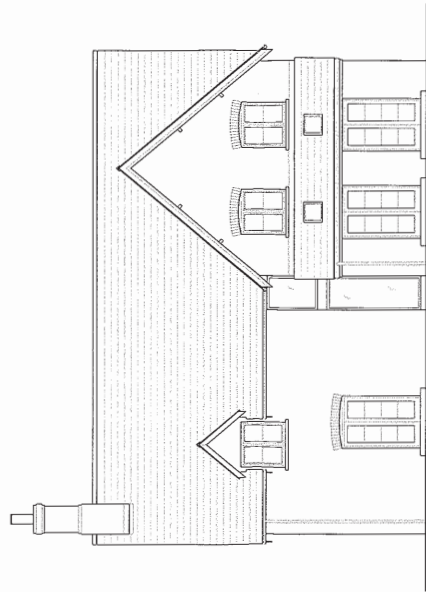
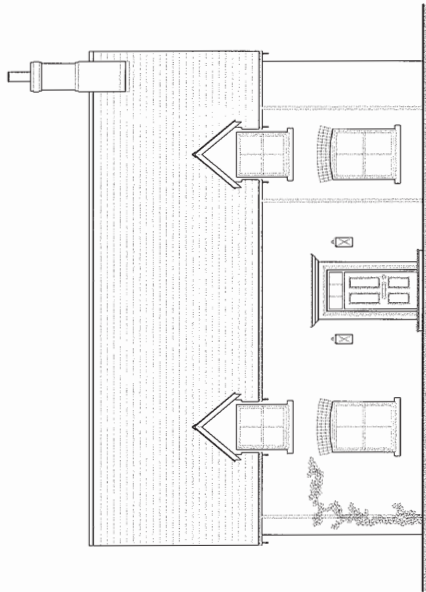


Section

| | |
|--|--|
| DRAWING NO. 18/13 REVISION DATE DESCRIPTION A. 18/13 B. 18/13 C. 18/13 | Drawing updated and all items added to sections. All dimensions are to be taken from the drawings. All measurements for planting operations. |
| AWARDING PWAarchitects RIBA CHARTERED ARCHITECTS & DESIGNERS ADDRESS: Fiddia Sholes, High St, Mount, Rutland, LE15 5DN TEL: 01572 747789 email: info@pwarchitects.com Web: www.pwarchitects.com | |
| CLIENT Campbell Buchanan | |
| PROJECT Residential Development Hill Close Brington Huntingdon PE28 8EH | |
| DRAWING TITLE Planning Application: Proposed - 2 Bed Dwelling - Plot No. 9, 10, 32, 44, 45 & 48 | |
| DATE April 2013 | SCALE 1:100 |
| PAPER SIZE A2 | DRAWN MCA |
| PROJECT NO. 2012 / 35 | DRAWING NO. & EDITION - 25 C |

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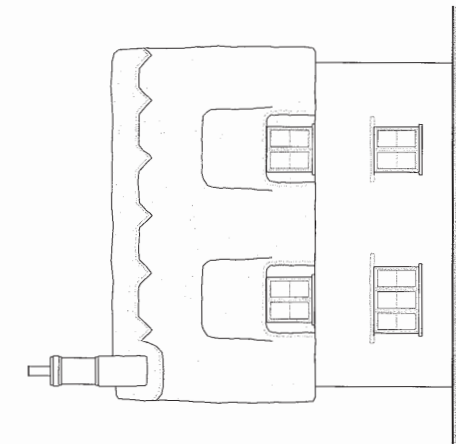
Scale Ruler



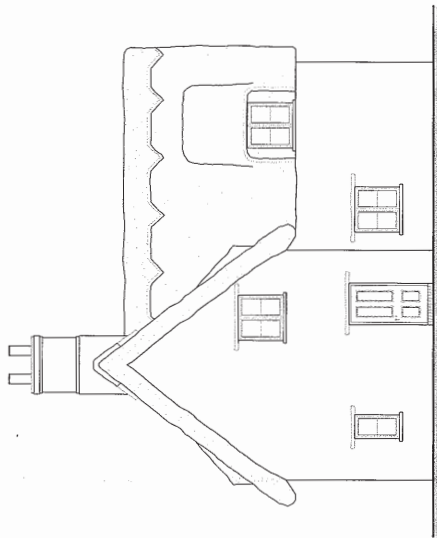
| | | | |
|--|--|---|--|
| 1. PLAN NO. 1726.03 2. DRAWING TITLE: Hill Close 3. DATE: 29/04/13 4. DESCRIPTION: PE28 5EH | | PWAarchitects RIBA CHARTERED ARCHITECTS & DESIGNERS Address: Finsley Stables, High St, Morcott, Rutland, LE15 8DN Tel: 01522 747168 email: info@pwaarchitects.com Web: www.pwaarchitects.com | |
| PROJECT Residential Development Hill Close Brighton Huntingdon PE28 5EH | | CLIENT Campbell Buchanan | |
| DRAWING TITLE Planning Application, Proposed - 5 Bed Dwelling - Plot no. 4 | | DATE 29/04/13 | |
| SCALE 1:100 | | DRAWING NO. / REVISION 2012 / 35 | |
| PROJECT REF. | | DRAWING NO. / REVISION - 29 C | |

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 - The Contractor is to check and verify with all the Statutory Authorities and the relevant Building Regulations and other applicable codes of practice or standards before putting in hand any work, and to ensure that all work complies with the relevant codes of practice or standards.
 - The Contractor shall comply with treatment, regulations and working rules relating to safety, health and welfare of workpeople.

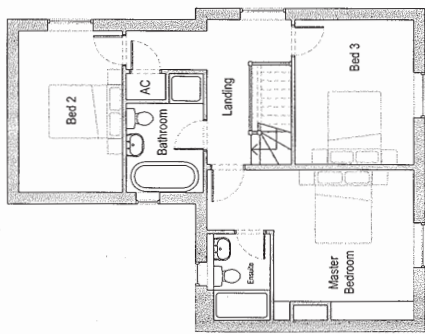
Scale Ruler



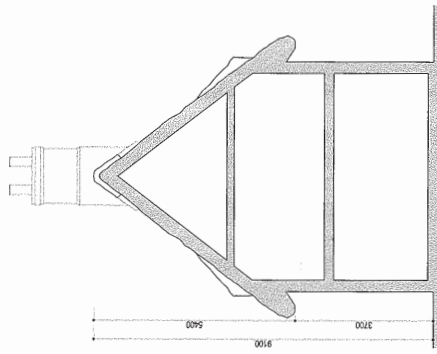
Side Elevation



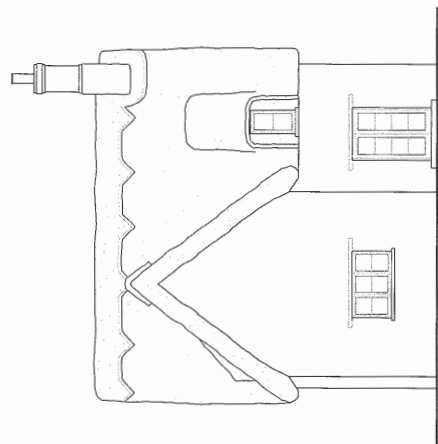
Front Elevation



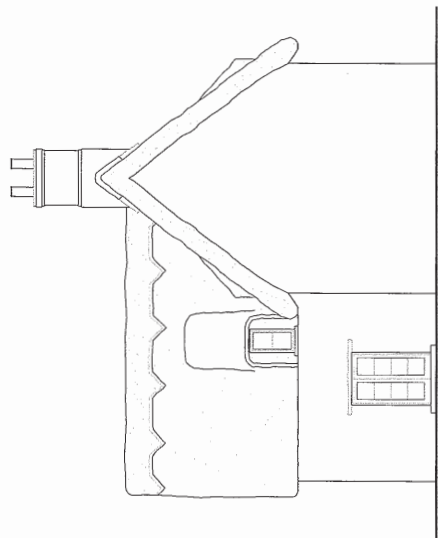
First Floor Plan



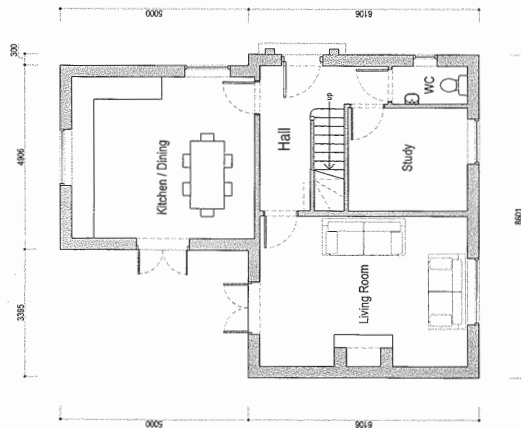
Section



Side Elevation



Rear Elevation

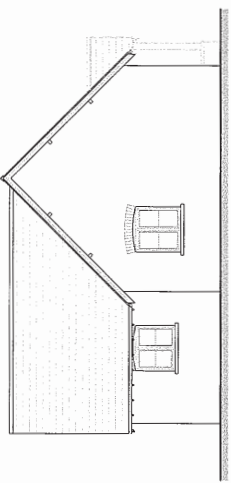


Ground Floor Plan

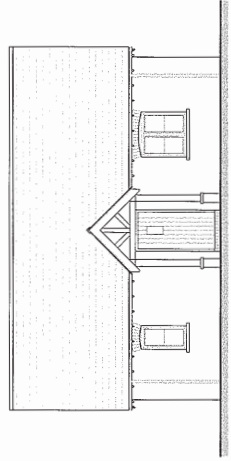
| | | | |
|---|----------|-------|--|
| 15.06.13 | REVISION | DATE | DESCRIPTION |
| A | | | Drawing updated and seal added. Drawing updated. |
| ARCHITECTS | | | |
| PWArchitects | | | |
| PWA CHARTERED ARCHITECTS & DESIGNERS | | | |
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| Web: www.pwarchitects.com | | | |
| CLIENT | | | |
| Campbell Buchanan | | | |
| PROJECT | | | |
| Residential Development | | | |
| Hill Close | | | |
| Brington | | | |
| Huntington | | | |
| PE28 5EH | | | |
| DRAWING TITLE | | | |
| Planning Application; Proposed - 3 Bed Dwelling - Plot no. 37 | | | |
| 15.06.13 | SCALE | 1:100 | DRAWN BY: JCL |
| 15.06.13 | DATE | 1:100 | CHECKED BY: JCL |
| PROJECT REF: | | | DRAWING NO. & REVISION |
| 2012 / 35 | | | - 30 b |

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 - The Contractor shall comply with all applicable statutory requirements and working rules relating to safety, health and welfare of workpeople.

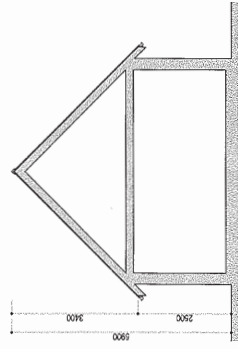
Scale Ruler



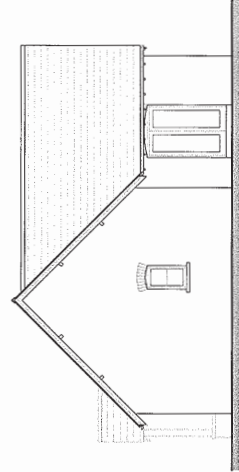
Side Elevation



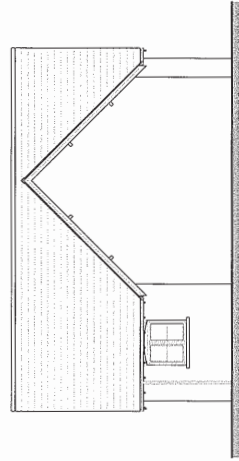
Front Elevation



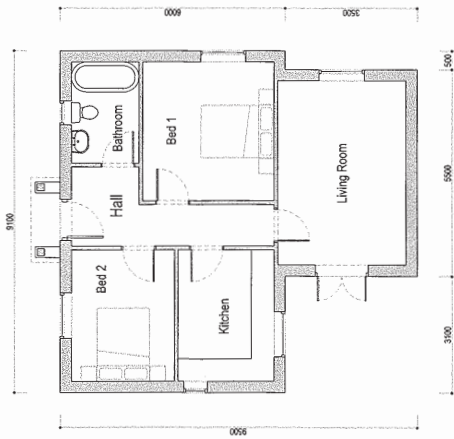
Section



Side Elevation



Rear Elevation

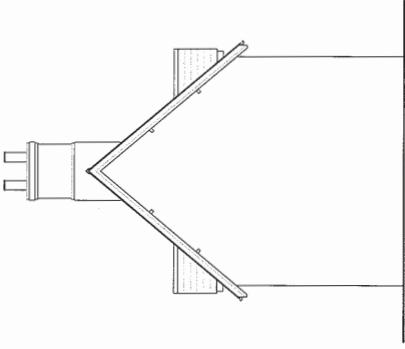


Ground Floor Plan

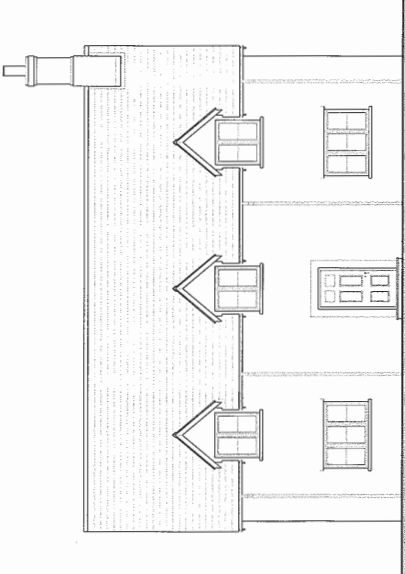
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|--|----------|-------------|------------|--|--------|
| A | | 15.08.10 | | Drawing number and version codes and revision details. | |
| REVISION | DATE | DESCRIPTION | | | |
| DRAWINGS | | | | | |
| PWA ARCHITECTS | | | | | |
| RIBA, CHARTERED ARCHITECTS & DESIGNERS | | | | | |
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| Tel: 01572 747708 email: info@pwaarchitects.com | | | | | |
| Web: www.pwaarchitects.com | | | | | |
| CLIENT | | | | | |
| Campbell Buchanan | | | | | |
| PROJECT | | | | | |
| Residential Development | | | | | |
| Hill Close | | | | | |
| Brington | | | | | |
| Huntingdon | | | | | |
| PE28 5EH | | | | | |
| DRAWING TITLE | | | | | |
| Planning Application; Proposed - 2 Bed Bungalow - | | | | | |
| Plot no. 33 & 40 | | | | | |
| DATE | APPROVED | SCALE | PAPER SIZE | DRAWN | IN CH. |
| | | 1:100 | A1 | | |
| PROJECT REF: | | | | | |
| 2012 / 35 | | | | | |
| | | | | | - 38 a |
| DRAWING NO. & REVISION | | | | | |

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 - The Contractor shall comply with all applicable Building Regulations, Approved Documents and any other relevant legislation and standards.
 - The Contractor shall comply with all applicable Building Regulations, Approved Documents and any other relevant legislation and standards.

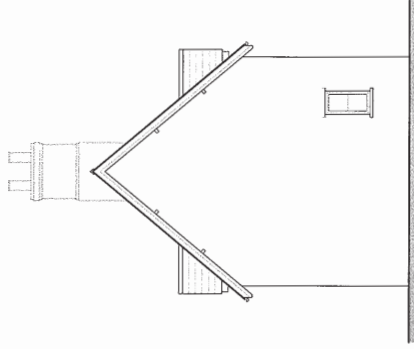
Scale Ruler



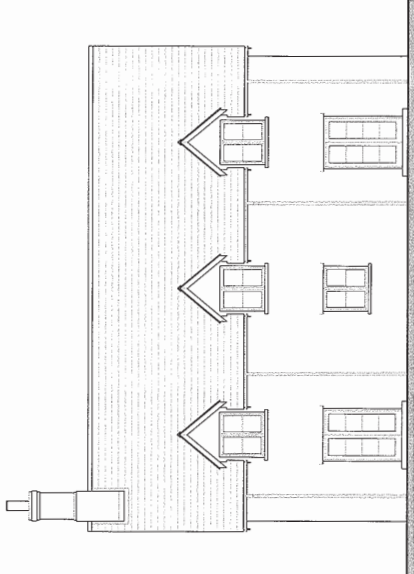
Side Elevation



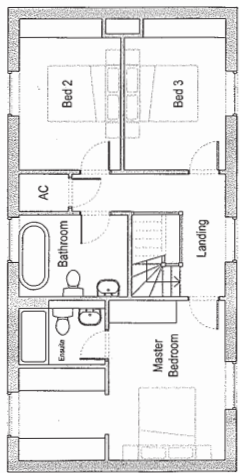
Front Elevation



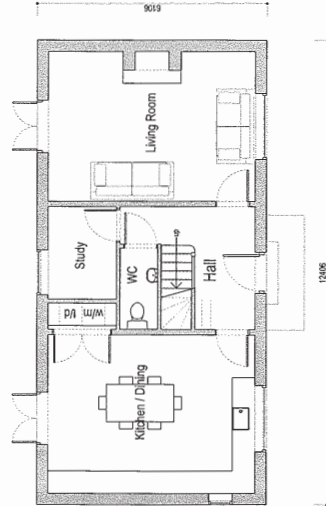
Side Elevation



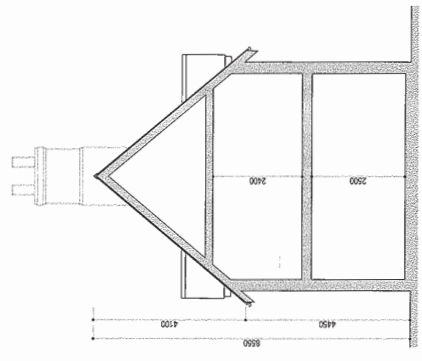
Rear Elevation



First Floor Plan



Ground Floor Plan

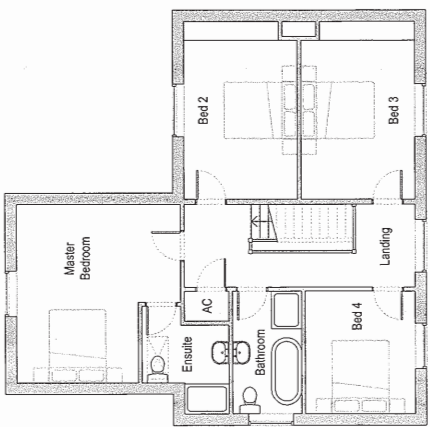
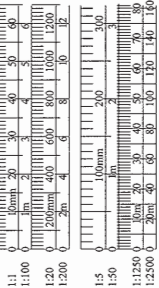


Section

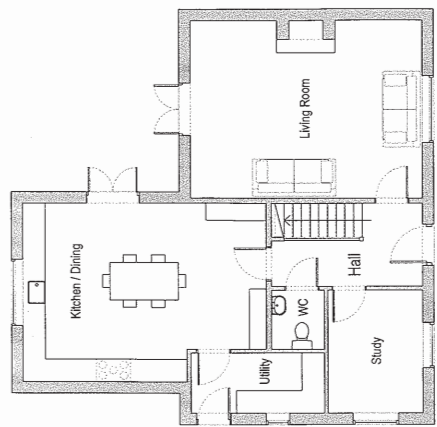
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|--|-----------|--|------------------------|
| A. 16.03.13 | | Drawing created and authors subject to approval. | |
| REVISION | DATE | DESCRIPTION | |
| ARCHITECTS | | | |
| PWA Architects | | | |
| RIBA CHARTERED ARCHITECTS & DESIGNERS | | | |
| Address: Finkle Street, High St. Market, Buntingford, LE15 5RN | | | |
| Tel: 01572 747789 email: info@pwaarchitects.com | | | |
| Web: www.pwaarchitects.com | | | |
| CLIENT | | | |
| Campbell Buchanan | | | |
| PROJECT | | | |
| Residential Development | | | |
| Hill Close | | | |
| Buntingford | | | |
| Huntingdon | | | |
| PE28 5EH | | | |
| DRAWING TITLE | | | |
| Planning Application; Proposed - 3 Bed Dwelling - | | | |
| Plot No. 11 & 49 | | | |
| DATE | SCALE | PAPER SIZE | DRAWN |
| April 2013 | 1:100 | A2 | MCA |
| PROJECT REF: | 2012 / 35 | | DRAWING NO. & REVISION |
| | | | - 41 a |

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 - The Contractor is to check and verify with all the Statutory Authorities and the relevant bodies that all necessary consents and permissions are in place for the proposed development.
 - The Contractor shall comply with all relevant regulations and working rules relating to safety, health and welfare of workpeople.

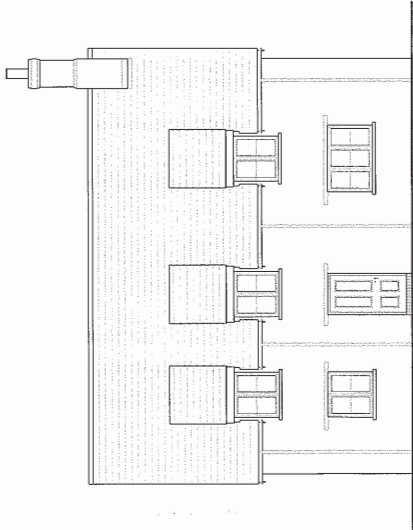
Scale Ruler



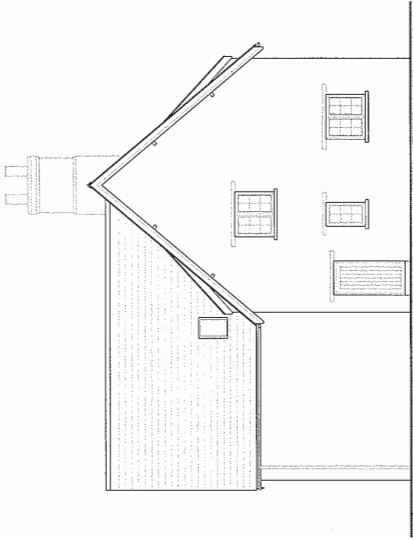
First Floor Plan



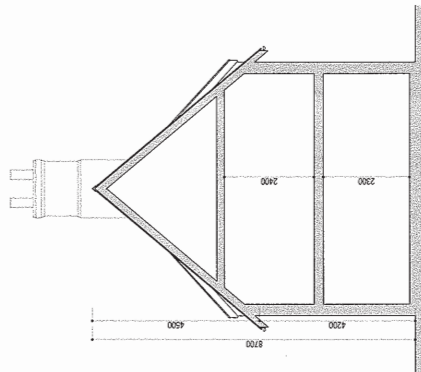
Ground Floor Plan



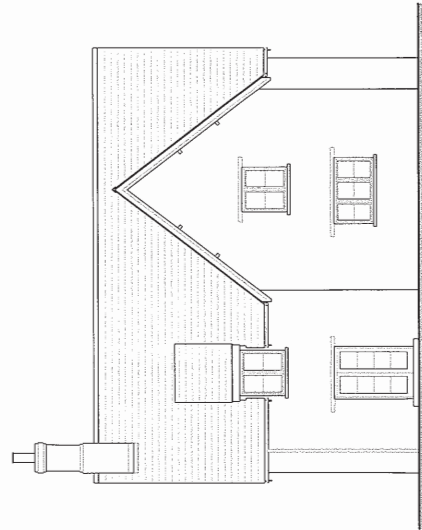
Front Elevation



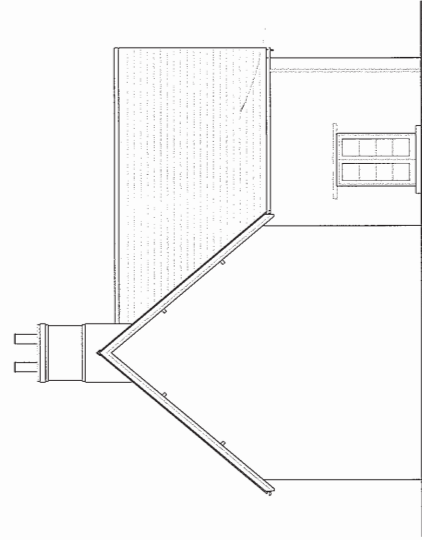
Side Elevation



Section



Rear Elevation

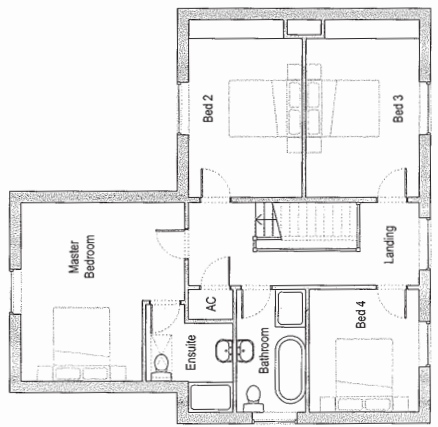
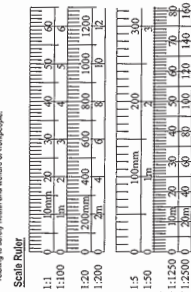


Side Elevation

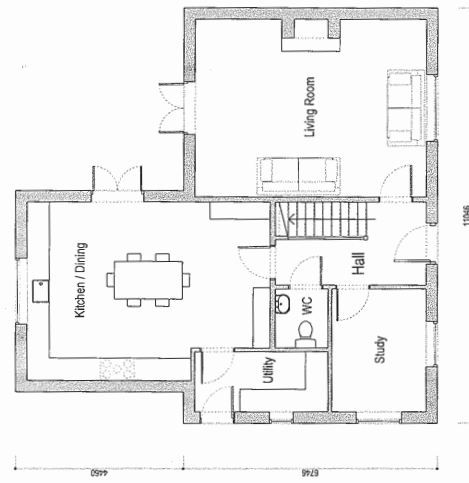
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| NO. | REVISION | DATE | DESCRIPTION |
| CHECKED, QUANTIFIED AND DRAWING ADDRESS TO BE PROVIDED. | | | |
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| CLIENT | | | |
| Campbell Buchanan | | | |
| PROJECT | | | |
| Residential Development | | | |
| Hill Close | | | |
| Bringington | | | |
| Huntingdon | | | |
| PE28 5EH | | | |
| DRAWING TITLE | | | |
| Planning Application; Proposed - 4 Bed Dwelling - | | | |
| Plot no. 3, 22 & 27 | | | |
| DATE | SCALE | PAPER SIZE | ORIGIN |
| April 2012 | 1:100 | A2 | MCA |
| PROJECT REF: | | | DRAWING & REVISION |
| 2012 / 35 | | | - 43 a |

NOTES:

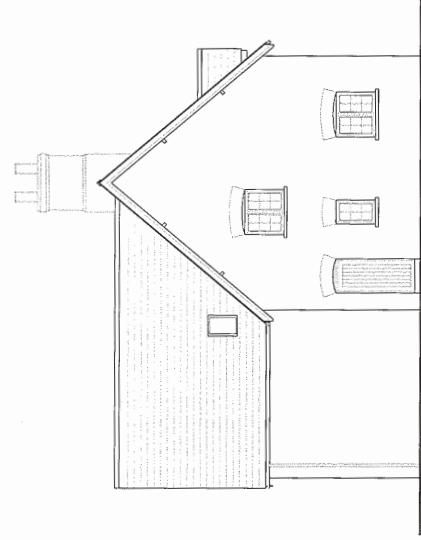
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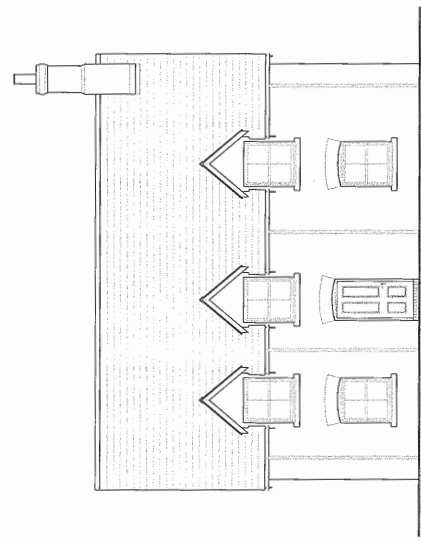
First Floor Plan



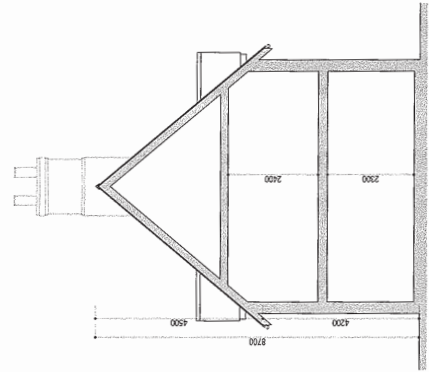
Ground Floor Plan



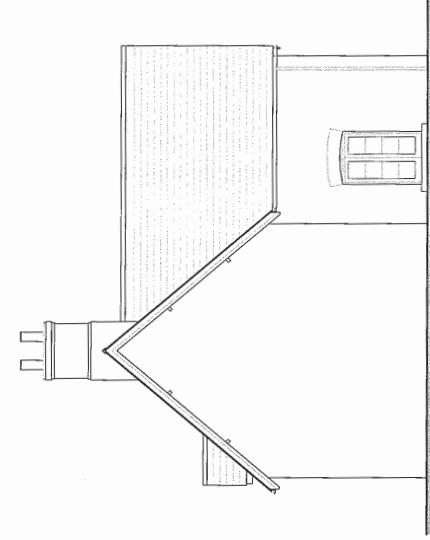
Side Elevation



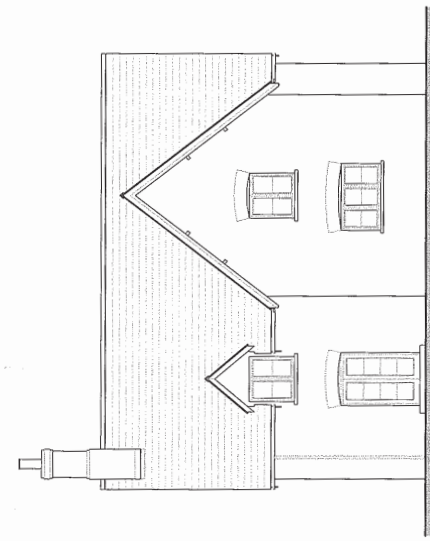
Front Elevation



Section



Side Elevation

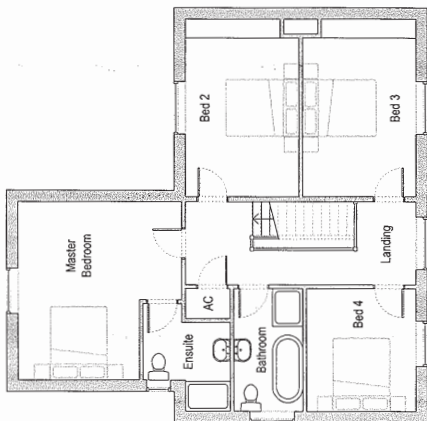


Rear Elevation

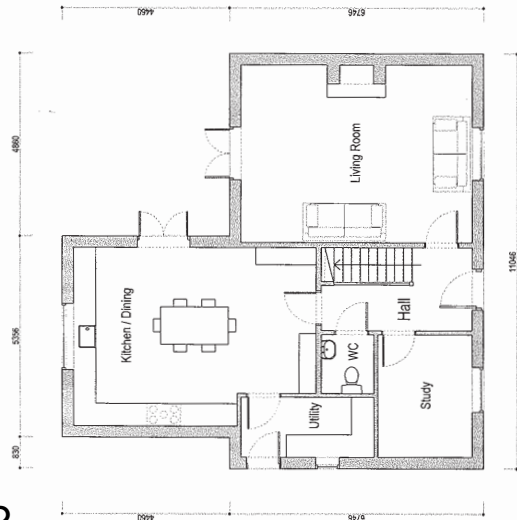
| | |
|--|---|
| ARCHITECTS | PROJECT |
| PWArchitects RBA CHARTERED ARCHITECTS & DESIGNERS Address: Finsley Station, High St, Morcott, Rutland, LE15 5DN Tel: 01527 747758 email: info@pwarchitects.com Web: www.pwarchitects.com | Campbell Buchanan Residential Development Hill Close Brington Huntingdon PE28 5EH |
| DRAWING TITLE Planning Application; Proposed - 4 Bed Dwelling - Plot no. 1 | DRAWING NO. & REVISION 2012 / 35 - 44 a |
| DATE April 2013 | SCALE 1:100 |
| DRAWING NO. & REVISION 2012 / 35 | DRAWING NO. & REVISION - 44 a |

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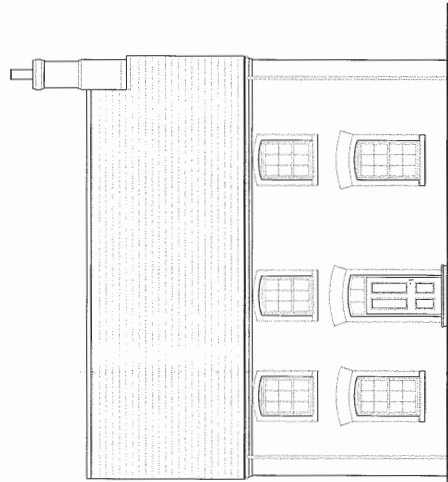
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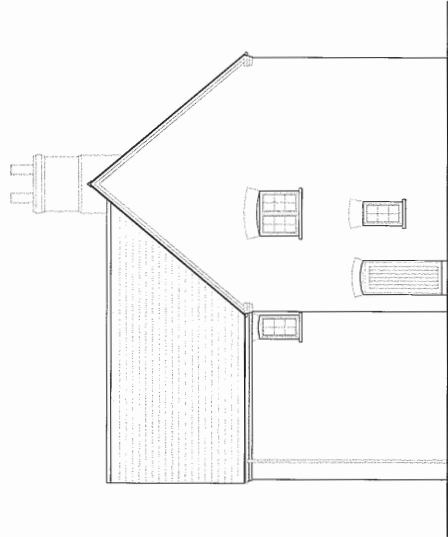
First Floor Plan



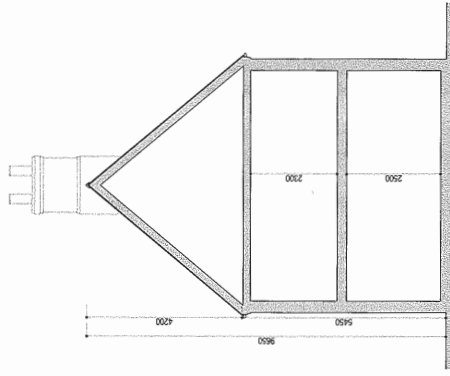
Ground Floor Plan



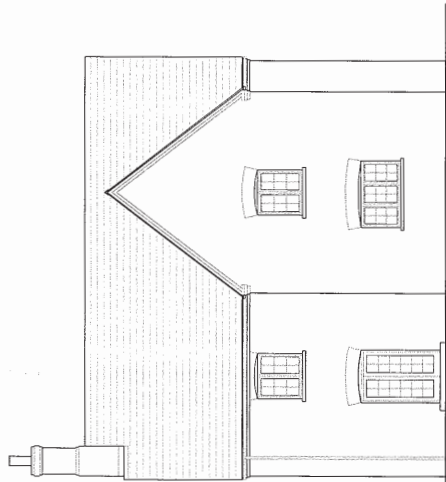
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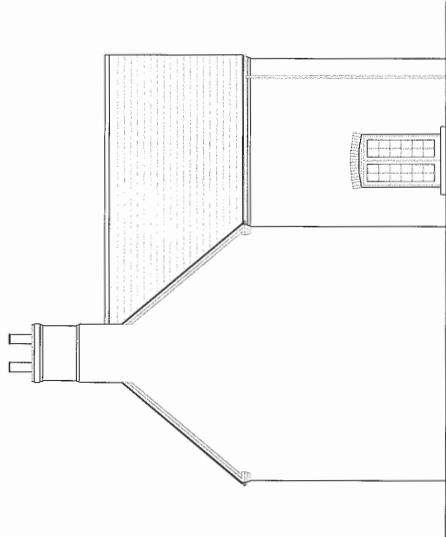
Side Elevation



Section



Rear Elevation



Side Elevation

| | | | |
|------------------------|----------|------|-------------|
| NO. | REVISION | DATE | DESCRIPTION |
| DRAWING TITLE | | | |
| DRAWING NO. & REVISION | | | |
| PROJECT | | | |
| CLIENT | | | |
| ARCHITECTS | | | |
| REVISIONS | | | |
| DRAWING NO. & REVISION | | | |

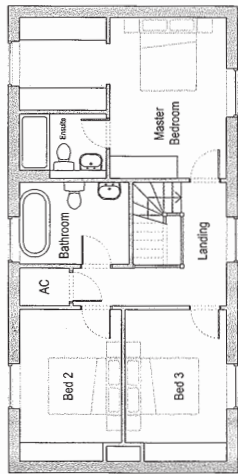
Drawing updates and revisions added to standards.
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Campbell Buchanan
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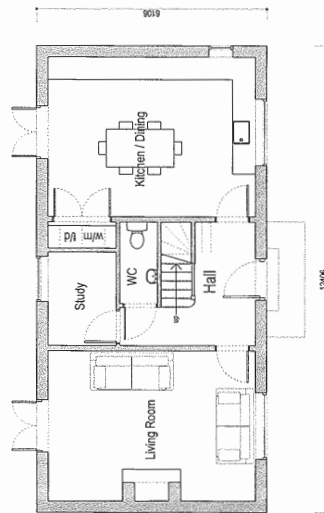
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 DATE: April 2013
 SCALE: 1:100
 DRAWN BY: []
 CHECKED BY: []
 PROJECT REF: 2012 / 35
 DRAWING NO. & REVISION: - 45 a

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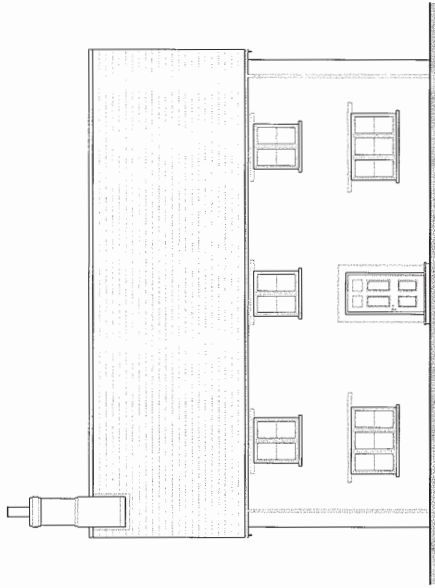
Scale Ruler



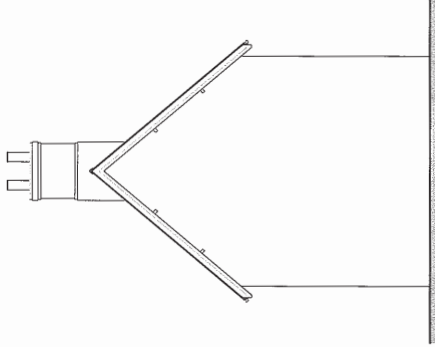
First Floor Plan



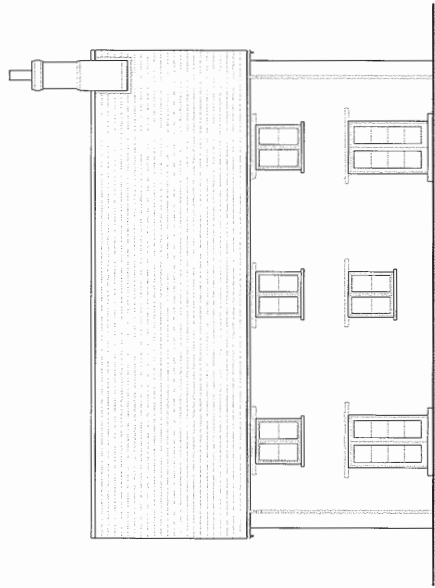
Ground Floor Plan



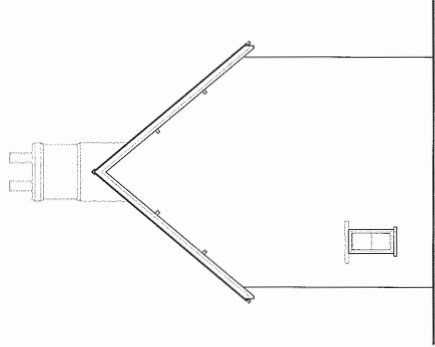
Front Elevation



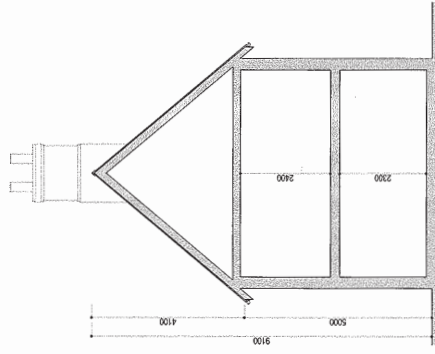
Side Elevation



Rear Elevation



Side Elevation



Section

| REVISION | DATE | DESCRIPTION |
|------------|------|-------------|
| AMENDMENTS | | |

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CLIENT
 Campbell Buchanan

PROJECT
 Residential Development
 Hill Close
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 PE28 5EH

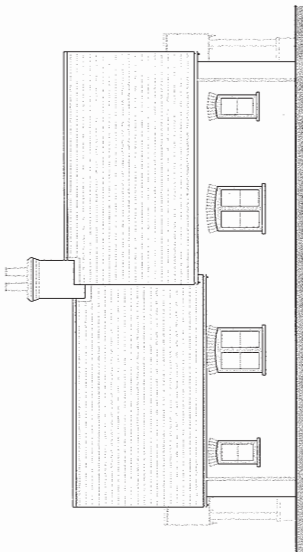
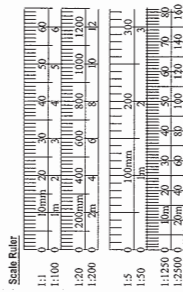
DRAWING TITLE
 Planning Application; Proposed - 3 Bed Dwelling -
 Plot no. 42

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| DATE | SCALE | PAPER SIZE | TOWN |
| Apr 2013 | 1:100 | A2 | MCA |

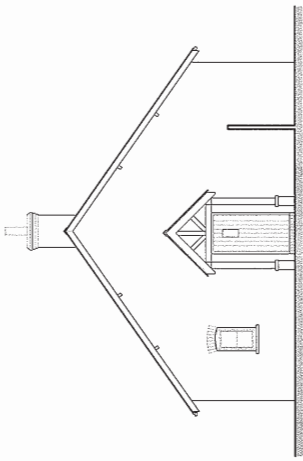
PROJECT NO: 2012 / 35
DRAWING NUMBER: - 58

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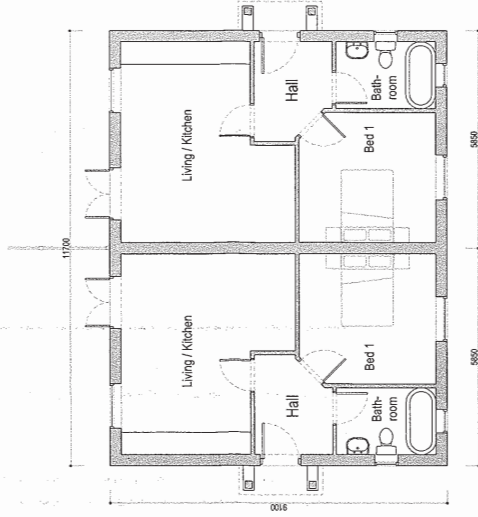
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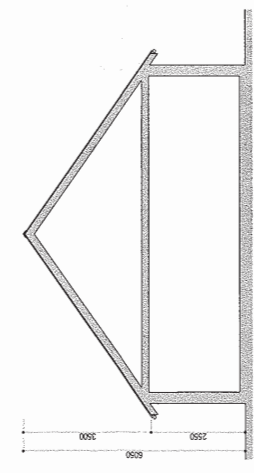
Front Elevation



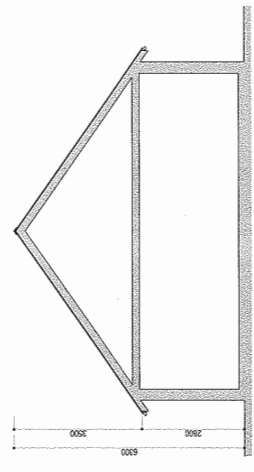
Side Elevation



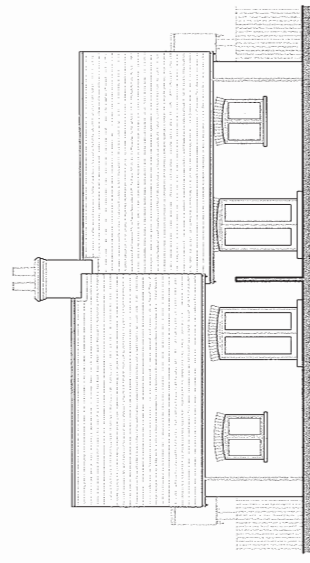
Ground Floor Plan



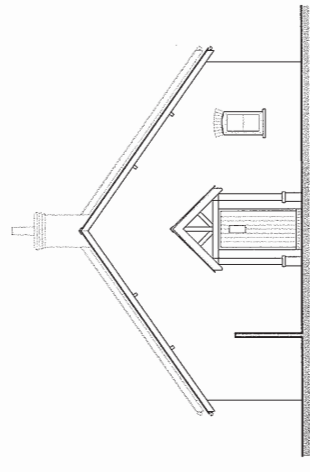
Section



Section



Rear Elevation



Side Elevation

| REVISION | DATE | DESCRIPTION |
|----------|---------|---|
| 1 | 2012/11 | Final design and construction details for the proposed development. |

AMENDMENTS

PWA Architects & Designers
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CLIENT
 Campbell Buchanan

PROJECT
 Residential Development
 Hill Close
 Brington
 Huntingdon
 PE28 5EH

ISSUE TITLE
 Planning Application, Proposed - 2 Bed Bungalow -
 Plot no. 54 & 55

DATE
 2012 / 35

SCALE
 1:100

PAPER SIZE
 A2

DRAWN
 MCA

PROJECT REF.
 2012 / 35

DRAWING NO. & REVISION
 - 27 b

DEVELOPMENT MANAGEMENT PANEL

16 Sep 13

Case No: 1301158FUL (FULL PLANNING APPLICATION)

Proposal: REPOSITION GARDEN FENCE

Location: 93 SPARROWHAWK WAY HARTFORD PE29 1XY

Applicant: MRS J HOLLAND

Grid Ref: 525785 273193

Date of Registration: 24.07.2013

Parish: HUNTINGDON

RECOMMENDATION - APPROVAL

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The site relates to a detached dwellinghouse which is located within a modern residential estate towards the eastern edge of Huntingdon.
- 1.2 Planning permission is sought to relocate the 1.7m high timber fence along the south eastern boundary closer to the highway and enclose the area within the rear garden. The relocation of the fence will necessitate the removal of laurels currently planted on the outside of the site. Planting would be undertaken in a 300mm minimum strip outside the fence line.
- 1.3 This application is referred to the Development Management Panel for determination as the applicant is a member of Planning Services staff.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (2012) sets out the three dimensions to sustainable development - an economic role, a social role and an environmental role - and outlines the presumption in favour of sustainable development. Under the heading of Delivering Sustainable Development, the Framework sets out the Government's planning policies for : building a strong, competitive economy; ensuring the vitality of town centres; supporting a prosperous rural economy; promoting sustainable transport; supporting high quality communications infrastructure; delivering a wide choice of high quality homes; requiring good design; promoting healthy communities; protecting Green Belt land; meeting the challenge of climate change, flooding and coastal change; conserving and enhancing the natural environment; conserving and enhancing the historic environment; and facilitating the sustainable use of minerals.

For full details visit the government website
<https://www.gov.uk/government/organisations/department-for-communities-and-local-government>

3. PLANNING POLICIES

- 3.1 Saved policies from the Huntingdonshire Local Plan (1995)
- **En25:** “General Design Criteria” – indicates that the District Council will expect new development to respect the scale, form, materials and design of established buildings in the locality and make provision for landscaping and amenity areas.
- 3.2 Saved policies from the Huntingdonshire Local Plan Alterations (2002)
- None relevant.
- 3.3 Adopted Huntingdonshire Local Development Framework Core Strategy (2009)
- **CS1:** “Sustainable development in Huntingdonshire” – all development will contribute to the pursuit of sustainable development, having regard to social, environmental and economic issues. All aspects will be considered, including design, implementation and function of development.
- 3.4 Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013)
- **Policy LP 1:** “Strategy and principles for development” – The Council will support proposals which contribute to the delivery of new housing, economic growth and diversification and infrastructure provision.
Development proposals will be expected to (amongst other criteria):
 - c. make efficient use of land, buildings and infrastructure within existing settlements whilst preserving local character and distinctiveness;
 - **Policy LP 13:** “Quality of Design” - A proposal will need to be designed to a high standard based on a thorough understanding of the site and its context. This proposal will be expected to comply the following criterion of this policy:
 - b. contributes positively to the local character, appearance, form and pattern of development through sensitive siting, scale, massing, form and arrangement of new development and use of colour and materials;
 - d. respects and responds appropriately to the distinctive qualities of the surrounding landscape, and avoids the introduction of incongruous and intrusive elements into views.
 - e. has had regard to the Huntingdonshire Design Guide SPD (2007), Huntingdonshire Landscape and Townscape Assessment SPD (2007) and the Cambridgeshire Design Guide (2007) or successor documents and other relevant advice that promotes high quality design or that details the quality or character of the surroundings including, but not limited to, conservation area character statements, neighbourhood development plans, village design statements, parish plans, urban design frameworks, design briefs, master plans and national guidance; and

- **Policy LP 15:** “Ensuring a High Standard of Amenity” - A proposal will be supported where a high standard of amenity is provided for existing and future users and residents of both the surroundings and the proposed development.

Local policies are viewable at <https://www.huntingdonshire.gov.uk>

4. PLANNING HISTORY

- 4.1 Various planning history associated with the development of the housing estate, no history of direct relevance to this application however.

5. CONSULTATIONS

- 5.1 **Huntingdon Town Council – recommends REFUSAL** (copy attached)

6. REPRESENTATIONS

- 6.1 ONE letter of SUPPORT received. The neighbour believes the proposed relocation of the fence will mean that the owner of this property will store their trailer behind it as the trailer is considered an eyesore when viewed from their lounge window. The addition of a considerable amount of foliage to screen the new fence is welcomed and it is felt that this will give the neighbour a much better outlook than at present.

7. SUMMARY OF ISSUES

- 7.1 The main issues to consider with this application are the impacts on the character and appearance of the area, on the residential amenity of surrounding properties, and on highway safety.

Character and Appearance of Area:

- 7.2 It is acknowledged that within the vicinity of the application site there are various boundary treatments which range from hedges, to fences with vegetation growing up, and to plain fences.
- 7.3 The existing fence is approximately 2.3m from the paved road at the closest point and 4m at the furthest point where the fence abuts the dwellinghouse. Some planting to the side of the dwelling appears to have been removed and the intention is to remove the majority of the remaining planting on the outside (highway side) of the fence.
- 7.4 The revised location for the fence will extend towards the highway and incorporate the land to the side of the dwelling (towards the external chimney breast) and be approx. 1.3m from the paved road at the closest point. It is understood from the supporting statement, and the approved layout for the estate, that a pavement should run along the north western side of the highway (adjacent the application site), this path has however never been fully constructed and currently ends close to the frontage of No. 93 with a pavement on the opposite side. Given the time period since the dwellings were constructed it is considered unlikely that this path will be completed however, should

the path be constructed the plans detail the fence line to be a minimum of 30cm from the back of the pavement line.

- 7.5 The loss of the established planting and the soft boundary and its replacement with a fence in this location will not enhance the character of the area. However the applicant is proposing to plant evergreen Jasmine to climb up the fence and Contoneaster shrubs (at 1.5m intervals) to soften the appearance of the fence. Whilst the available space for planting on the outside of the fence is limited, the Landscape Officer has confirmed that the area for planting is acceptable and that the proposed soft landscaping is also acceptable. It is therefore not considered that the realigned fence will be unduly prominent or that it will have a significantly detrimental impact upon the character and appearance of this residential area.
- 7.6 The planting is however considered necessary to soften the impact of the fence and shall therefore be secured by condition, as will the initial colour of the fence. Replacement planting in the event that the proposed planting does not take is also required and should be secured by condition.

Residential Amenity:

- 7.7 Owing to the siting and scale of the fence, it is not considered that the relocation of the fence will have an adverse impact upon residential amenity.

Highway Safety:

- 7.8 It is acknowledged that the current fence tapers back to allow visibility from the driveway to No. 95 and the proposed fence line does not follow this; however the fence is to be approx. 1.3m from the back edge of the road which allows some view up the road. This, and the location of No. 95 at the end of the cul-de-sac with limited traffic, is considered sufficient to ensure that the proposal would not have an unacceptable impact upon visibility and highway safety.
- 7.9 The realigned fence retains a space of a minimum of 30cm from the back edge of where the footpath should be (as referred to above) and therefore does not impact upon this land or safety of pedestrians in this location.
- 7.10 The applicant has confirmed that the streetlamp should not be affected by the proposal as this is outside of the residential curtilage.

Conclusion:

- 7.11 The proposed development is considered to be compliant with the relevant national and local policy as it:
- * Would not have an unduly harmful impact upon the character and appearance of the area given the landscaping proposals;
 - * Would not have a harmful impact upon the amenity of neighbours;
 - * Would not harm highway safety.
- 7.12 Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that

planning permission be granted, subject to the imposition of appropriate conditions.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

8. RECOMMENDATION - APPROVE subject to conditions to include the following:

- Time limit
- Fence colour
- Landscaping scheme
- Replacement planting scheme

CONTACT OFFICER:

Enquiries about this report to **Ms Charlotte Fox Assistant Development Management Officer 01480 388457**

HUNTINGDON TOWN COUNCILPLANNING COMMENTS 15th AUGUST 2013

:

| | |
|--|-------|
| 1301127FUL Tragus Ltd., 163 Eversholt Street, Lkondon NW1 1BU | NORTH |
| Installation of canvas awnings and change of colour to shopfront frame - Proposed Unit R1, Towerfields, Huntingdon | |
| Recommend APPROVAL. The proposals are entirely in keeping with the existing commercial development. | |
| 1301158FUL Mrs J Holland, 93 Sparrowhawk Way, Hartford PE29 1XY | EAST |
| Reposition garden fence - 93 Sparrowhawk Way, Hartford, PE29 1XY | |
| Recommend REFUSAL. The panel considers that repositioning the fence will result in it being too close to the public highway. Furthermore, drawings do not indicate the position of a public streetlamp at the location. | |

Development Management Panel

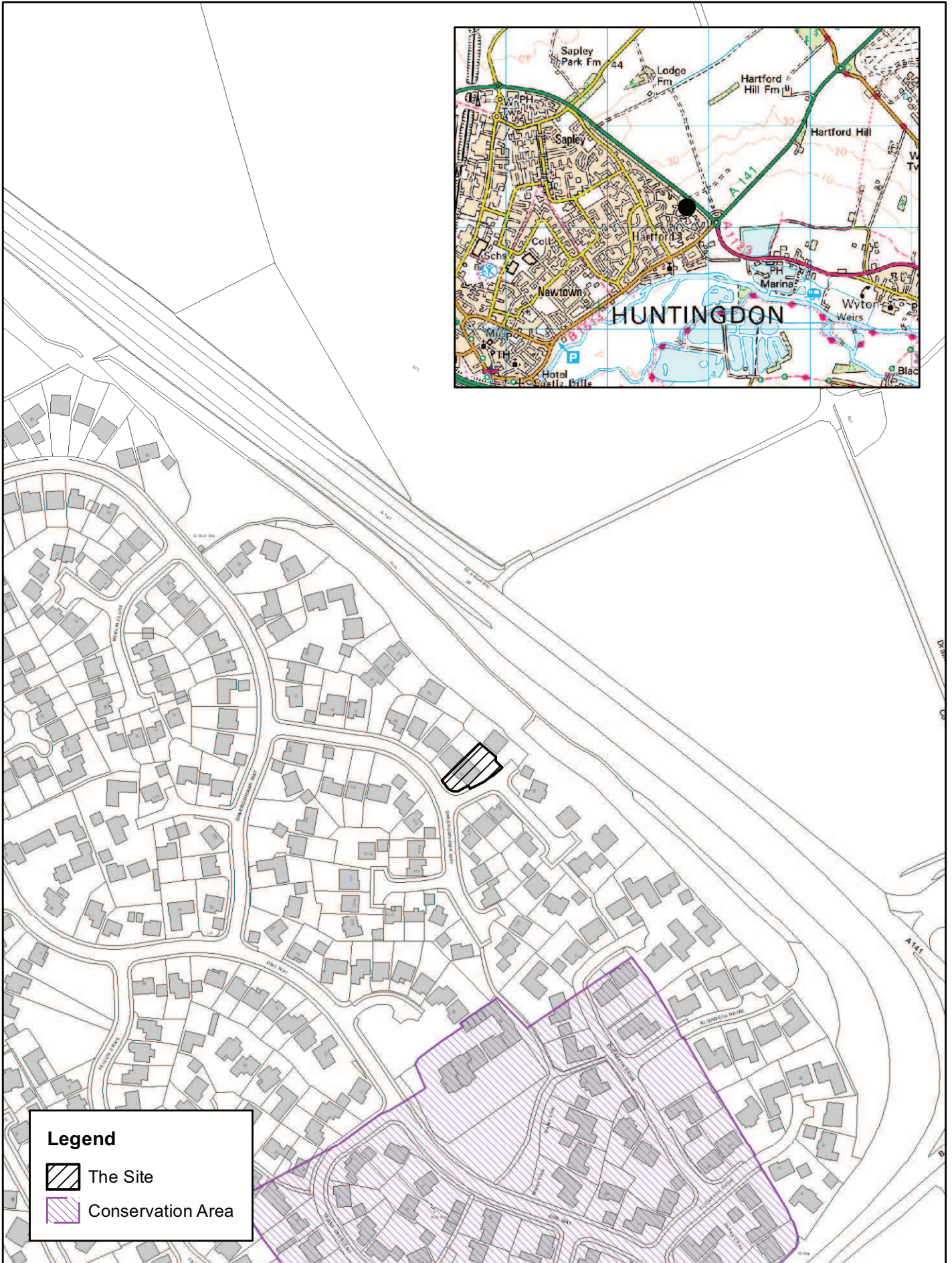


Scale = 1:2,500

Application ref: 1301158FUL

Date Created: 27/08/2013

Location: Huntingdon



93 Sparrowhawk Way, Hartford

Scale 1:200



Block Plan shows area bounded by: 525770.67,273174.21 525806.67,273210.21 (at a scale of 1:200) The representation of a road, track or path is no evidence of a right of way The representation of features as lines is no evidence of a property boundary

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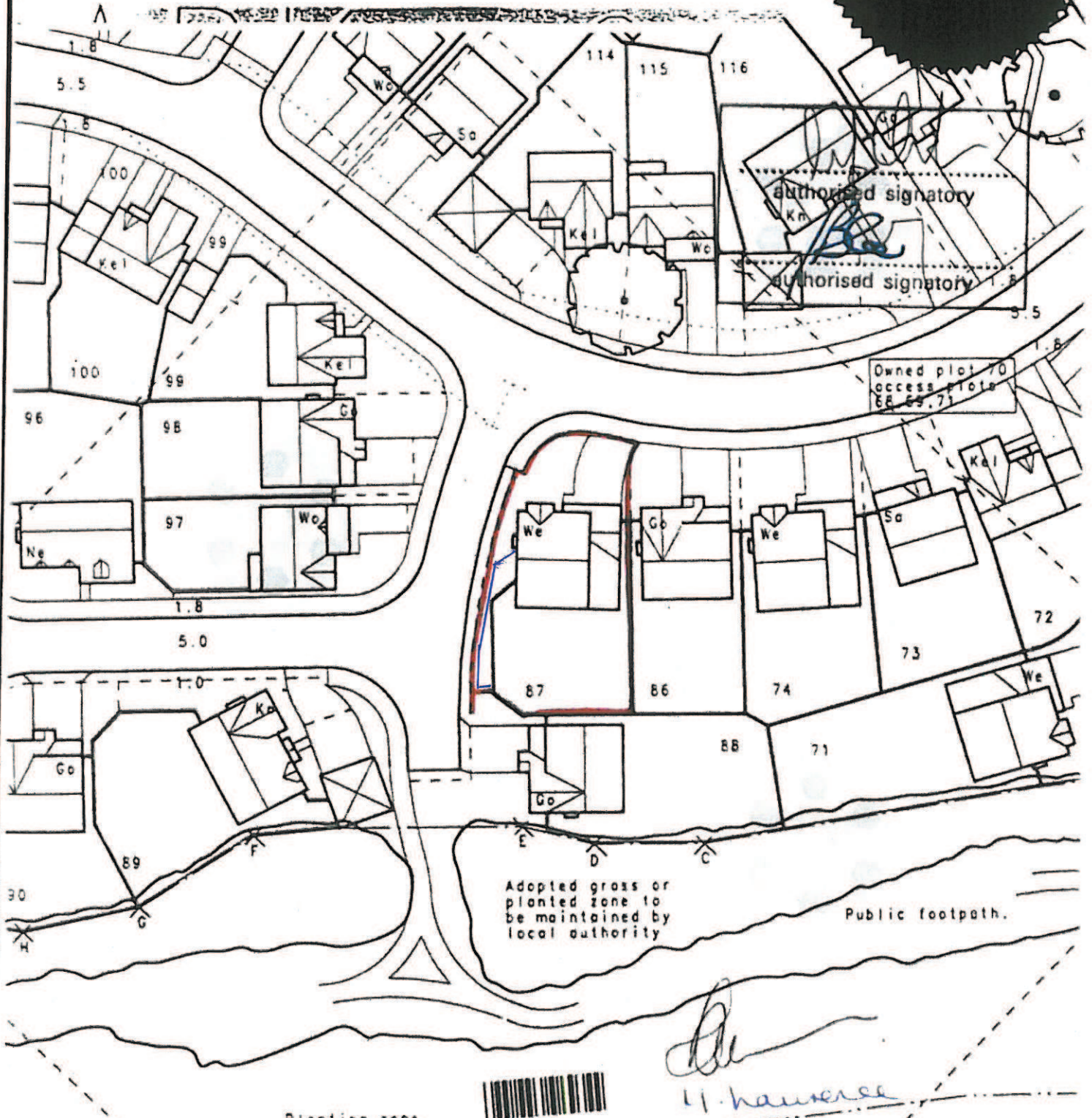
CHANTRY PARK HARTFORD RD HUNTINGDON, CAMBS.

WESTBURY HOMES

LEGAL BOUNDARY DRAWING.

PLOT N°: — 87
SCALE : — 1:500
DATE : — 6.94.
REV : —

Westbury Court - Anglia Way - Mowden Park - Northampton NN3 1JA
Tel: (0604) 790044 - Fax: (0604) 790773



Owned plot 70
access plots
68, 69, 71

Adopted grass or
planted zone to
be maintained by
local authority

Public footpath.

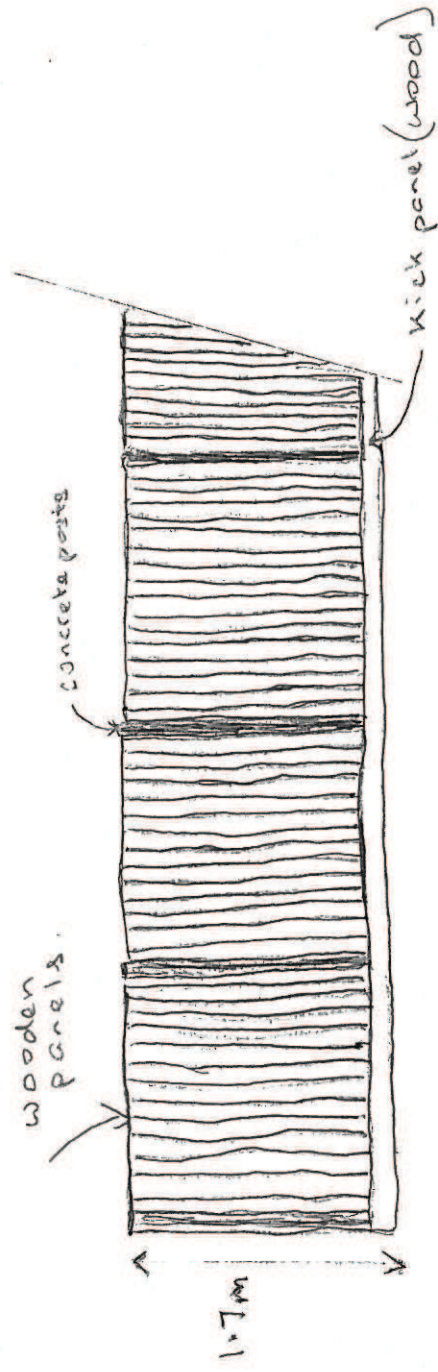
Planting zone.



H. Hawes

CB 175 006

Drawing No. 1



Scale 1:50

Drawing No. 3

Case No: 1300993FUL (FULL PLANNING APPLICATION)

Proposal: ERECTION OF DETACHED HOUSE AND GARAGE ON FORMER CAR PARK LAND

Location: LAND ADJACENT THE MILL PH MILL ROAD

Applicant: MR A DODSON

Grid Ref: 518480 275740

Date of Registration: 02.07.2013

Parish: ALCONBURY

RECOMMENDATION - REFUSAL

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The site relates to land formally used as a car park for the Alconbury Mill Public House; the PH has since been converted to two dwellings and the former car park used for parking for the properties. The site is within the Conservation Area and is land liable to flood.
- 1.2 The application seeks the erection of a 4 bed dwellinghouse which is to have a footprint of approximately 104m². The front of the building is proposed to be sited in line with the neighbouring dwellings with a subservient rear wing. The existing access is to be used and shared with residents of the former PH (No's 1 and 1A), a detached double garage is to be located to the north western corner of the site.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (2012) sets out the three dimensions to sustainable development – an economic role, a social role and an environmental role – and outlines the presumption in favour of sustainable development. Under the heading of Delivering Sustainable Development, the Framework sets out the Government's planning policies for: building a strong, competitive economy; ensuring the vitality of town centres; supporting a prosperous rural economy; promoting sustainable transport; supporting high quality communications infrastructure; delivering a wide choice of high quality homes; requiring good design; promoting healthy communities; protecting Green Belt land; meeting the challenge of climate change, flooding and coastal change; conserving and enhancing the natural environment; conserving and enhancing the historic environment; and facilitating the sustainable use of minerals.
- 2.2 Technical Guidance to the National Planning Policy Framework (2012) provides additional guidance Local Planning Authorities to ensure the effective implementation of the planning policy set out in the National Planning Policy Framework on development in areas at risk of flooding and in relation to mineral extraction.

For full details visit the government website <http://www.communities.gov.uk> and follow the links to planning, Building and Environment, Planning, Planning Policy

3. PLANNING POLICIES

Further information on the role of planning policies in deciding planning applications can also be found at the following website: <http://www.communities.gov.uk> then follow links Planning, Building and Environment, Planning, Planning Information and Guidance, Planning Guidance and Advice and then Creating and Better Place to Live

3.1 Saved policies from the Huntingdonshire Local Plan 1995 are relevant:

- **H31:** “Residential privacy and amenity standards” – Indicates that new dwellings will only be permitted where appropriate standards of privacy can be maintained and adequate parking provided.
- **H32:** "Sub-division of large curtilages" states support will be offered only where the resultant dwelling and its curtilage are of a size and form sympathetic to the locality.
- **H33:** “Sub-division of large curtilages affecting protected buildings or features” states the subdivision of curtilages will not be supported where development will adversely affect the qualities of a Conservation Area or affect trees worthy of protection.
- **T18:** “Access requirements for new development” states development should be accessed by a highway of acceptable design and appropriate construction.
- **En5:** “Conservation Area Character” - development within or directly affecting conservation areas will be required to preserve or enhance their character and appearance.
- **En6:** “Design standards in Conservation Areas” – in conservation areas, the District Council will require high standards of design with careful consideration being given to the scale and form of development in the area and to the use of sympathetic materials of appropriate colour and texture.
- **En9:** “Conservation Areas” - development should not impair open spaces, trees, street scenes and views into and out of Conservation Areas.
- **En20:** Landscaping Scheme. - Wherever appropriate a development will be subject to the conditions requiring the execution of a landscaping scheme.
- **En25:** "General Design Criteria" - indicates that the District Council will expect new development to respect the scale, form, materials and design of established buildings in the locality and make adequate provision for landscaping and amenity areas.

- **CS8:** “Water” – satisfactory arrangements for the availability of water supply, sewerage and sewage disposal facilities, surface water run-off facilities and provision for land drainage will be required.
 - **CS9:** “Flood water management” – the District Council will normally refuse development proposals that prejudice schemes for flood water management.
- 3.2 Saved policies from the Huntingdon Local Plan Alterations 2002:
- **HL5** – Quality and Density of Development - sets out the criteria to take into account in assessing whether a proposal represents a good design and layout.
- 3.3 Policies from the Huntingdonshire Local Development Framework Approved Core Strategy 2009 are relevant:
- **CS1:** “Sustainable development in Huntingdonshire” – all developments will contribute to the pursuit of sustainable development, having regard to social, environmental and economic issues. All aspects will be considered including design, implementation and function of development.
 - **CS3:** “The Settlement Hierarchy” – identifies Alconbury as a smaller settlement in which residential infilling will be appropriate within the built up area.
- 3.4 Policies from the Draft Huntingdonshire Local Plan to 2036: Stage 3 are relevant:
- **Policy LP 1:** “Strategy and principles for development” -
The Council will support proposals which contribute to the delivery of new housing, economic growth and diversification and infrastructure provision.
Development proposals will be expected to:
 - a. prioritise the use of previously developed land in accessible locations;
 - b. contribute to the creation or maintenance of mixed and socially inclusive communities by integrating development of homes, jobs, services and facilities;
 - c. make efficient use of land, buildings and infrastructure within existing settlements whilst preserving local character and distinctiveness;
 - d. promote healthy, active lifestyles by protecting and enhancing green space, sport and recreation facilities
 - e. maximise opportunities for use of public transport, walking and cycling;
 - f. provide appropriate infrastructure to meet the needs generated by the proposed development;
 - g. support the local economy by providing a mix of employment opportunities suitable for local people;
 - h. minimise greenhouse gas emissions, oxides of nitrogen, fine particles and other forms of pollution;
 - i. reduce water consumption and wastage, minimising the impact on water resources and quality and managing flood risk; and

j. protect and enhance the historic environment and the range and vitality of characteristic landscapes, habitats and species.

- **Policy LP 2:** “Contributing to Infrastructure Delivery” - Applicable developments will be liable to pay the Community Infrastructure Levy (CIL) as set out in the Huntingdonshire Community Infrastructure Levy Charging Schedule or successor documents.
- **Policy LP 6:** “Flood Risk and Water Management” - A proposal will be supported where:
 - a. it is located in an area that is not at risk of flooding with reference to the Environment Agency flood risk maps and the Council's Strategic Flood Risk Assessment (SFRA), unless a Sequential Test, and if necessary an Exception Test, as set out in the NPPF's technical guidance on flood risk, proves the development is acceptable;
 - b. suitable flood protection/ mitigation measures can be agreed as appropriate to the level and nature of flood risk and satisfactorily implemented and maintained; and
 - c. there will be no increase in the risk of flooding for properties elsewhere, e.g. through a net increase in surface water run-off, or a reduction in the capacity of flood water storage areas, unless suitable compensation or mitigation measures exist or can be agreed, satisfactorily implemented and maintained.
 - d. sustainable drainage systems (SuDS) are incorporated where possible in accordance with the Cambridgeshire SuDS Design and Adoption Manual and the Cambridgeshire SuDS Handbook (forthcoming) or successor documents to the satisfaction of Cambridgeshire County Council as SuDS approval body and considered comprehensively with water efficiency measures;
 - e. the standing advice of the appropriate Internal Drainage Board and the Middle Level Commissioners has been taken into account for the proposal if surface water would drain to an Internal Drainage Board area; and
 - f. there is no adverse impact on, or unacceptable risk to, the quantity or quality of water resources by incorporating appropriate measures to help achieve the strategic aim of reducing impact and risks to the quality and quantity of water resources and to help meet the objectives of the Water Framework Directive.
- **Policy LP 10:** “Development in Small Settlements” – Alconbury is defined as a smaller settlement. A proposal which is located within the built-up area of a Small Settlement will be considered on individual sustainability merits, taking into account whether it is in accordance with other policies of this Local Plan. Sustainability will be considered on issues including the:
 - a. availability of services;
 - b. availability of sustainable modes of transport;
 - c. efficient use of land and existing infrastructure;
 - d. in relation to new homes, whether the proposal contributes to the mix of housing type and size having regard to the current Strategic Housing Market Assessment; and
 - e. effect on the character of the settlement and surroundings
- **Policy LP 13:** “Quality of Design” - A proposal will need to be designed to a high standard based on a thorough understanding of the site and its context.

- **Policy LP 14:** “Reducing Carbon Dioxide Emissions” - A proposal will be supported where it can be demonstrated that viable efforts to reduce carbon dioxide (CO₂) emissions have been incorporated. A hierarchical approach should be taken in order to achieve CO₂ reductions:
 1. Reduce the need to use energy
 2. Use energy efficiently
 3. Obtain energy from low or zero carbon sources

- **Policy LP 15:** “Ensuring a High Standard of Amenity” - A proposal will be supported where a high standard of amenity is provided for existing and future users and residents of both the surroundings and the proposed development.

- **Policy LP 17:** “Sustainable Travel” - A proposal will be supported where it is demonstrated that:
 - a. opportunities are maximised for the use of sustainable travel modes;
 - b. traffic volumes can be accommodated and will not cause significant harm to the character of the surrounding area;
 - c. any adverse effects of traffic movement to, from and within the site including the effect of car parking is minimised;
 - d. a clear network of routes is provided that provides connectivity and enables ease of access, to, around and within the proposal and with the wider settlement for all potential users, including those with impaired mobility; and
 - e. safe and convenient pedestrian and cycle routes, including links to new and existing services, facilities, footpaths, bridleways and the countryside are provided where appropriate and if possible formalised as rights-of-way.

- **Policy LP 18:** “Parking Provision” - A proposal will be supported where it incorporates appropriately designed vehicle and cycle parking with a clear justification for the level of provision proposed, having regard to:
 - a. the potential to increase the use of alternative transport modes including public transport, walking and cycling;
 - b. highway safety;
 - c. servicing requirements;
 - d. the needs of potential users; and
 - e. the amenity of occupiers of nearby properties.
 Parking facilities may be shared where location and patterns of use permit. Careful consideration will be given to the siting and design of garaging, responding to the character and appearance of the area.

- **Policy LP 31:** “Heritage Assets and their Settings” - Great weight is given to the conservation of any heritage asset; more weight is accorded to assets of greater significance. A proposal which affects the special interest or significance of any heritage asset or its setting must demonstrate how it will conserve, and where appropriate enhance, the asset. Any harm must be fully justified and this harm will be weighed against the public benefit of the proposal. Substantial harm or loss will require exceptional justification. Harm to assets of the highest significance will require wholly exceptional justification.

3.5 Supplementary Planning Guidance/Documents:

- Huntingdonshire Design Guide (2007):
Section 2.2 - Infill Development
Section 4 – House Design and Detailing
- Developer Contributions (2011)

4. PLANNING HISTORY

- 4.1 7400243FUL – shop with two flats above – permission GRANTED
- 4.2 7900022FUL – hotel and licensed restaurant – permission GRANTED
- 4.3 8201517FUL – change of use to licensed guest house with restaurant bar and beer cellar – permission GRANTED
- 4.4 9400834FUL – change of use from hotel to public house – permission GRANTED
- 4.5 0303340FUL – erection of dwelling on pub garden land – permission REFUSED
- 4.6 1100541FUL – change of use of ground floor of public house to part of dwelling – permission GRANTED
- 4.7 1200906FUL - conversion of former public house into a pair of semi-detached houses – permission GRANTED

5. CONSULTATIONS

- 5.1 **Alconbury Parish Council – recommends APPROVAL** (copy attached)
- 5.2 Environment Agency – OBJECTS to the proposal as the Flood Risk Assessment (FRA) does not comply with the requirements set out in paragraph 9 of the Technical Guide to the National Planning Policy Framework. The submitted FRA does not therefore provide a suitable basis for assessment to be made of the flood risks arising from the proposed development. In particular, the submitted FRA fails to demonstrate that it is not at risk from flooding and will not cause nor exacerbate flood risk elsewhere.
- 5.3 Alconbury and Ellington Internal Drainage Board – the site is just outside of the Board’s district so is content that the application follows EA advice with regard to finished floor levels. Consideration should be given to flood plain storage compensation and it is essential that ground conditions be investigated if soakaways are to be used for storm water disposal.
- 5.4 HDC Environmental Health – the application site is situated on former mill so if minded to approve this application a land contamination site investigation, risk-assessment and where necessary a remediation strategy is recommended.

6. REPRESENTATIONS

None received.

7. SUMMARY OF ISSUES

- 7.1 The main issues to consider in the determination of this application are the principle of development and the impacts upon flood risk, on the character and appearance of the Conservation Area, on residential amenity and on highway safety.

Principle of Development:

- 7.2 Policy CS3 classifies Alconbury as a Smaller Settlement and supports infill development of up to three dwellings within these settlements.
- 7.3 The site is considered to be within the built-up area of Alconbury and therefore the principle of development is acceptable subject to a development proposal conforming to all other policies.

Flood Risk:

- 7.4 The site is within Flood Zone 3 as defined by the Environment Agency and is defined by Huntingdonshire District Council's Strategic Flood Risk Assessment (SFRA) as being part within the 1 in 20 Year Flood Extent (Functional Floodplain) with a high probability of flooding and part (the southern part of the site) within the 1 in 100 year flood extent. The dwelling itself is to be within the 1 in 20 year extent.
- 7.5 The application is supported by a Planning Statement with paragraphs 9.1 – 9.4 under the heading 'Flood Risk Assessment' and there is a little under 'Flood Risk' in the Design and Access Statement. These documents acknowledge the site to be in flood zone 3 and advises that:
*All entrances to the property are to be +17.55 level with external steps and suspended internal ground floors within the building;
*The ground floor is protected with a solid wall separation all round to outside;
*All drains and pipe entries into the property will be sealed with non-return flaps.
- 7.6 It also details that the 17.55 level is 50mm below the EA stated level of 17.60 which offers a 300mm freeboard above the recorded 1998 flood level; a stop plank could be installed at each door entry to meet the additional height requirement in the event of an abnormal flood event. In addition, the site is stated not to have flooded in the recent wet winter and spring and it is also pointed out that the current hard surfacing does not permit free drainage of water to occur whereas garden areas within the site and voids beneath the proposed dwelling will increase free drainage of the land and therefore reduce flood risk elsewhere.
- 7.7 The NPPF states at paragraph 100 that "inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere". The proposed development for a residential dwelling is classified as a 'more vulnerable use' in table 2 of The NPPF technical guidance.
- 7.8 The NPPF technical guidance states that "the overall aim should be to steer new development to Flood Zone 1. Where there are no

reasonably available sites in Flood Zone 1, local planning authorities allocating land in local plans or determining planning applications for development at any particular location should take into account the flood risk vulnerability of land uses and consider reasonably available sites in Flood Zone 2, applying the Exception Test if required. Only where there are no reasonably available sites in Flood Zones 1 or 2 should the suitability of sites in Flood Zone 3 be considered, taking into account the flood risk vulnerability of land uses and applying the Exception Test if required."

- 7.9 The Sequential Test seeks to steer new development to areas with the lowest probability of flooding. The Strategic Flood Risk Assessment provides the basis for applying this test. The proposed application site is not considered to represent an area of land with the lowest probability of flooding. It is also considered that there are other more suitable sites available for housing within the District and therefore the proposal does not pass the Sequential Test. The Local Planning Authority can demonstrate a continuous 5 year supply of deliverable housing land with an additional buffer of 5% to ensure choice and competition in the market for land. As the development fails the sequential test, it is not necessary to consider applying the Exception Test.
- 7.10 The Environment Agency (EA) and the Internal Drainage Board (IDB) have commented on the site-specific Flood Risk Assessment. The EA have objected to the proposal and advised that the Flood Risk Assessment (FRA) submitted with this application does not comply with the requirements set out in paragraph 9 the Technical Guide to the NPPF and therefore the submitted FRA does not provide a suitable basis for assessment to be made of the flood risks arising from the proposed development. In particular, they advise that the submitted FRA fails to demonstrate that it is not at risk from flooding and will not cause nor exacerbate flood risk elsewhere. As such they consider the proposal to also be contrary to the objectives of the Environment Agency adopted "Policy and Practice for the Protection of Floodplains" (1997), which is still current. It is the Policy of the Environment Agency to oppose development within the floodplain, where adequate compensatory works or suitable mitigating measures cannot be achieved. The raising of ground levels (including any proposed new development) within the defined floodplain, without adequate compensatory works or suitable mitigating measures, will increase the risk of flooding to other land/properties due to the impedance of flood flows and/or the reduction of flood storage capacity. Given the size and ground levels of the application area it is not considered that there is any opportunity to provide such compensation or mitigation for the loss of floodplain at this location.
- 7.11 In addition, although it may be possible to make a building safe at this location with appropriate mitigation measures (for instance by raising floor levels above any predicted flood level), access and egress would be through flood water that is unlikely to meet the criteria in accordance with FD2320 (Flood Risk Assessment Guidance for New Developments) from the development to a location outside of the 1 in 100 plus climate change floodplain; it is advised that this route should be on publicly accessible land and should have a hazard rating no higher than 'very low'.

- 7.12 The NPPF also advises that if, following application of the sequential test, it is not possible for the development to be located in zones with a lower probability of flooding, the Exception Test can be applied. This requires a) the development to provide wider sustainability benefits to the community that outweigh flood risk and b) a site-specific flood risk assessment to demonstrate that the development will be safe, without increasing flood risk elsewhere. In this instance, because the development fails the sequential test, and furthermore there are not considered to be wider sustainability benefits to the community that outweigh flood risk, a flood risk assessment that demonstrates that the development will be safe, without increasing flood risk elsewhere, is not considered reason to approve the application. It is important to note that the role of the Environment Agency is limited to providing technical advice as to how a development can mitigate against the risk of flooding should that development be necessary to provide wider sustainability benefits. In terms of planning new development, it is the role of the Local Planning Authority through the application of the sequential test to steer development to areas of low flood risk, as detailed in The NPPF and not simply to mitigate against the impacts of any proposed development or to make that development safe. Paragraph 16 of the Technical Guidance to the NPPF makes it clear that “Flood resistance and resilience measures should not be used to justify development in inappropriate locations”.
- 7.13 Therefore whilst the applicant feels adequate measures have been incorporated into the development to mitigate against flooding, these do not overcome concerns regarding flood risk in this instance as the proposal does not pass the sequential test.
- 7.14 The Alconbury and Ellington Internal Drainage Board has advised that an investigation on the suitability of the site for soakaways be secured by condition. It is considered that should the application have been recommended for approval surface water drainage could have been secured via the imposition of a condition.
- 7.15 The development of this site for residential purposes is not therefore necessary and the principle of developing this site for a dwelling cannot therefore be supported in flood risk terms.

Character and Appearance of the Conservation Area:

- 7.16 This part of the Conservation Area is generally characterised by low density, detached dwellings with space to the side of properties.
- 7.17 Both of the adjacent buildings are located at the back edge of the highway. The proposed siting therefore reflects this grain of development and is considered an appropriate position within the plot. The design of the dwelling is of traditional and simple appearance which is also considered to be in keeping with properties in the locality with space retained between the dwelling and adjacent buildings. The rear projection has a subservient relationship to the main range which is in accordance with the Design Guide and will aid in reducing the massing of the dwelling when viewed between gaps in the built form.

- 7.18 The materials are proposed within the Design and Access Statement to be brick, tile, black upvc rainwater goods and timber doors; these are considered acceptable in principle and precise details could be secured by condition.
- 7.19 The garage is to be detached and sited within the rear of the plot and is to match the proposed dwelling in terms of materials; it is considered that this will not have an adverse impact upon the Conservation Area.
- 7.20 It is therefore considered that the siting, scale and design of the proposed development is appropriate and will not have an adverse impact upon the character and appearance of the Conservation Area.

Residential Amenity:

- 7.20 The majority of windows proposed at first floor level are located on the front and rear elevations; the first floor window on the northern/side elevation is to the stair and landing area and on the southern/side elevation the windows serve the ensembles for bedrooms 1 and 3, these two are indicated on the drawings to be obscurely glazed. This arrangement, given the orientation, separation distances and intervening planting, and that rooms at first floor on the side elevations are non-habitable, is considered to safeguard residential amenity of neighbouring properties in terms of overlooking from the proposed dwelling and loss of privacy to existing plots. There will be some additional disturbance to the side of No. 1A due to the shared access, although movements associated with this one dwelling are unlikely to result in unacceptable impacts in terms of noise and disturbance.
- 7.21 There are first floor windows on the northern elevation of plot 1A which serve a secondary window to bedroom 1, an ensuite and the window closest to the rear of the site is a bathroom window. The separation distance between the buildings is to be approx. 9m which is considered to result in an acceptable relationship given the nature of these windows. The obscure glazing to the first floor windows on the southern elevation of the proposed dwelling can be secured by condition.
- 7.22 No. 3 has a staggered rear garden and the boundary with the application site juts inwards into the plot of No 3. From a site visit it is understood that the rear garden has a patio area to the immediate rear of the property with grassed amenity land beyond in the staggered section (adjacent to the area proposed for the garden and garage of the new dwelling). This neighbouring property has a single storey side projection with the main two storey property aligned with the grassed section of the site. Due to this relationship, there may be some overlooking into the garden area of the proposed dwelling, however this would be at quite an oblique angle and therefore any overlooking would be indirect and would not lead to unacceptable levels of privacy for occupants of the new dwelling.
- 7.23 There will be some overshadowing to the rear garden of No. 3 as a result of the proposed dwelling. This is not however considered to be significantly harmful that a recommendation of refusal could be upheld on this ground. Whilst development of the application site will

have some impact upon the rear garden of No. 3, it is not considered that the relationship will be overbearing to the extent that warrants refusal of planning permission in this regard.

- 7.24 It is detailed that a 1.8m fence is to enclose the plot with the driveway boundary and this is to be approx. 7m from the side elevation of No. 1A; this is considered acceptable in terms of outlook from the neighbouring dwelling.
- 7.25 It is therefore Officer opinion that the proposal will not have a significantly harmful impact upon residential amenity and therefore no objections are raised in this regard.

Highway Safety:

- 7.26 Current guidance and local policy advises that parking should be considered integral to the design process.
- 7.27 The existing access for No's 1 and 1A is to be used with a further gate denoting the driveway for the proposed dwelling and leading to the double garage. The site plan shows off-road parking for two vehicles for the proposed dwelling and cycle storage can be accommodated within the plot. This level of provision is considered acceptable for one residential unit.
- 7.28 The Design and Access Statement advises that "the new driveway and garage will provide up to four parking spaces, with suitable on site turning space to enable all vehicles to leave the property in forward gear" and the Planning Statement (para. 7.6) states "the driveway access for the existing dwelling will still have acceptable parking and turning facilities".
- 7.29 Despite the comments in the supporting information, the approved site plan for 1200906FUL had provision for four parking spaces (two for each unit) with a turning area. The current site plan shows provision of only two spaces alongside No. 1A and the turning area has been removed due to the position of the proposed dwelling; no detail is given about who these spaces are allocated to i.e. one for each unit or just parking for No. 1A.
- 7.30 Due to the changes in site layout and the removal of the turning area, it is considered that there is inadequate turning space on site to accommodate the properties numbered 1 and 1A and also for the proposed dwelling. As a result, this will result in vehicles reversing on/off the public highway at a vehicular access that is approx. only 20m from the crossroads junction between Mill Road/Globe Lane/Great North Road. Given the Classified nature (C class) of all those roads, it is considered that this manoeuvre will be significantly detrimental to highway safety.
- 7.31 Therefore, whilst the parking provision proposed for the new dwelling is considered acceptable, the overall relationship of parking and turning across the site and shared facilities with No's 1 and 1A is inadequate.

Other Matters:

Land contamination–

- 7.32 The comments of the Environmental Health Officer are noted and it is considered that a land contamination investigation could be secured by condition if the application was approved to ensure that any potential contamination is identified and remediated if necessary.

Conclusion:

- 7.33 The proposed development is considered to be acceptable in terms of the settlement strategy as it relates to development within the built up area of a smaller settlement; and the siting, scale and design is acceptable when considering the impacts upon the character and appearance of the Conservation Area and on residential amenity. However, the proposal relates to development of an area of high flood risk which is contrary to the NPPF (2012) which seeks to locate development away from the areas at the highest risk of flooding, as well as Technical Guidance to the NPPF (2012), policy CS1 of the Adopted Core Strategy (2009), and Policy LP6 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) Draft Development Management Policies. Furthermore, the site does not provide adequate turning facilities to enable vehicles associated with the proposed dwelling and the units at 1 and 1A Mill Road to enter and leave in forward gear such that the vehicular movements will have an adverse effect on the free flow and safety of traffic on the adjacent public highway.
- 7.34 Taking national and local planning policies into account, and having regard for all relevant material considerations, it is therefore recommended that planning permission be refused.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

8. RECOMMENDATION – REFUSE for the following reasons:

- 8.1 The proposed development is located within the functional floodplain as defined by the Huntingdonshire Strategic Flood Risk Assessment 2010 which classifies the area with high flood risk. The proposed dwelling would therefore result in inappropriate development in an area of flood risk contrary to the NPPF which seeks to locate development away from the areas at the highest risk of flooding. The proposal is therefore contrary to the National Planning Policy Framework (2012), the Technical Guidance to NPPF, policies CS8 and CS9 of the Huntingdonshire Local Plan 1995, policy CS1 of the Adopted Core Strategy, and policy LP6 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013).
- 8.2 The proposed development fails to provide adequate on-site turning space for both the proposed dwelling and that previously approved at numbers 1 and 1A Mill Road. By virtue of this tight arrangement, the proposal would result in the manoeuvring vehicles associated with these three dwellings having an adverse effect on the free flow and safety of traffic on the adjacent public highway. The proposal is

therefore contrary to The National Planning Policy Framework (2012), policy H31 of the Huntingdonshire Local Plan (1995), policies LP17 and LP18 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) and Section 2.2.2 of the Huntingdonshire Design Guide (2007).

CONTACT OFFICER:

Enquiries about this report to **Ms Charlotte Fox Assistant Development Management Officer 01480 388457**

To: Fox, Charlotte (Planning)[/O=HUNTS DISTRICT COUNCIL/OU=HDC/CN=RECIPIENTS/CN=CFOX];
Subject: Re: Planning ref 1300993FUL response
Sent: Tue 8/13/2013 3:10:37 PM
From: Denise Benham
Subject: Re: Planning ref 1300993FUL response
Date: Tue, 13 Aug 2013 16:10:37 +0100
MIME-Version: 1.0
Content-Type: multipart/alternative;
boundary="-----=_NextPart_000_0007_01CE983F.A62E8030"
X-Priority: 3
X-MSMail-Priority: Normal
X-Mailer: Microsoft Outlook Express 6.00.2900.5931
X-MimeOLE: Produced By Microsoft MimeOLE V6.00.2900.6157
Return-Path: denise.benham@btinternet.com
X-OriginalArrivalTime: 13 Aug 2013 15:10:19.0177 (UTC) FILETIME=[39450190:01CE9837]

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Content-Transfer-Encoding: quoted-printable

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Content-Type: text/html;
charset="iso-8859-1"
Content-Transfer-Encoding: quoted-printable

-----=_NextPart_000_0007_01CE983F.A62E8030--

Hi Charlotte,

Planning ref 1300993FUL

I have spoken to Judith Aylott about this and confirm that the Parish council would like to recommend approval of this application. Councillors feel that the dwelling is of a suitable size and design and will improve the current appearance of the site and enhance the area. Councillors understand that although the site falls within Flood Zone 3, historically, it is the road that floods, not the land contained within the application site.

Regards

Denise Benham
Parish Clerk
01487 773177

----- Original Message -----

From: [Fox, Charlotte \(Planning\)](#)
To: judithaylott@aol.co.uk
Cc: denise.benham@btinternet.com
Sent: Tuesday, August 13, 2013 10:20 AM
Subject: RE: Planning ref 1300993FUL response

Dear Judith,

Thank you for your comments concerning this application, I advise that the application site falls within Flood Zone 3 according to the Environment Agency's Flood Maps and within the Functional Floodplain (Flood Zone 3b) according to the HDC Strategic Flood Risk Assessment.

Based on this information could you please confirm if the Parish recommendation is one of approval or refusal; the scheme of delegation also requires material planning reasons be attached to recommendations (of both approval and refusal).

I would appreciate it if either yourself or Denise could come back to me ASAP (I have sent it to you in the first instance as I believe Denise has taken over as Clerk since this application was discussed).

Please do not hesitate to contact me should you wish to discuss this.

Kind regards,

Charlotte

Charlotte Fox

Assistant Development Management Officer

Central Team

Huntingdonshire District Council

01480 388457

Please be advised that the comments contained within this Email represent the informal

opinion of an officer of Huntingdonshire District Council. These comments are made without prejudice to the eventual determination of any planning application that may be submitted.

Important note regarding the Community Infrastructure Levy (CIL)

Huntingdonshire District Council approved its CIL Charging Schedule in April of this year to become effective on the 1st May 2012. From the 1st May 2012 and thereafter Huntingdonshire District Council is obliged to collect CIL from liable parties once development commences which received planning permission on or after the effective date. It is important that the liable parties (usually either developers or landowners) are correctly identified as early as possible. For more detailed information on CIL, the developments the charges will apply to, how much the charge will be and the process involved, the Community Infrastructure Levy pages on the Council's website www.huntingdonshire.gov.uk should be referred to. Development proposals which create less than 100 square metres of internal floorspace will be exempt from the Community Infrastructure Levy and will not be charged. However development which creates one or more new dwellings will be charged the Community Infrastructure Levy irrespective of the floorspace created.

From: Fox, Charlotte (Planning)
Sent: 31 July 2013 10:44
To: Fox, Charlotte (Planning)
Subject: FW: Planning ref 1300993FUL response

From: Judith Aylott [mailto:judithaylott@aol.co.uk]
Sent: 31 July 2013 10:39
To: Fox, Charlotte (Planning); judithaylott@aol.co.uk
Cc: Brand, Andy (Planning)
Subject: Re: Planning ref 1300993FUL response

Dear Charlotte

The above planning application was discussed at our Parish Council meeting yesterday evening.

The Parish Council recommends approval on the basis that we understand the land does not flood, however if it is deemed that this land is likely to flood, we withdraw our recommendation.

Regards

Judith Aylott

Chair

Alconbury Parish Council

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Development Management Panel

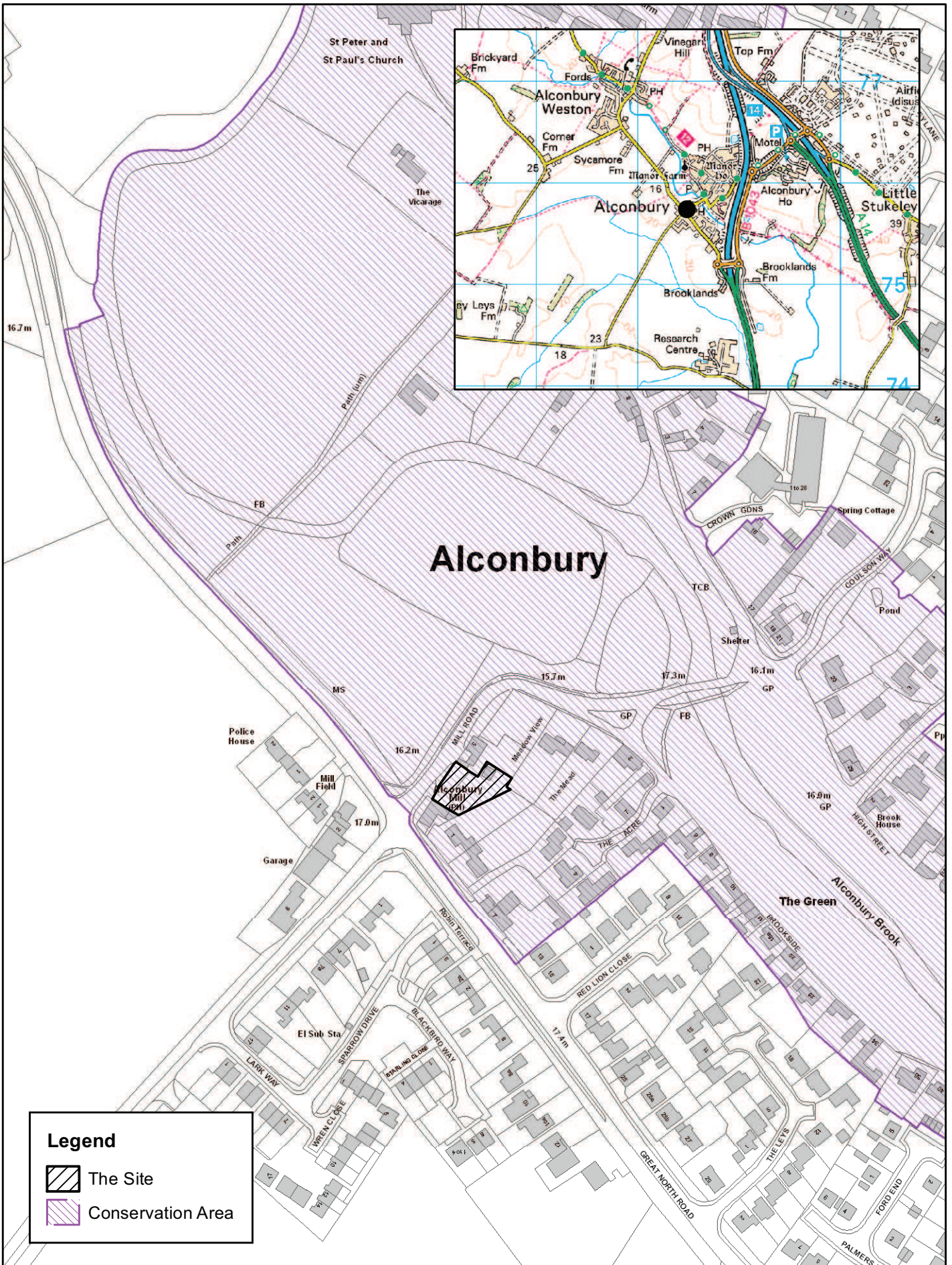


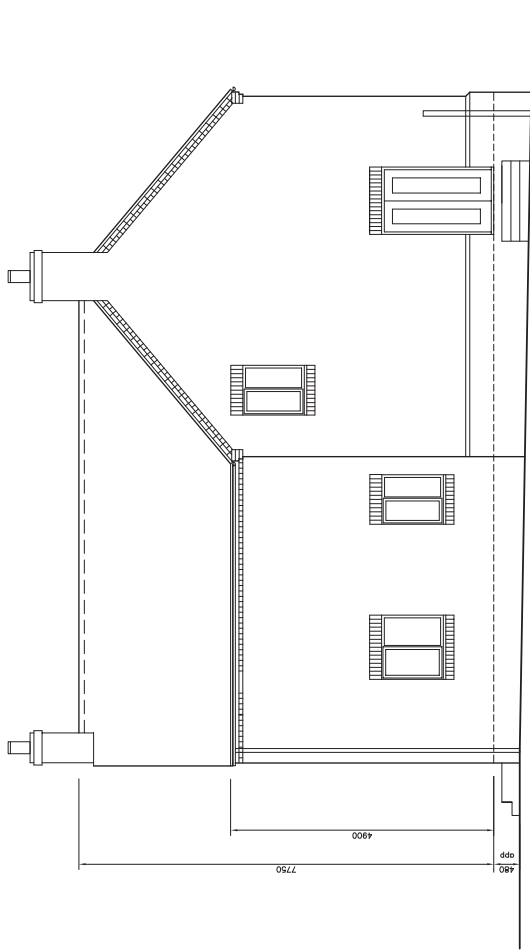
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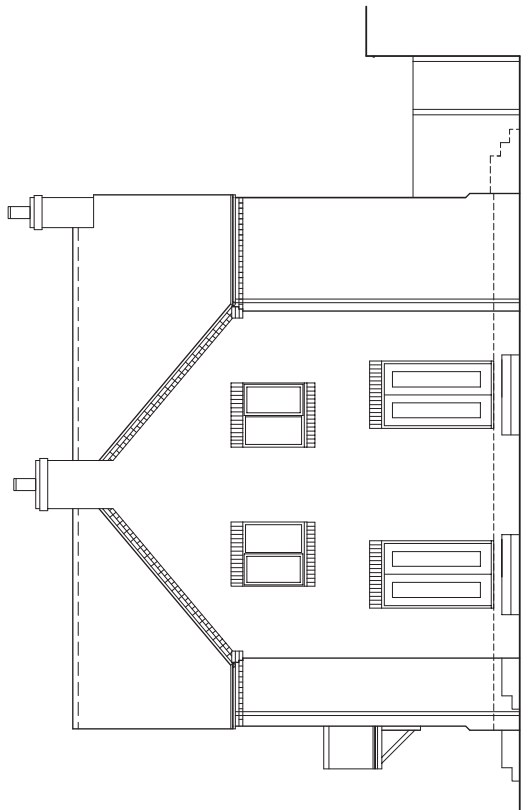
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Location: Alconbury

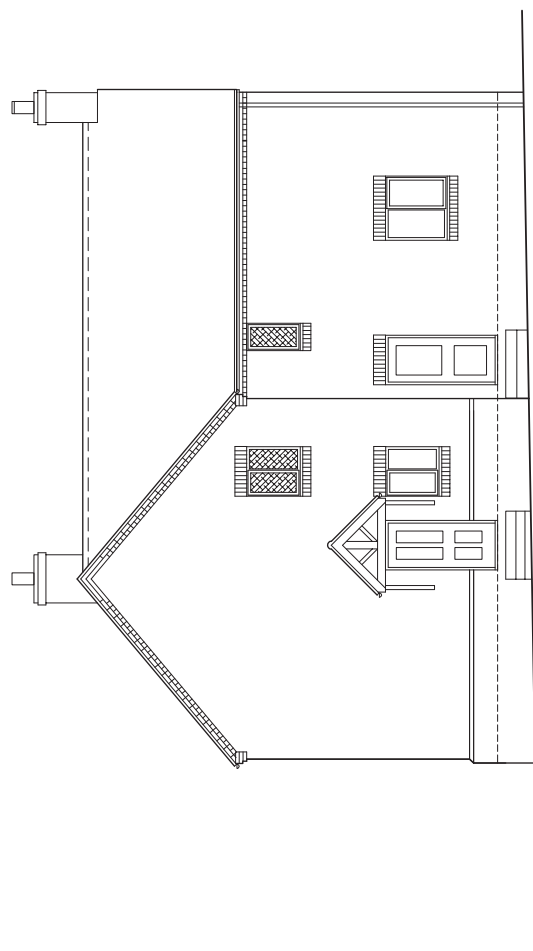




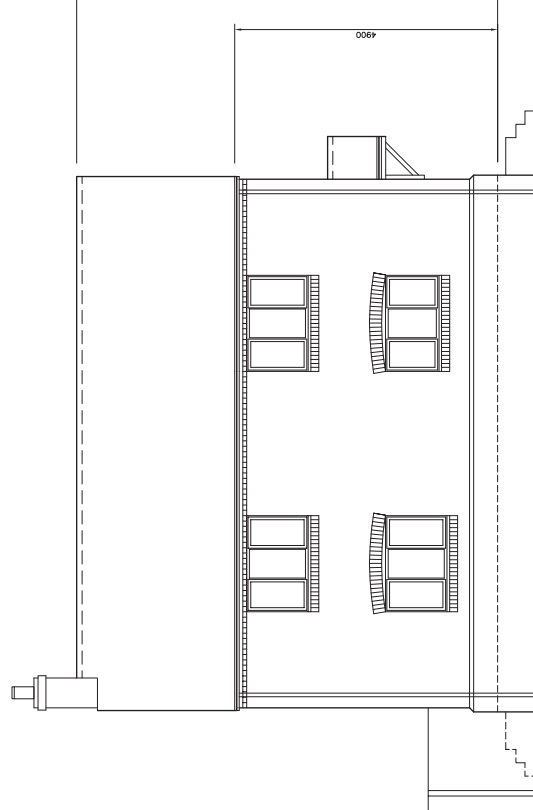
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SIDE ELEVATION



FRONT ELEVATION

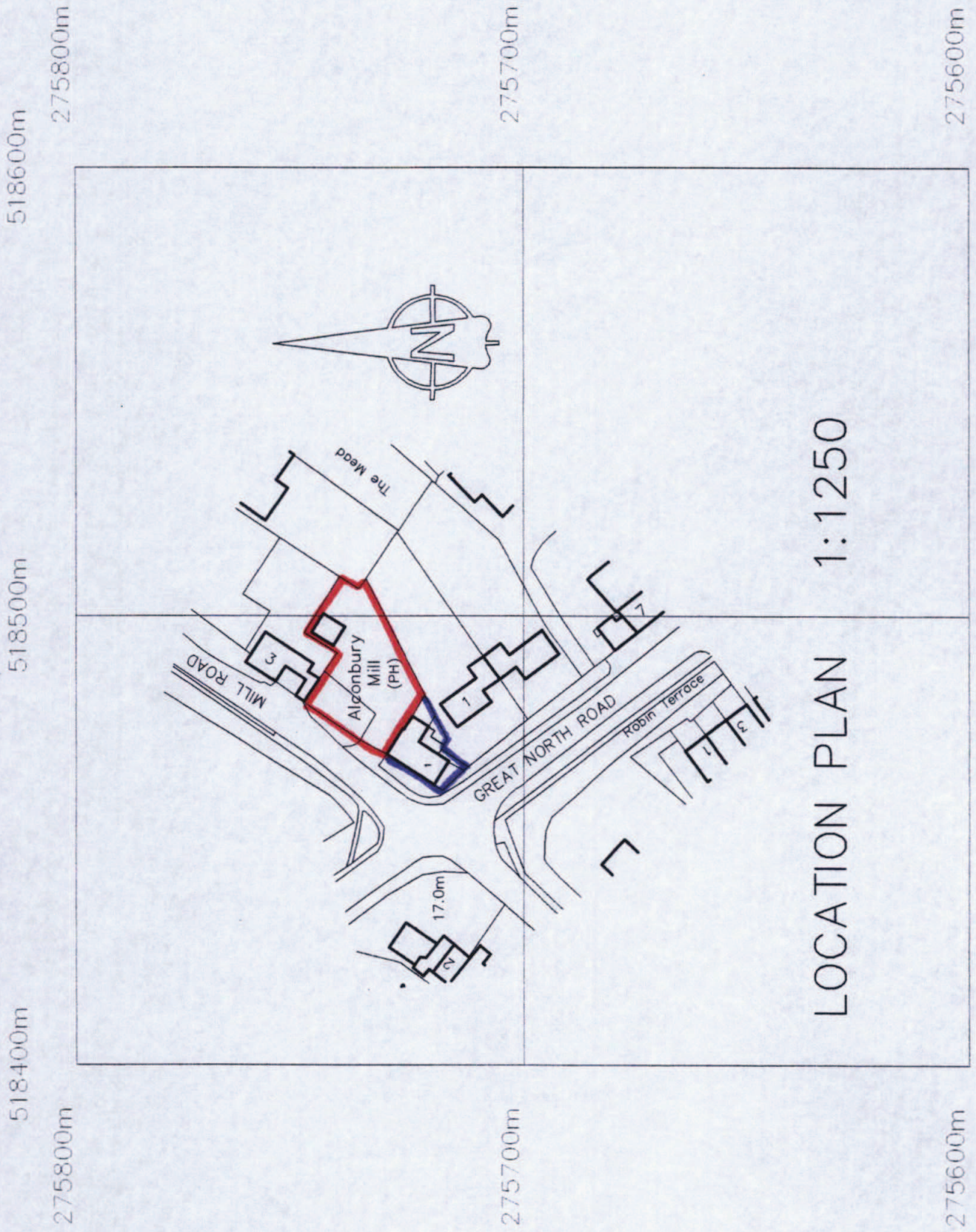


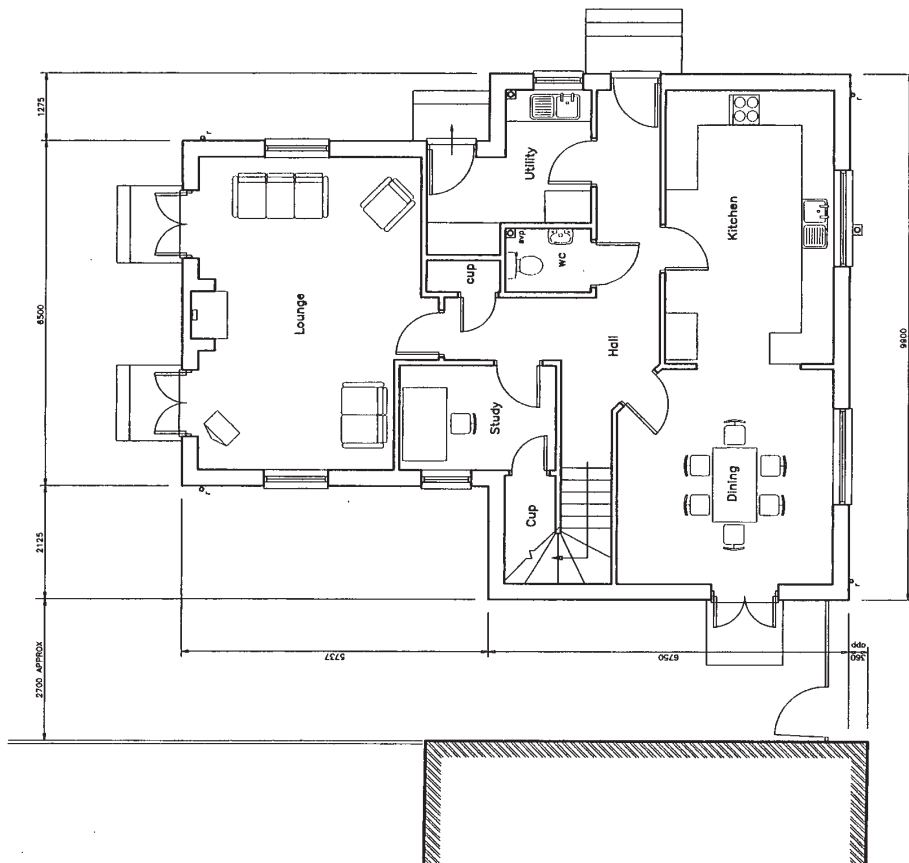
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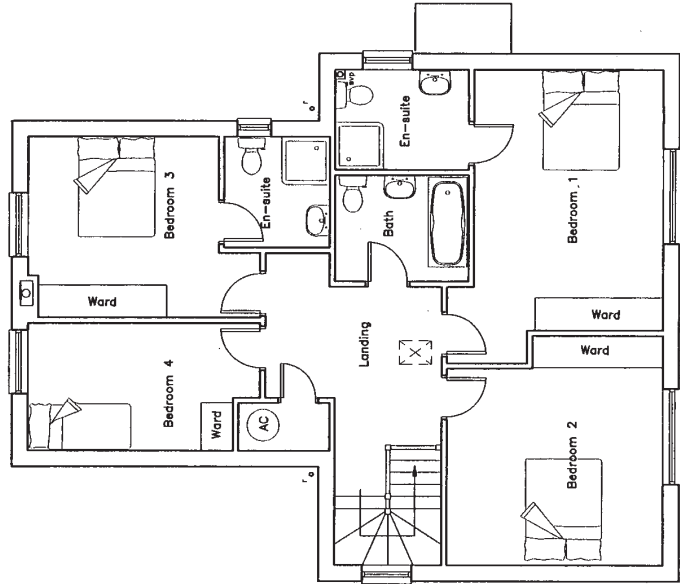
Dimensions added to meet planners comments 2.7.13
 B - Dimensions to meet planners comments 2.5.13

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| | 1 MILL ROAD, ALCONBURY, CAMBS. | Date: Jun 13 Scale: A1=1:50 A3=1:100 |





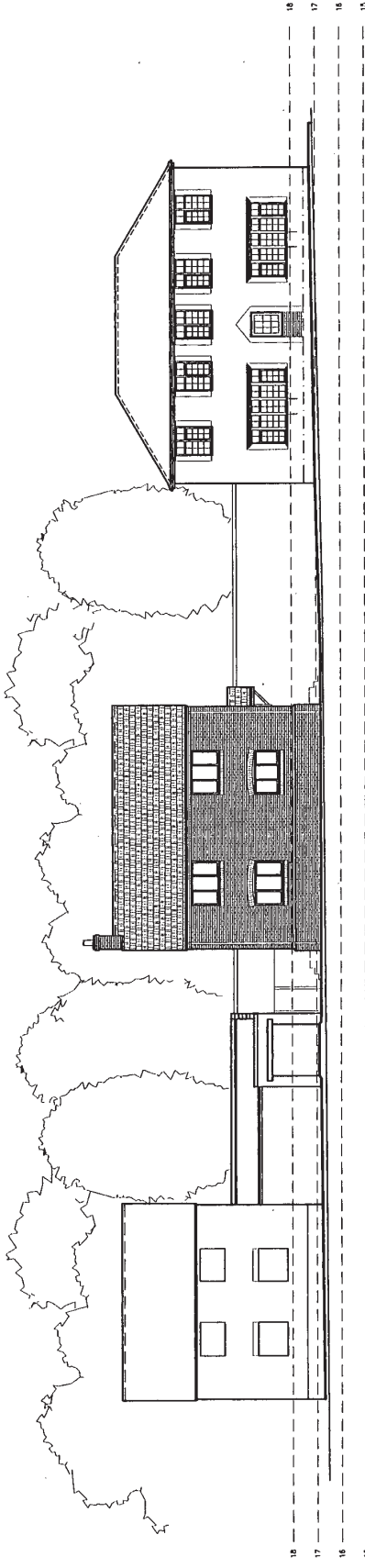
GROUND FLOOR PLAN



FIRST FLOOR PLAN

A - Amended to meet client comments 22.5.13

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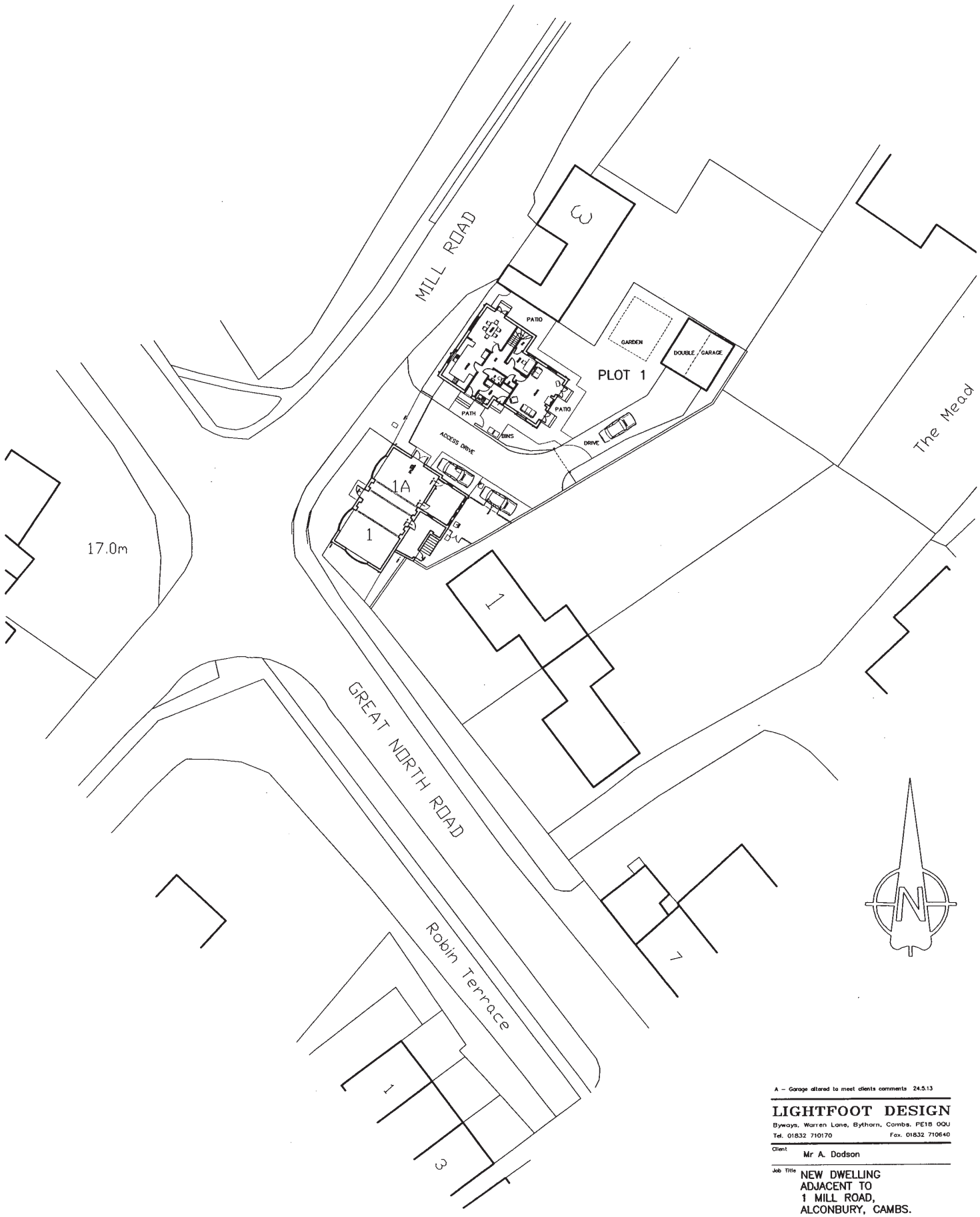


LIGHTFOOT DESIGN
 7 Nara Road, Bilton Industrial Park, Kilmington
 Cambs, PE28 6JF
 Tel: 01480 866076

Client: Mr. A. Dodson
 Job Title: 1 MILL ROAD,
 ALCONBURY,
 CAMBS.

Drawn This: DEVELOPMENT
 PROPOSED STREET SCENE
 Scale: A1-1:100
 A2-1:200
 Date: May 13
 V2086-24

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A - Garage altered to meet clients comments 24.5.13

LIGHTFOOT DESIGN

Byways, Warren Lane, Bythorn, Cambs. PE18 0QU
Tel. 01832 710170 Fax. 01832 710640

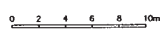
Client: Mr A. Dodson

Job Title: NEW DWELLING
ADJACENT TO
1 MILL ROAD,
ALCONBURY, CAMBS.

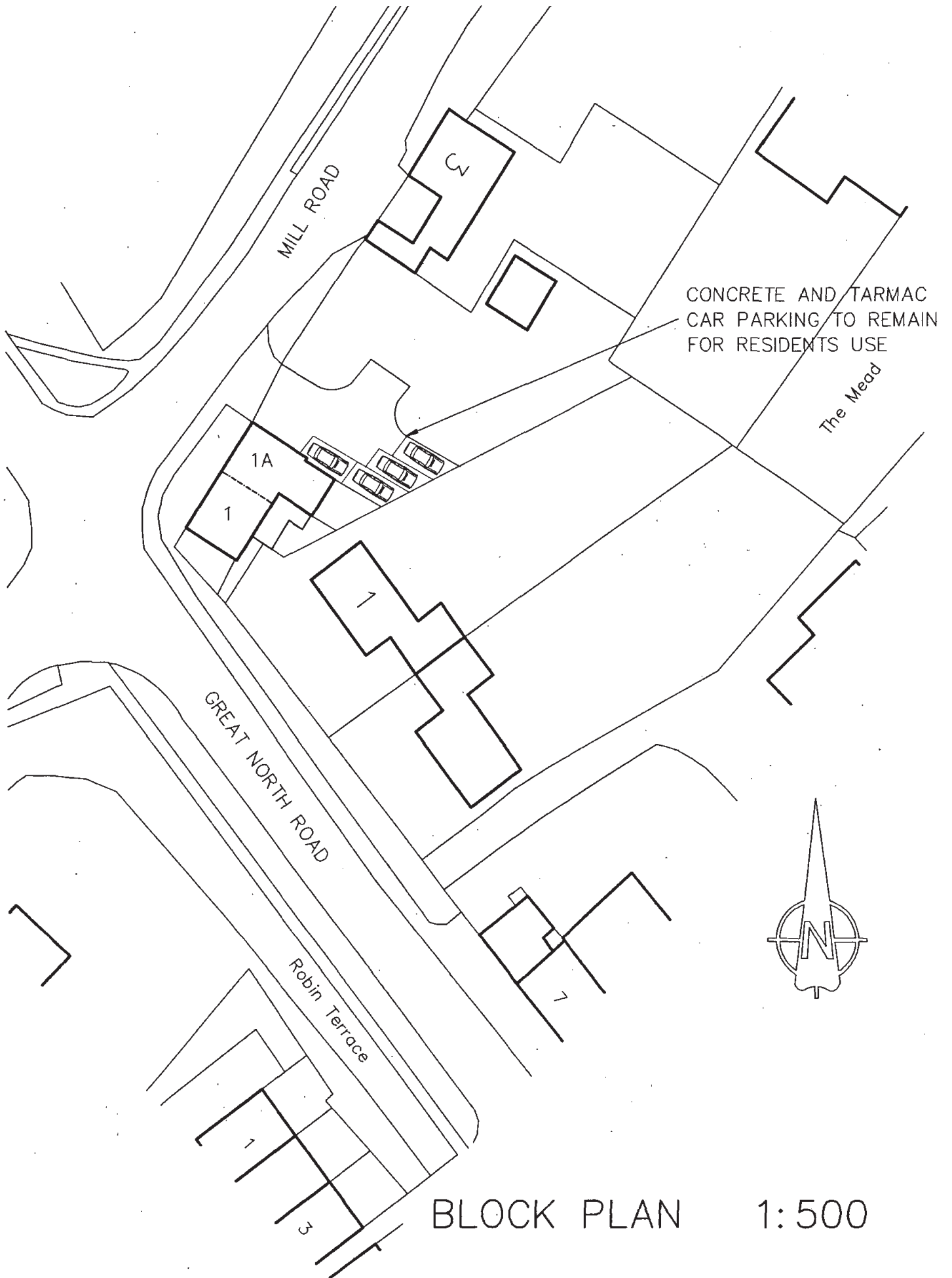
Dwg. Title: SITE PLAN
PROPOSED LAYOUT

| Scale | Date | A |
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| A3-1:400 | | |

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GREEN PAPERS FOLLOW



BLOCK PLAN 1:500

DEVELOPMENT MANAGEMENT PANEL

16 Sep 13

Case No: 1300797FUL (FULL PLANNING APPLICATION)

Proposal: ERECTION OF DWELLING

Location: LAND ADJACENT 33 THRAPSTON ROAD

Applicant: TARGET CONSTRUCTION

Grid Ref: 512779 272899

Date of Registration: 28.05.2013

Parish: SPALDWICK

RECOMMENDATION - REFUSAL

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The site is an open space to the north-west of the village of Spaldwick, on the south side of Thrapston Road, to the east of Pound Close, and directly to the rear of 33 Thrapston Road. It is flanked on either side by residential development, with a recent development of four dwellings to the north-west (known as Chandlers). The land rises in a southern direction away from Thrapston Road, towards St James's Church. The southern boundary forms the common boundary with St James's Church and churchyard and is defined by a mature tree and hedge screen. A public footpath runs along the eastern side of No 33 Thrapston Road and extends along the eastern boundary of the application site, which gives access into the church yard. A public right of way also runs along the common boundary with St James's Church to the south. Access to the site is to be via the shared access of the new Chandlers development via Thrapston Road.
- 1.2 The site is within the Spaldwick Conservation Area. There are protected trees located along the western boundary of the site. St James's Church is included within the list of buildings of Special Architectural or Historic interest as a Grade I listed building.
- 1.3 The application seeks the erection of a 5.7m high single storey detached dwelling to the rear of 33 Thrapston Road, with associated car parking that makes provision for two vehicles, no garage is proposed.
- 1.4 The site plan submitted with the application and outlined in red shows the site extending towards the west, with no clarification of the proposed curtilage of the proposed dwelling.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (2012) sets out the three dimensions to sustainable development - an economic role, a social role and an environmental role - and outlines the presumption in favour of sustainable development. Under the heading of Delivering

Sustainable Development, the Framework sets out the Government's planning policies for : building a strong, competitive economy; ensuring the vitality of town centres; supporting a prosperous rural economy; promoting sustainable transport; supporting high quality communications infrastructure; delivering a wide choice of high quality homes; requiring good design; promoting healthy communities; protecting Green Belt land; meeting the challenge of climate change, flooding and coastal change; conserving and enhancing the natural environment; conserving and enhancing the historic environment; and facilitating the sustainable use of minerals.

For full details visit the government website <https://www.gov.uk/government/organisations/department-for-communities-and-local-government>

3. PLANNING POLICIES

3.1 Saved policies from the Huntingdonshire Local Plan (1995)

- **H31:** "Residential privacy and amenity standards" – indicates that new dwellings will only be permitted where appropriate standards of privacy can be maintained and adequate parking provided.
- **En2:** "Character and setting of Listed Buildings" – indicates that any development involving or affecting a building of architectural or historic merit will need to have proper regard to the scale, form, design and setting of that building.
- **En5:** "Conservation Area Character" – development within or directly affecting conservation areas will be required to preserve or enhance their character and appearance.
- **En6:** "Design standards in Conservation Areas" – in Conservation Areas, the District Council will require high standards of design with careful consideration being given to the scale and form of development in the area and to the use of sympathetic materials of appropriate colour and texture.
- **En9:** "Conservation Areas" – development should not impair open spaces, trees, street scenes and views into and out of Conservation Areas.
- **En11:** "Archaeology" – permission will normally be refused for development that would have an adverse impact on a scheduled ancient monument or an archaeological site of acknowledged importance.
- **En18:** "Protection of countryside features" – offers protection for important site features including trees, woodlands, hedges and meadowland.
- **En20:** "Landscaping scheme" – wherever appropriate a development will be subject to the conditions requiring the execution of a landscaping scheme.
- **En25:** "General Design Criteria" – indicates that the District Council will expect new development to respect the scale, form,

materials and design of established buildings in the locality and make adequate provision for landscaping and amenity areas.

- 3.2 Saved policies from the Huntingdonshire Local Plan Alterations (2002)
- **HL5:** "Quality and density of development" – sets out the criteria to take into account in assessing whether a proposal represents a good design and layout.
- 3.3 Adopted Huntingdonshire Local Development Framework Core Strategy (2009)
- **CS1:** "Sustainable development in Huntingdonshire" – all developments will contribute to the pursuit of sustainable development, having regard to social, environmental and economic issues. All aspects will be considered including design, implementation and function of development.
 - **CS3:** "The Settlement Hierarchy" – identifies Spaldwick as a smaller settlement in which residential infilling will be appropriate within the built up area. The area outside the built up areas of settlements is classed as part of the countryside, where development will be strictly limited to that which has essential need to be located in the countryside.
- 3.4 Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013)
- **LP1:** "Strategy and Principles for Development" – the Council will support proposals which contribute to the delivery of new housing, economic growth and diversification and infrastructure provision. Development proposals will be expected to:
 - a. prioritise the use of previously developed land in accessible locations;
 - b. contribute to the creation or maintenance of mixed and socially inclusive communities by integrating development of homes, jobs, services and facilities;
 - c. make efficient use of land, buildings and infrastructure within existing settlements whilst preserving local character and distinctiveness;
 - d. promote healthy, active lifestyles by protecting and enhancing green space, sport and recreation facilities
 - e. maximise opportunities for use of public transport, walking and cycling;
 - f. provide appropriate infrastructure to meet the needs generated by the proposed development;
 - g. support the local economy by providing a mix of employment opportunities suitable for local people;
 - h. minimise greenhouse gas emissions, oxides of nitrogen, fine particles and other forms of pollution;
 - i. reduce water consumption and wastage, minimising the impact on water resources and quality and managing flood risk; and
 - j. protect and enhance the historic environment and the range and vitality of characteristic landscapes, habitats and species.
 - **LP2:** "Contributing to Infrastructure Delivery" – the purpose of this policy is to set out the council's approach to securing developer

contributions towards local infrastructure, facilities and services from sustainable development proposals, predominantly through the Community Infrastructure Levy and planning obligations.

- **LP10:** “Development in Small Settlements” – Spaldwick is defined as a small settlement. A proposal which is located within the built-up area of a small settlement will be considered on individual sustainability merits and taking into account whether it is in accordance with other policies of this Local Plan.
- **LP11:** “The Relationship between the built-up area and the countryside” – gives the definition of the built-up areas and sets out the limited circumstances where sustainable development in the countryside will be considered.
- **LP13:** “Quality of Design” – sets out the Council’s criteria for requiring high standards of design for all new sustainable development and the built environment.
- **LP15:** “Ensuring a high standard of Amenity” – the purpose of the policy is to ensure that future residents and users of new developments and those affected by new development in their vicinity enjoy an adequate standard of living in terms of the physical environment created.
- **LP18:** “Parking Provision” – the purpose of the policy is to ensure that new development provides sufficient parking to meet its needs and minimize impacts on existing neighbouring uses.
- **LP24:** “Housing mix” – the purpose of the policy is to ensure that all new sustainable housing development in the district is built to at least minimum internal floor areas to ensure that residents have sufficient living space during their period of occupancy.
- **LP29:** “Trees, Woodland and related features” – sets out the Council’s approach to considering the impacts of sustainable development proposals on trees, woodlands and related features.
- **LP30:** “Open space” – this policy is to protect against the loss of open space that contributes to the distinctive form, character and setting of a settlement; or provides the setting or part of the setting of a heritage asset.
- **LP31:** “Heritage Assets and their settings” – the purpose of the policy is to protect and conserve the District’s heritage assets, including listed buildings, conservation areas and related assets, and set out the Council’s information requirements for inclusion within a heritage statement that accompanies a planning application or other application for consent.

Local policies are viewable at <https://www.huntingdonshire.gov.uk>

3.5 SPD - Huntingdonshire Design Guide 2007

3.6 SPD – Huntingdonshire Landscape and Townscape Assessment 2007

4. PLANNING HISTORY

- 4.1 9800525OUT – planning permission refused for five dwellings
- 4.2 0101182OUT – refusal for the erection of nine dwellings
- 4.3 0102817OUT – permission for residential development of four dwellings
- 4.4 0401372OUT – refusal for 11 dwellings; and dismissed at appeal
- 4.5 0501509OUT – refusal for eight dwellings; and dismissed at appeal
- 4.6 0502252S73 – permission to vary conditions 2 and 3 of planning permission 0102817OUT
- 4.7 0802547REM – permission for the approval of siting, design, external appearance, access and landscaping for the erection of four dwellings
- 4.8 1001631NMA – amendments to planning permission 0802547REM approved
- 4.9 1100849FUL – application for the erection of a dwelling not determined; and dismissed at appeal on 30th January 2012. COPY OF PLANS AND APPEAL DECISION ATTACHED
- 4.10 1101444FUL – permission for the erection of four dwellings to revise design (retrospective) and erection of double garage to plot 3. Construction of roadside parking bay plot 4; garden shed and air source heat pump plot 4; central heating oil tanks plots 1, 2 and 3

5. CONSULTATIONS

- 5.1 **Spaldwick Parish Council – recommend approval (COPY ATTACHED)**
- 5.2 English Heritage – The application should be determined in accordance with national and local policy guidance and on the basis of the Council's specialist conservation advice
- 5.3 CCC Highways – no objection
- 5.4 CCC Archaeology - Recommends that an archaeological condition is placed on any approval to secure the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.
- 5.5 Alconbury and Ellington IDB – planning permission should not be granted without conditions requiring that the applicant's storm water design and construction proposals are adequate before any development commences.

6. REPRESENTATIONS

- 6.1 Five letters of objection have been received in response to the proposal, the concerns raised by the local residents include:
- detrimental impact to the Grade I listed St James's Church
 - obstruct views of the church
 - inadequate access
 - increased traffic
 - inadequate parking and turning
 - noise and disturbance to residents
 - overshadowing
 - overlooking / loss of privacy
 - loss of light
 - unfair to approve, domestic extensions refused due to view (no33)

7. SUMMARY OF ISSUES

- 7.1 The main issues to consider with this case are: the principle of an additional house in this location in terms of the settlement strategy; the design of the building and impact it would have on the character and appearance of the Spaldwick Conservation Area and upon the setting of the Grade I listed building St James's Church; highway safety; and neighbour amenity.

Principle of residential development

- 7.2 The site is located on an open area of land to the rear of residential properties that front Thrapston Road, and flanked by residential properties to the east and west, with St James's Church on elevated ground to the south of the site.
- 7.3 Policy CS3 sets out the Settlement Strategy and makes reference to Spaldwick village as a smaller settlement where residential infilling is considered appropriate within the built up-area. At paragraph 5.15 the Core Strategy states that if a site relates more to the open countryside than the built up area of the village the site cannot be considered to form part of the built up area. The development in this part of the settlement is more dispersed and the site is away from the core of the village, and there is a definite sense of passing beyond the village towards the open countryside. However, on balance, the site, due to its relationship with the existing built form is not considered to be open countryside.

Design of the proposal, and impact on the Conservation Area and setting of St James's Church

- 7.4 Prior to the Chandler's development being erected, there were good views of the Church from Thrapston Road through the open undeveloped land to its north.
- 7.5 Due regard is given to the planning history associated with the development of the whole of the land to the north of St James's Churchyard, which the proposed site covered by this application is a small part of. This land to the north of St James's Churchyard has recently seen a development of 4 dwellings built on it, positioned towards the northwest corner of the land (now addressed as Chandlers). Planning records show that from the late 1990's

numerous schemes have been put forward to develop this land. There are a number of refused schemes and schemes dismissed at appeal but an outline planning application (0102817OUT) approved in 2001 formed the basis of how the land has been developed to date. That outline permission was renewed (0502252S73) in 2005 before a Reserved Matters application (0802547REM) was approved in February 2009. In 2011 with the development underway planning permission (1101444FUL) was approved for an amended scheme and it is to this approval that the scheme for 4 dwellings has been built.

- 7.6 The development site identified under this application has never benefited from an approval to develop on it. A previous planning application (1100849FUL) for the erection of a single dwelling was submitted in 2011 and refused. That proposal was dismissed at appeal and the Inspector's comments are material to this case. The inspector noted that that scheme "would cause significant harm to, and would thus not preserve, the setting of St James's Church and the character of the Spaldwick Conservation Area". It is noted that the design of the dwelling now proposed is different to that previously put forward. Whereas the 2011 scheme was for a 3 bedroom dormer bungalow with accommodation over 2 storeys this new scheme is for a smaller single storey 2 bedroom bungalow.
- 7.7 It is material to this case to note there is a public right of way running from Thrapston Road down the east side of 33 Thrapston Road and into the churchyard. It should also be noted that there are errors in the application paperwork submitted. On the block plan referenced drg no: 10/01/101 the property that is 33 Thrapston Road is incorrectly referenced as 31. The plan implies that there are 3 "new dwellings" on the land to which this proposal relates when there are 4.
- 7.8 It should also be noted that that area of land within the red line of the application site, behind 4 Chandlers is being used as garden land with domestic paraphernalia for that property (it had not formed part of the application for the Chandlers development), further eroding the setting of the church – this situation is currently being investigated by Planning Enforcement. It is a concern that if planning permission is granted for the proposed dwelling that the remaining land would be used as domestic curtilage completely eroding the setting for the church.
- 7.9 The Inspector's decision relating to the previous proposal for this site is clear in establishing the importance of St James's Church as a landmark within the Spaldwick Conservation Area. It refers to the church as a "defining feature of the village and it is the most prominent building in, and makes a significant positive contribution to the character of, the Spaldwick Conservation Area". The Inspector goes on to identify that "Views of the church from around the village and, in particular, from public vantage points on roads and footpaths contribute to the character of the conservation area". This acknowledgement of the importance of the church, its setting and views through the conservation area are fundamental to considering this case. S16(2) and S72 Planning (Listed Building and Conservation Area) Act require the Local Planning Authority to have special regard to the desirability of preserving the character and setting of the church and to pay special attention to the desirability of preserving and

enhancing the character and appearance of the conservation area. Protecting the setting of the church and views through the conservation area is further reinforced by extant Local Plan (1995) policies En2, En5 and En9.

- 7.10 The fundamental issue of this case is seen to concern the effects of developing this specific site. In this case it is felt that the principle of developing the plot in question is wholly unacceptable. Any development behind 33 Thrapston Road will unduly intrude into the setting of the grade I listed church, resulting in development unduly encroaching towards the church and harming views of the church and thus also harming the interests of the conservation area and views through the conservation area. One key view of the church is that which you get from walking down the public footpath by the side of 33 Thrapston Road. After you have passed the garden boundary of 33 Thrapston Road the view opens up to the church with undeveloped green space to the foreground of that view. The church sits beautifully in this view without the intrusion of any other buildings in the scene. This view would be notably harmed, if not lost, by the proposed development which consequentially would see a new bungalow up the side of the public footpath to the rear of 33 Thrapston Road. This view would not be preserved or enhanced by a new dwelling being erected on this undeveloped space. The scheme seeks to include a post and rail fence along the boundary with the public footpath presumably to keep the open sense of this view but it is not felt this would practically work. There would likely be a natural desire for the occupant of this property to seek privacy from a public footpath and seek a more solid fence/enclosure. Also, as the undeveloped paddock/field becomes garden the property's occupants are likely to have domestic paraphernalia in the space which would impact on the view and detract from the view.
- 7.11 The provisions of paragraph 132 of the NPPF note that "when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be". The parish church of St James's is a grade I listed building. Out of Huntingdonshire's 2195 listed buildings only 62 have grade I listed status. Considering this point and in acknowledgement of the Inspector's comments on the importance of St James's Church and its setting in the last appeal decision the greatest weight should be given to protecting the setting of St James's Church. It is felt that the Local Planning Authority would not be giving the necessary weight to the conservation of this heritage asset if any development is allowed on the site in question.
- 7.12 Prior to the development of the new 4 dwellings in the north west corner of this site (as finally undertaken under planning application 1101444FUL) there were open views of the north side of St James's Church from Thrapston Road. This could be regarded as a key view of the church and the church's presence was very much felt from Thrapston Road. It is understood that the new housing scheme was developed on the basis that it acknowledged the importance of the views of the church from Thrapston Road and by keeping development to the north west corner of the land it would still allow views of the church from Thrapston Road to be appreciated and it would keep development distinctly away from the church. It is

understood that the scheme avoided developing into the space behind 33 Thrapston Road to protect the setting of the church and protect views of the church and views through the conservation area. The current proposal therefore appears to conflict with the design parameters of the new housing scheme to now develop in the open space behind 33 Thrapston Road. The Inspector's decision relating to the previous proposal for development on this site notes a point to this effect under paragraph 6 of the decision. At no point does the Inspector outright state that the principle of developing this site is acceptable.

- 7.13 Looking north from the church itself towards Thrapston Road there is some feeling that 33 Thrapston Road and the new dwellings forming Chandlers are a little distance away and there is still a feeling of space beyond the churchyard. Given this aspect of the church's setting and in this view looking out from the church and through the conservation area the proposed dwelling would appear incongruous not relating well to the new development at Chandlers and reading as tandem development behind the back of 33 Thrapston Road.
- 7.14 The success of the Chandlers development and impact it has had on the setting of the church and on the character and appearance of the conservation area can now be judged as the development has been built. That development has blocked views through to the church and sadly through a consequential circumstance of the development, the narrow "focused" view through of the church it sought to retain has been eroded and harmed by the erection of a high fence which has been put in on the west boundary of 33 Thrapston Road. Until the 4 new dwellings were built, 33 Thrapston Road had a relatively low fence along this side boundary of its garden and it did not need any substantial enclosure as the property had no neighbouring properties and had open meadow/field to its side. Presumably for reasons of achieving some privacy from the new dwellings which have been built to its west they have erected this higher fence which significantly impinges in this view of the church and detracts from this view. The point being made is that we have already seen harm caused to the views of the church through from Thrapston Road and further intrusion into the open space behind 33 Thrapston Road would only result in further harm.
- 7.15 The applicant has erected scaffolding on site to seek to show the outline of the front element of the proposed dwelling. This has reinforced the concerns set out above.
- 7.16 The NPPF requires harm to heritage assets to be weighed against the public benefits of the proposal. In this instance, the public benefits of the scheme, including the provision of a new dwelling, do not outweigh the clearly identified harm.

Highway safety

- 7.17 The highways engineer has considered the use of the existing access that serves the Chandlers development. No objections were raised in relation to highway safety and the number of parking spaces provided; and conditions have been suggested in the event that planning permission is forthcoming that cover parking provided prior to occupation.

Neighbour amenity

- 7.18 Planning policies namely Policy H31 of the Huntingdonshire Local Plan 1995, Policy CS1 of the Huntingdonshire LDF Core Strategy 2009; and Policy LP15 of the Draft Huntingdonshire Local Plan to 2036:Stage 3, expect consideration to be given to the living conditions of the neighbouring residential properties in terms of loss of light, any impact upon the local residents' privacy, if the development occurs will result in over shadowing or the buildings will become over bearing in nature, and any increase in noise and disturbance.
- 7.19 The proposed new dwelling would be situated approximately 1.5 metres from the rear boundary for No33 and due to the increase in ground levels would appear taller than apparent from the submitted plans and with a 10m wide elevation to the south of No33 may have a detrimental impact on their amenity. On balance however, the location of the fenestration, the reduced proposal to that of ref.1100849FUL, and the separation distance of the new dwelling from other existing dwellings in the locality should ensure that there is no undue impact in terms of loss of residential amenity. Whilst it is acknowledged that some increase in noise and disturbance from cars entering and leaving the site may have some additional impact upon the owners of No 33 Thrapston Road, a refusal of planning permission on this ground could not be sustained, considering the limited traffic movements involved for one additional dwelling.

Other issues

- 7.20 The comments raised by Local residents with regard to the loss of the open space resulting in a detrimental impact upon the St James's Church and Spaldwick Conservation Area have been addressed in the comments above.

Conclusion

- 7.21 It is considered that the views from Thrapston Road and the footpath east of No. 33 Thrapston Road should not be compromised by the presence of a dwelling and associated built form, which would detract from the existing open setting of the church when viewed from these aspects. The proposed development on this site would impact adversely on the setting of the church, detract from its historic role as a community focus, and downgrade its position as the defining feature and most prominent building in the Conservation Area.
- 7.22 The current application certainly does not show conclusively that the proposed development will not obscure parts of the view of "the whole of the church" It will certainly detract from the "wide views" which were deemed so important by the Inspector at the appeal. It is considered that this current proposal – even though it features a realigned and reduced dwelling with a lower ridge height - would also impinge on views of "the whole of the church" and thus must be deemed unacceptable.

8. RECOMMENDATION – REFUSE for the following reason:

- 8.1 The development of this site as proposed would erode the open rural character of the land to the north of St James's Church. The proposed dwelling, parking area and the creation of a domestic curtilage would be harmful to the setting of the Grade I Listed Building, St James's Church and to the wider Conservation Area. The proposal is therefore considered to be contrary to the NPPF, PolicyCS1 of the Huntingdonshire Core Strategy 2009; Policies EN2, EN5, EN6, EN9 and EN25 of the Huntingdonshire Local Plan 1995; policy HL5 of the Huntingdonshire Local Plan Alteration 2002; and Policies LP1, LP10, LP13, LP30, and LP31 of the Draft Huntingdonshire Local Plan to 2036: stage 3 2013; and Huntingdonshire Design Guide.

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CONTACT OFFICER:

Enquiries about this report to **Ms Dallas Owen Development Management Officer 01480 388468**

To: DevelopmentControl[/O=HUNTS DISTRICT
COUNCIL/OU=HDC/CN=RECIPIENTS/CN=DEVELOPMENTCONTROL];
Subject: Planning Application 1300797FUL
Sent: Fri 6/28/2013 7:00:59 AM
From: davidstowell@onetel.com

Application number: 1300797FUL Case Officer: Ms Dallas Owen

Proposal: Erection of dwelling

Location: Land adjacent 33 Thrapston Road, Spaldwick

Observations of Spaldwick Parish Council:

A previous application, 110094FUL, for development of this site was refused by the Local Planning Authority and the appeal against the refusal was dismissed by The Planning Inspectorate. The main issue raised by the Inspector was that the proposed dwelling, given its height, form and position, would partially obscure the important views of the Church from Thrapston Road.

The new proposal addresses this issue in the following ways:

It is for a single storey building with a ridge height 2.5 metres lower than the previous application; it has a smaller floor area which decreases in width as it gets nearer the Church and hence maximises the angle of view of the Church from Thrapston Road.

The following changes address other issues affecting neighbours

The only window facing no. 33 (incorrectly shown as no. 31 on the plan) is in the bathroom, hence overlooking of the garden of no. 33 from windows of the proposed property has been virtually eliminated.

The number of windows facing no. 29 has been reduced to two. Neither is anticipated to have any adverse effect on this neighbouring property.

Although not finalised, as they would be subject to approval by the LPA prior to commencement of the development, the external materials envisaged by the applicant reflect those of other buildings in the village.

Spaldwick Parish Council is of the opinion that the proposal resolves the issues raised in connection with the previous application and is in other respects acceptable; and therefore recommends APPROVAL.

F D Stowell
Clerk to Spaldwick Parish Council

Development Management Panel

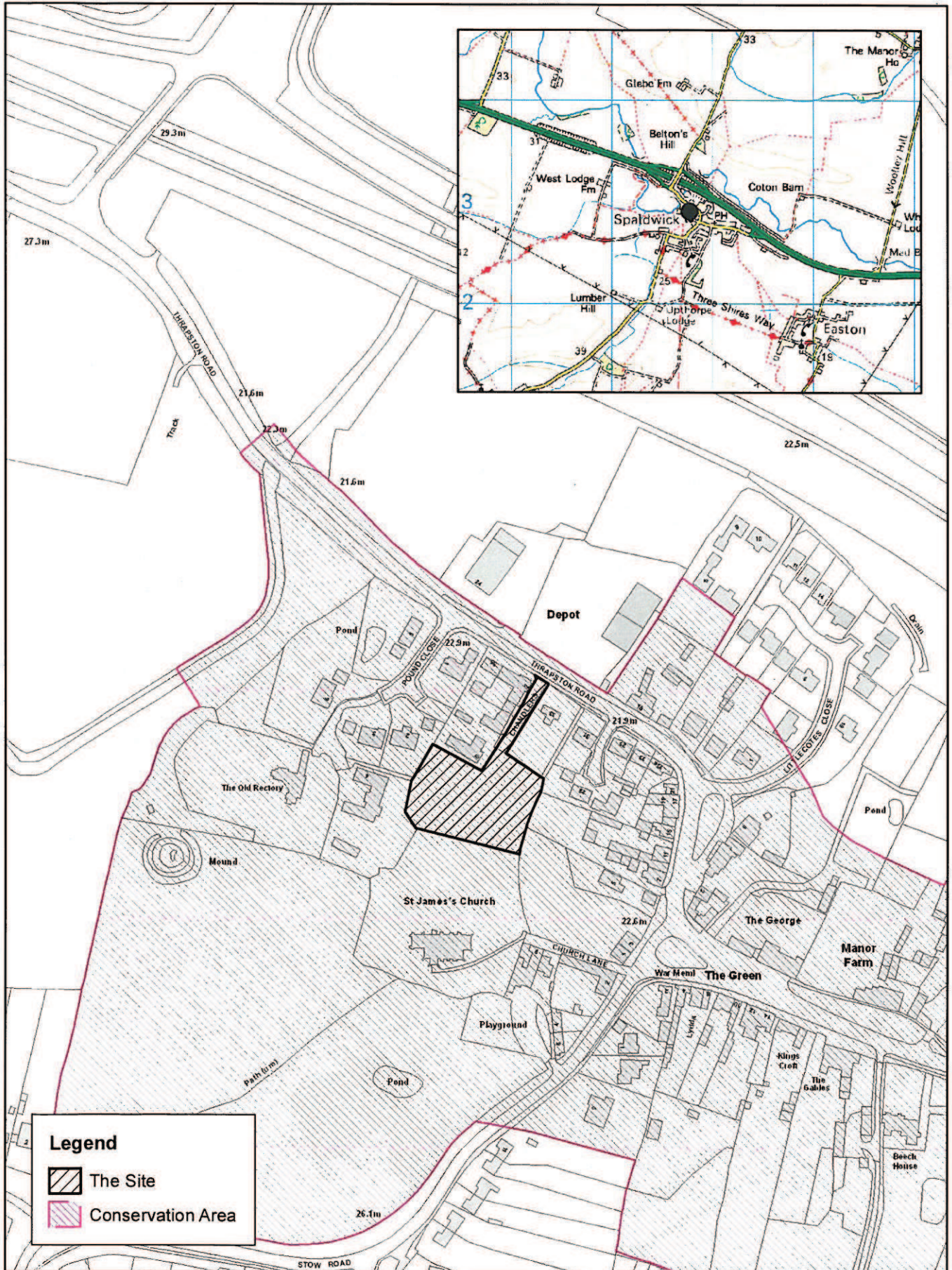


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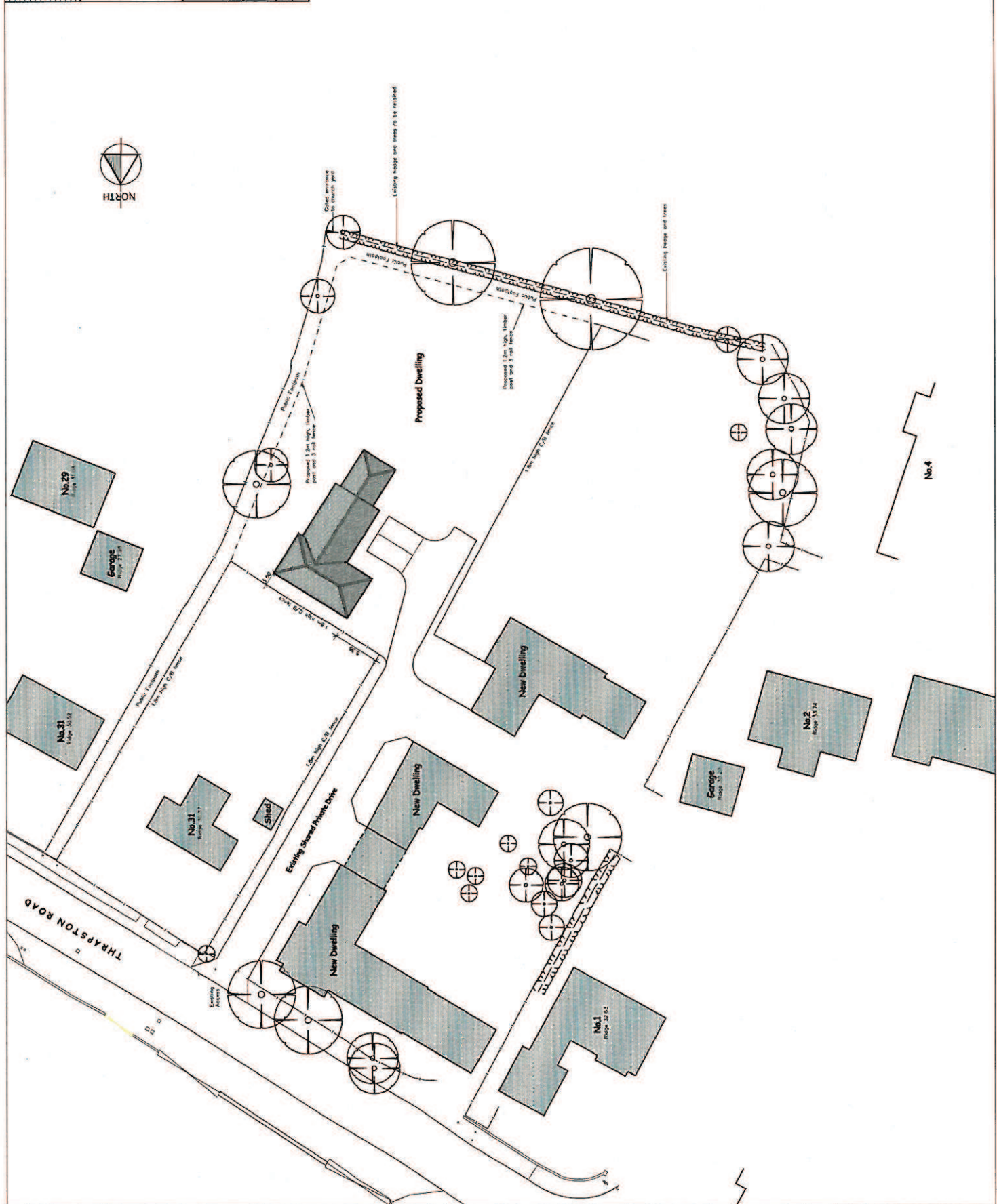
Date Created: 27/08/2013

Application ref: 1300797FUL

Location: Spaldwick



| | |
|---|------------|
| 10 Manor Meads Bridge Street ST Ives Cambridgeshire Cambs PE27 5JY (0) 1380 811111 Tel: 01455 524444 Fax: 01455 524444 Email: enquiries@cambridgeplanning.co.uk Website: www.cambridgeplanning.co.uk | |
| PROPOSED DWELLINGS ON LAND TO REAR OF 31 THRAPSTON ROAD, SPALDWICK, CAMBRIDGESHIRE FOR TARGET CONSTRUCTION | |
| PROPOSED BLOCK PLAN | |
| DATE: | 10/09/23 |
| SCALE: | 1:300 @ A3 |
| DATE: | 30/01/2017 |
| DATE: | 10/09/23 |
| DATE: | 10/09/23 |
| DATE: | 10/09/23 |



St James's Church
 Rectory No. 17

GREEN PAPERS FOLLOW



Appeal Decision

Site visit made on 10 January 2012

by John Braithwaite BSc(Arch) BArch(Hons) RIBA MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 30 January 2012

Appeal Ref: APP/H0520/A/11/2162495

Land adjacent to Chandlers, Thrapston Road, Spaldwick PE28 0TA

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
 - The appeal is made by Target Construction against the decision of Huntingdonshire District Council.
 - The application Ref 1100849FUL was dated 24 May 2011.
 - The development proposed is the erection of a dwelling.
-

Decision

1. The appeal is dismissed.

Reasons

2. The main issue is the effect of the proposed development on the setting of St James's Church, a nearby Grade 1 listed building, and on the character of the Spaldwick Conservation Area within which the appeal site is located.
3. Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 [the Act] requires that special regard be paid to the desirability of preserving the character and setting of the listed building and Section 72(1) of the Act requires that special attention be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area.
4. St James's Church is at the highest point of the village and is surrounded by a churchyard. The main access to the churchyard is along Church Lane from the centre of the village where Stow Road, Thrapston Lane and High Street converge at The Green. Footpaths from other parts of the village converge on the churchyard including one from Thrapston Road that passes between the gardens to nos. 31 and 33, and then passes through the appeal site close to its east boundary. The appeal site is part of a larger site that has a planning history dating back to 1998 which has culminated in the current construction of four dwellings on about 40% of the larger site. The now developed part of the larger site is mainly between the garden area to no. 33 and the garden areas of dwellings at Pound Close. The vehicular access to the four dwellings is alongside the garden area to no. 33.
5. St James's Church is a defining feature of the village and it is the most prominent building in, and makes a significant positive contribution to the character of, the Spaldwick Conservation Area. The 14th century spire of the church, parts of which date from the 12th century, is also a prominent feature of the countryside that surrounds the village. Views of the Church from around the village and, in particular, from public vantage points on roads and footpaths

contribute to the character of the Conservation Area. One of these footpaths crosses a large field to the south-west of the Church from a relatively modern 'suburb' of the village outside the Conservation Area. Other important views of the Church are from the north on Thrapston Road either side of no. 33. Though the development under construction partially narrows one of these views the whole of the Church can be seen, on higher ground, from Thrapston Road along the new access and from the whole of the footpath to the east of the garden area to no. 33.

6. The views from Thrapston Road take in the whole of the Church and these wide views are not just important but crucial to the setting of the Church and to the character of the Conservation Area. These views have guided the extent and form of the development currently under construction and have informed previous decisions, at both application and appeal stages, on development of the larger site. The proposed, part two, part single storey, dwelling would be sited behind no. 33. Though it would be sited at a slightly lower level than the rearmost dwelling currently under construction the proposed dwelling, given its height, form and position, would partially obscure the Church in views from Thrapston Road.

7. In the view from the gate to the footpath off Thrapston Road the proposed dwelling, notwithstanding its distance from the Church, would obscure the lower part of the west half of the Church and the Church would be partially obscured in views from the footpath until it reaches the appeal site. Similarly, in views from the footway to Thrapston Road, as it passes the access into the new development, the proposed dwelling would obscure the majority of the lower part of the Church. Most importantly, if the proposed dwelling was to be built, there would no longer be any view from Thrapston Road that would include the whole of the Church. The partial obscuration of the Church in these views from Thrapston Road would have a significant adverse effect on the setting and appreciation of St James's Church and on the character of the Spaldwick Conservation Area.

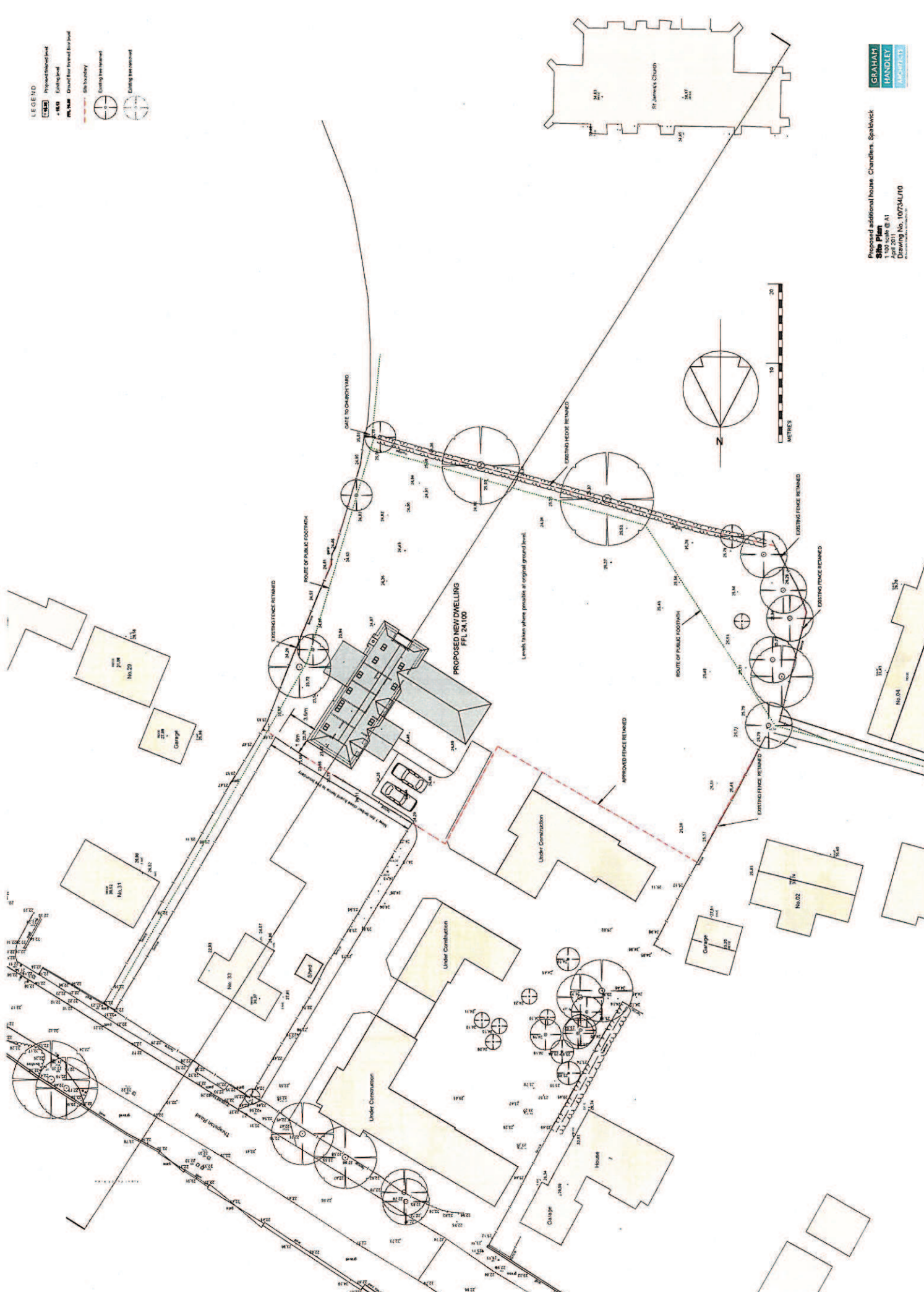
8. The proposed development would cause significant harm to, and would thus not preserve, the setting of St James's Church and the character of the Spaldwick Conservation Area. The proposal thus conflicts with Sections 66(1) and 72(1) of the Act, with saved policies En2 and En5 of the Huntingdonshire Local Plan 1995, and with the thrust of national policy on heritage assets as set out in Planning Policy Statement 5 'Planning for the Historic Environment'.

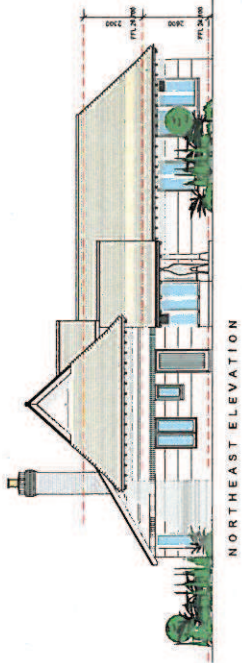
9. All matters mentioned in support of the appeal have been taken into account, including the sustainability credentials of the proposed dwelling, but these do not outweigh the harm that would be caused. There are no conditions that would overcome the harm caused and planning permission must thus be withheld.

John Braithwaite

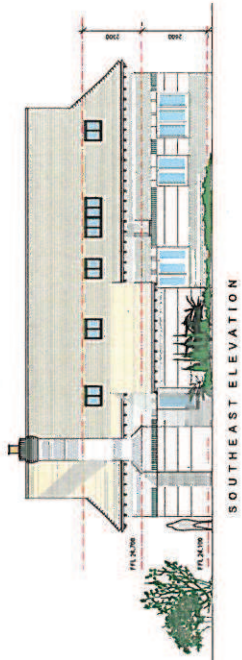
Inspector

- LEGEND**
- Proposed finished level
 - Existing level
 - Ground floor proposed level
 - Site boundary
 - Existing fence retained
 - Existing fence removed

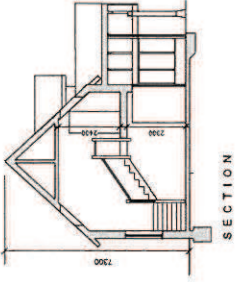




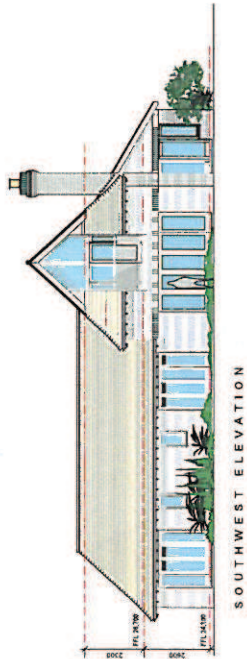
NORTHEAST ELEVATION



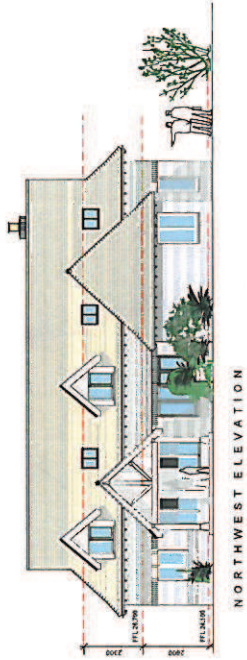
SOUTHEAST ELEVATION



SECTION



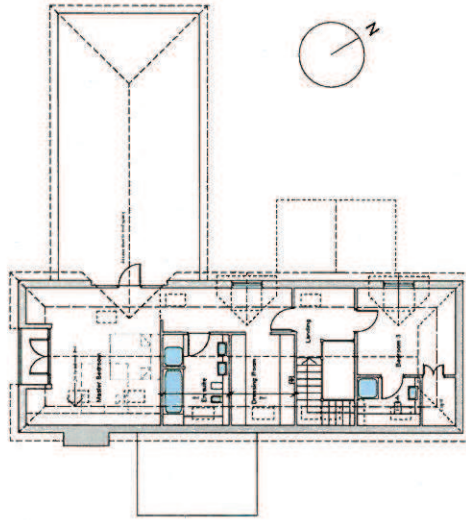
SOUTHWEST ELEVATION



NORTHWEST ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Thrapston Road
33 Thrapston Road
20 Thrapston Road and Garage
Proposed new dwelling
Hedgeboundary
20 St. Stephens Church

SITE SECTION 1:200



Proposed house - Chandlers, Spaldwick
 1:100 & 200 scale @ A1
 April 2011
 Drawing No. 10734U11
 Project No. 10734



Case No: 1300795FUL (FULL PLANNING APPLICATION)

Proposal: NEW EXTENSION FOR RETAIL PURPOSES AND ASSOCIATED WORKS

Location: THE MANCHESTER ARMS 138 NEEDINGWORTH ROAD

Applicant: UAVEND LLP

Grid Ref: 532122 272137

Date of Registration: 17.05.2013

Parish: ST IVES

RECOMMENDATION - APPROVAL subject to resolution of the requested revised car park layout as described in paragraph 7.27.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The application site is the Manchester Arms Public House premises, which occupies a 0.2 hectare plot of land on the south side of the classified A1123 Needingworth Road and close to the roundabout with the B1040. The land is bound to the west and south by residential properties and to the east by rows of trees/shrubs that extend alongside the adjacent public right of way and the watercourse. The land is at a 'medium probability' of being flooded from the adjacent watercourse according to the Environment Agency Flood Zone Map.
- 1.2 Planning permission is sought to erect a 226 sqm. single storey extension onto the rear and side of the public house and to use this and the existing public house building as a single 340 sqm retail unit (A1 use class) for the sale of convenience goods. This retail unit would be similar in size to the Tesco Express stores in Stukeley Meadows, Eaton Socon and Somersham. The operator of the proposed shop has not been disclosed, assuming it is known to the applicant.
- 1.3 It should be noted that the conversion of the public house to a retail shop is permitted development and does not, in itself, require a planning application.
- 1.4 The hours of trading are stated as 07:00 - 23:00, with deliveries being taken between the hours of 07:00 – 22:00, with Newspaper deliveries only from 05:00 – 22:00.
- 1.5 The existing access junction to the highway that serves the Public House would be modified to serve the retail use and the existing car park would be re-configured and hard landscaped to form a principle tarmac surfaced car park and a gravel surfaced overspill car park, providing 26 spaces, of which 3 would be marked out to serve

persons with restricted mobility. The car park would be illuminated by column mounted flood lights.

- 1.6 Pedestrian access to the first floor living accommodation within the existing public house building would be retained via a doorway in the rear wall of the building and a walkway that extends from the car park and around the back of the proposed retail unit.
- 1.7 The application is accompanied by a Retail Statement (incorporating sequential test), Flood Risk Assessment, Transport Statement and Acoustic Assessment report.
- 1.8 The application was subject to a second round of consultation following receipt of the 'missing' west facing elevation drawing of the extension.
- 1.9 Drawings showing the site plan, elevations of the extension and alterations to the existing access junction have been amended following minor revisions.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (2012) sets out the three dimensions to sustainable development - an economic role, a social role and an environmental role - and outlines the presumption in favour of sustainable development. Under the heading of Delivering Sustainable Development, the Framework sets out the Government's planning policies for : building a strong, competitive economy; ensuring the vitality of town centres; supporting a prosperous rural economy; promoting sustainable transport; supporting high quality communications infrastructure; delivering a wide choice of high quality homes; requiring good design; promoting healthy communities; protecting Green Belt land; meeting the challenge of climate change, flooding and coastal change; conserving and enhancing the natural environment; conserving and enhancing the historic environment; and facilitating the sustainable use of minerals.
- 2.2 Planning for Town Centres: Practice Guide on need, impact and the sequential approach (December 2009). This guide provides information regarding assessing retail need and forecasting additional floorspace, the indicators which inform the overall impact of a proposal and the tests to be undertaken as part of the sequential approach.
- 2.3 The Technical Guidance to the National Planning Policy Framework (2102), which provides additional guidance to local planning authorities on flood risk and mineral extraction, is also relevant.

For full details visit the government website <https://www.gov.uk/government/organisations/department-for-communities-and-local-government>

3. PLANNING POLICIES

- 3.1 Saved policies from the Huntingdonshire Local Plan (1995)

- **H30:** “Existing Residential Areas” – Planning permission will not normally be granted for the introduction of, or extension to, commercial uses or activities within existing residential areas where this would be likely to have a detrimental effect on amenities.
 - **S2:** “Individual Shopping Proposals” – need to be satisfactory in terms of siting, design, car parking, servicing, accessibility by car, foot, cycle and public transport, environmental impact, conservation, alternative use of the land and any other relevant Local Plan policies.
 - **S7:** “Shopping facilities to serve existing housing areas” – the development of local shopping facilities to serve existing housing area will be allowed providing such development does not conflict with other local plan policies.
 - **T18:** “Access requirements for new development” states development should be accessed by a highway of acceptable design and appropriate construction.
 - **T19:** “Pedestrian Routes and Footpath” – new developments are required to provide safe and convenient pedestrian routes having due regard to existing and planned footpath routes in the area.
 - **En18:** “Protection for countryside features” – offers protection for important site features including trees, woodlands, hedges and meadows.
 - **En20:** Landscaping Scheme. - Wherever appropriate a development will be subject to the conditions requiring the execution of a landscaping scheme.
 - **En25:** "General Design Criteria" - indicates that the District Council will expect new development to respect the scale, form, materials and design of established buildings in the locality and make adequate provision for landscaping and amenity areas.
 - **CS8:** “Water” – satisfactory arrangements for the availability of water supply, sewerage and sewage disposal facilities, surface water run-off facilities and provision for land drainage will be required.
- 3.2 Saved policies from the Huntingdonshire Local Plan Alterations (2002)
- None relevant
- 3.3 Adopted Huntingdonshire Local Development Framework Core Strategy (2009)
- **CS1:** “Sustainable development in Huntingdonshire” – all developments will contribute to the pursuit of sustainable development, having regard to social, environmental and economic issues. All aspects will be considered including design, implementation and function of development. Including reducing

water consumption and wastage, minimising impact on water resources and water quality and managing flood risk.

- **CS8:** “Land for Retail Development” – at least 4,000m² of convenience floorspace across the District to serve the population growth will be provided before 2026.

3.4 Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013)

- **LP1:** “Strategy and principles for development” – market towns will make provision for new homes and support economic development that serves needs in the most sustainable locations. Development proposals will be expected to contribute to the creation of mixed and socially inclusive communities and support the local economy.
- **LP6:** “Flood Risk and Water Management” – sets out criteria for flooding and surface water management.
- **LP8:** “Development in the Spatial Planning Areas” – the site is located within the St Ives Spatial Planning Area which comprises St Ives. St Ives is the primary settlement within this SPA. A proposal which includes economic development will be supported where it is appropriately located within the built-up area. An appropriate location for retail will be determined through the sequential approach (within the NPPF). Where the proposal includes more than 600 sqm of net retail floorspace an impact assessment will be required.
- **LP13:** ‘Quality of Design’ - a proposal will need to be designed to a high standard based on a thorough understanding of the site and its context.
- **LP15:** ‘Ensuring a High Standard of Amenity’ A proposal will be supported where a high standard of amenity is provided for existing and future users and residents of both the surroundings and the proposed development.
- **LP17:** “Sustainable Travel” – a proposal will be supported where it is demonstrated that opportunities are maximised for the use of sustainable travel modes, traffic volumes can be accommodated and will not cause significant harm to the character of the surrounding area, any adverse effects of traffic movement to, from and within the site are minimised, a clear network of routes is provided and safe and convenient pedestrian and cycle routes are provided where appropriate.
- **LP18:** “Parking Provision” – proposals will be supported where they incorporate appropriately designed vehicle and cycle parking with a clear justification for the level, having regard to the potential to increase the use of alternative transport modes.
- **LP 23 – ‘Local Services and Facilities’:** A range of available land or buildings for local services and facilities in a settlement or neighbourhood of a market town is essential to maintain its sustainability. For the purposes of this policy local services and facilities include shops, public houses, places of worship, filling

stations, public halls and community, cultural, education and health care facilities.

A proposal for an additional service or extension of an existing one will be supported where:

- a. it is of a scale to serve local needs without having an adverse impact on a designated town centre; or
- b. it involves a change of use to reinstate a local service or facility

A proposal which involves the loss of a local service or facility will only be supported where:

- c. there is no reasonable prospect of that service or facility being retained or restored; or
- d. an equivalent service or facility will be provided in a location with an equal or better level of accessibility for the community it is intended to serve.

A proposal which anticipates such a loss will provide evidence that:

- e. there is insufficient community support for continuation of the service or facility; or
- f. reasonable steps have been taken to effectively market the property for its current use to establish whether there is any realistic prospect of maintaining the service or facility.

- **LP29: “Trees, Woodland and Related Features”** – a proposal will be supported where it avoids the loss of, and minimises the risk of harm to trees and hedges. Where their loss is unavoidable this will be acceptable where there are sound arboricultural reasons and the proposal will bring benefits which outweigh the loss.

- 3.5 Huntingdonshire Retail Study 2013 is relevant.
- 3.6 Huntingdonshire Design Guide SPD 2007 is relevant.
- 3.7 The Huntingdonshire Strategic Flood Risk Assessment 2010 is relevant.

Local policies are viewable at <https://www.huntingdonshire.gov.uk>

4. PLANNING HISTORY

- 4.1 None relevant

5. CONSULTATIONS

- 5.1 **St Ives Town Council – recommend refusal (copy attached).**
- 5.2 Environment Agency – no objection on flood risk grounds, subject to a condition.
- 5.3 County Council Highways – no objection, the revised ‘left in - left out’ junction with Needingworth Road has passed a stage 1 safety audit.

- 5.4 HDC Environmental Health – no objection, subject to the imposition of conditions controlling noise limits and hours of deliveries.
- 5.5 HDC Lighting Engineer – no objection to the lighting scheme provided 75-100 watt lights are fitted instead of the proposed 150 watt lights.

6. REPRESENTATIONS

- 6.1 A total of 15 objections to this proposal have been received comprising objections from: the adjacent residents, objections from 6 owners/proprietors of businesses in St Ives Town Centre, 3 from residents of St Neots, Hemingford Grey and Houghton respectively, and objections from British Petroleum (BP) who now own and operate the fuel filling station opposite the site and the Campaign for Real Ale (CAMRA). The reasons for objection are summarised as follows:

- Adequate existing provision, such as the BP filling station and Spar shop opposite.
- adverse impact on businesses within the Town Centre of St Ives.
- Adverse impact on trees; many trees were felled before the previous application was submitted and should be replaced.
- Conflicts with policy
- Detrimental impact on a footpath
- Detrimental to highway safety; including the cycle route across the site frontage.
- Detrimental to pedestrian safety
- Fume/air pollution
- Inadequate access
- Inadequate drainage arrangements
- Inadequate landscaping
- Inadequate on-site parking/turning/etc
- Increased flood risk
- Litter problem
- Loss of a public house
- Noise pollution
- Overbearing impact of development
- Result in antisocial behaviour
- Set an inappropriate precedent
- Traffic creation/problems
- Unsocial hours of operation

7. SUMMARY OF ISSUES

- 7.1 The main issues to consider in relation to this proposal are the principle of retail development, highway safety and parking matters, design and landscaping, impact on neighbour amenity, trees and flood risk.

Principle of retail use:

- 7.2 Planning policy at national and local tiers continues to adopt a 'town centre first' approach to certain development types including retail. The policy mechanism for implementing this overarching approach is the retail sequential test, which obligates a developer and the relevant Local Planning Authority to consider whether a proposed out of town retail development could be located closer to or within a town centre.

In applying this test, both the Local Planning Authority and the developer should demonstrate flexibility.

- 7.3 In considering whether the amount of retail floor space being proposed at the Manchester Arms could be located on a site closer to or within a town centre, each of the potential alternative sites should be subject to the following considerations:
- 1) Is the alternative site available either now or is it likely to become available for development within a reasonable period of time?
 - 2) Is the alternative site suitable to accommodate the need or demand which the proposal is intended to meet? In this regard the applicant needs to demonstrate flexibility.
 - 3) Would the development on an alternative site be viable – is there a reasonable prospect that the development will occur at a particular point in time?
- 7.4 It is not necessary to disprove all three considerations as clearly one could result in the alternative site being dismissed.
- 7.5 The applicant has submitted a Retail Statement that includes a Sequential Test of alternative sites within and closer to St Ives Town Centre. This was recently updated to explore whether the existing Warehouse Clearance Retail Unit at 8-9 Market Hill, St Ives, could be subdivided to accommodate retail uses on the ground and an alternative use (such as residential) on the first floor and whether doing so could make 8-9 Market Hill suitable, available and a viable alternative premises to accommodate the scale of retail floor space being proposed at the Manchester Arms.
- 7.6 The applicant has considered the alternative sites (vacant land and existing buildings), including nos. 8-9 Market Hill, within St Ives town centre listed in the applicant's table attached to this report and shown on the applicant's plan also attached to this report ('green paper' items).
- 7.7 Officers have carefully considered the applicant's sequential test and agree with the applicant's reasoning that there are no other suitable, currently available and viable sites or premises within or closer to the St Ives Town Centre that could accommodate the amount of retail floor space being proposed.
- 7.8 While the Warehouse Clearance Retail Unit at 8-9 Market Hill could accommodate a shop on the ground floor, this would leave the first floor vacant and it is not thought that the first floor of the building lends itself to residential conversion without significant investment. This is because the rear part of the building is thought to have been purpose built as a shop with a single expansive floor space and a flat roof with few, if any, external window openings for light and ventilation. The need to carry out internal alterations to create additional staircases to access first floor living accommodation in this building may well reduce the ground floor space. To require the applicant to explore this matter further would go beyond the reasonable policy interpretation of demonstrating flexibility.

- 7.9 Despite the objections received, no third party has suggested any alternative sites within the town centre that might be sequentially preferable to the application site.
- 7.10 Objectors to this proposal question the need to provide additional convenience store floor space and contend that this proposal will harm existing retail businesses within the town centre. However, 'need' is not a factor which must be demonstrated by the applicant in order for planning permission to be granted, so this issue warrants only a brief commentary. The Council's current position as explained in the 2013 Retail Study is that a localised qualitative need is considered to exist for an improvement in consumer choice for the convenience goods sector in St Ives and to serve the growing communities within the District
- 7.11 The applicant's agent also comments that a town centre site would not be meeting the need for local convenience provision that the applicant has identified in the vicinity of the Manchester Arms. The trade for the proposed use will reportedly come from 'walk up' trade from within 500m or from those travelling past the site on the adjacent highway. The applicant considers that these customers would not be making a specific trip into the town centre for these types of purchases.
- 7.12 In terms of the impact on St Ives Town Centre, the applicant is not obligated to consider the impact of the proposed use on St Ives Town Centre. It would be unreasonable for the Local Planning Authority to consider this matter further because the total floor space provided by the proposed development at 340 sqm. falls below the national threshold of 2500 sqm. and the likely local threshold in the Local Plan to 2036 of 600 sqm. that would otherwise trigger the need for an impact assessment.
- 7.13 However, as a point of clarification, it should be noted that the Council's 2013 Retail Study identified St Ives Town Centre as having strong vitality and viability, and that the convenience goods offer in the Town Centre, in terms of units and floorspace, is slightly below national averages. Given the scale and location of this development, Officers do not consider that St Ives Town Centre would be adversely affected by this proposal.
- 7.14 Objections to the loss of the existing public house are noted and policy LP23 of the draft Local Plan to 2036 (2013) stage 3 seeks to retain local facilities including Public Houses that are located in neighbourhoods of a Market Town. However, such objections cannot reasonably hold any weight in planning balance, because the change of use of a public house to a retail shop is permitted development. The proposal also provides another form of local facility (a shop) that Policy LP23 seeks to support.
- 7.15 Overall, the proposed retail use of the existing public house is a permitted change of use and the proposed extension to it to create a 340 sqm. retail shop cannot be located within a sequentially preferable town centre or edge of centre site. In addition the proposal would meet an assessed qualitative need for convenience retail and without adversely affecting the vitality and viability of the town centre.

The principle of a convenience use of the proposal can therefore be supported, subject to other material considerations.

Highway safety and parking matters:

- 7.16 The public house car park is served by an existing access junction with Needingworth Road and it is proposed to retain this access in a modified form to serve the proposed retail convenience store. The modifications to the existing access are shown on the submitted drawings and comprise works within the site and within the highway itself to physically 'channel' vehicles to enter the site from the left hand lane of the A1123 and to exit the site onto the left lane of the A1123 carriageway (i.e. preventing vehicles from crossing the centre line of the A1123 carriageway). The pedestrian refuges, cycle ways and markings etc. would also be retained and improved/upgraded where necessary to achieve the appropriate safety standards.
- 7.17 The proposed works have been subject to consultation with the County Council and they have been put through and have passed the County Council's Stage 1 'safety audit'. Therefore all works within the highway can be secured by a Grampian condition to make the development acceptable in terms of highway safety.
- 7.18 Revised tracking diagrams showing the 'swept path' of delivering HCV vehicles (Rigid HCV and 12.6m articulated HCV) have been provided and these show that HCV's will be able to enter and exit the site in a forward gear; thus complying with the 'left in – left out' junction arrangement described above. Delivery vehicles will drive across and wait within approx. 6 of the marked out car parking bays (not interfering with the restricted mobility bays) in order to turn within the site, but this is not an unusual arrangement for a use of this type and it is unlikely to lead to overspill parking on the highway given the availability of overflow parking within the site. The applicant suggests that the necessary cordoning off of these parking bays to facilitate deliveries will be undertaken prior to early morning deliveries to make them available for HCV's.
- 7.19 The provision of 26 car parking spaces across the principle and overflow car parks (3 of which would be marked out to comply with dimensions for persons of restricted mobility) and a cycle rack capable of accommodating 8 cycles securely are acceptable for a retail use of this scale and in this location.

Design and landscaping:

- 7.20 The public house stands in a highly visible location adjacent to a busy roundabout that connects two of the principle highway routes through the town. The character of the immediate locality is relatively mixed and includes a range of land uses and buildings, such as commercial offices, the BP branded service station opposite, residential dwellinghouses and industrial units further to the north. Belts of trees are growing alongside the course of the adjacent watercourse and the east boundary of this site, and these trees, along with those interspersed amongst the buildings provide an attractive and pleasant landscaped edge to this eastern approach to the town.

- 7.21 The proposed extension to create the retail shop is a relatively low height structure at approx. 4.5m to the roof ridge (3m to the eaves) and it would be set back behind the façade of the public house building and sited on land partly occupied by an existing toilet block. The orientation of the proposed extension along a north-south axis has the effect of disguising the approx. 22m width of its façade in public views. In views from the east the vast majority of the structure would be screened, or at least filtered, by the boundary planting and in views from the west it would be screened by the existing public house building and adjacent buildings.
- 7.22 The principle views of the proposed extension would therefore be from the roundabout (particularly on its northern approach) and from nearby footways, where the extension would appear as a genuinely subservient element to the public house that would neither dominate nor overwhelm the site. The proposed external colour finish of the render to the walls of the extension will relate well to the existing public house building, and the metal roof and grey coloured aluminium windows would give the extension a contemporary contrast to the existing Manchester Arms building.
- 7.23 The absence of window openings in the north elevation of the proposed extension to further enliven this elevation is a disappointing omission, but the recent introduction of a canopy to create a covered walkway supported by timber posts and enclosed by timber infill balustrade has added some visual interest to this elevation. The roof mounted air conditioning plant would be 'hidden' behind the roof parapets, which also has the benefit of attenuating noise.
- 7.24 Permitted development rights to block up windows/add film to windows on the northern elevation (the existing Manchester Arms building), alter the shop front and install grills and shutters will be removed in order to control any such alterations in the interests of visual amenity.
- 7.25 Overall, and subject to securing the precise materials/finishes of the extension, the proposed extension is not considered to cause undue harm to the character and appearance of the locality.
- 7.26 Aside from the design of the extension itself, the views of parked cars on the existing car park would be no different to the existing situation. Surface treatment of the outdoor areas of the site would comprise of black asphalt for the main car park, gravel surfaced overflow car park, a turfed area in the south east corner and block paving around to the front and side of the retail extension. The amount of hard landscaping is practical to the function of the retail use of the site although it would appear to be more extensive than is strictly necessary to provide adequate space for HCVs to turn within the site. The existing trees and planting around the east and southern boundaries would continue to provide a soft vegetated backdrop to the site.
- 7.27 Officers are exploring options to break up the extensive coverage of hard surfacing by securing a soft landscaping along the eastern boundary of car park to provide an attractive 'soft' planted margin. This will necessitate the reconfiguration of parking bays 21-26, to shift them away from the eastern boundary and it will have the benefits of

reducing conflict between parked vehicles and the overhanging Elm trees, and reducing the extent of hard surfacing within the root areas of these Elm Trees, which the tree officer advises will necessitate a form of 'no dig' construction to the car park to satisfactorily minimise harm to these trees. The suggested re-configuration of the car park, 'no dig' type construction, tree protection measures where necessary and soft landscaping can be secured by conditions and is not thought to adversely affect the 'swept path' of HCV's, which must turn within the site and exit in a forward gear. The applicant is considering the suggested revisions to the car park and members will be updated on this matter at or before the panel meeting.

- 7.28 It is noted that the adjacent Elm trees that overhang the car park are not growing within the application site, but they will require regular pruning as they do at present, which the landowner will be legally entitled to carry out.
- 7.29 At the request of officers, the applicant is agreeable to screen the existing electric substation by erecting a timber fence (if permitted to do so by the electricity supplier). Permitted development rights to the electricity supplier to erect and extend buildings such as the substation and to erect additional operational buildings within the curtilage of the shop will be removed to control the development in the interests of visual amenity.
- 7.30 The specification of the proposed outdoor lighting has the basis of an acceptable scheme, albeit the lighting units would be overly bright at 150 watts each and therefore lower wattage units (75-100 watts) would be sought along with details of the mounting heights for these lights.
- 7.31 Freestanding posts will be provided within the car park area for bat and bird boxes, providing ecological enhancement as agreed with the applicant.
- 7.32 Overall, the proposal is not considered to cause undue harm to the character and appearance of the locality and appropriate details would be secured by condition.

Neighbour amenity:

Impact of the proposed extension:

- 7.33 There are three residential properties that physically abut the application site; 'The Maltings' and 'Maltings Cottage' to the west and no. 23 Elsworth Close to the south. The amended site location plan shows the rear garden of 'The Maltings' as in the control of the applicant (edged blue on the drawing) and this has been confirmed by the occupier who reports that this land has been used as a garden to 'The Maltings' with the agreement of the owner of the public house. The legal boundary of the public house is therefore defined by the east facing wall of 'The Maltings'. The applicant's agent reports that the garden land will be transferred to 'The Maltings' upon the grant of planning permission, which means that the occupiers will gain a garden area.

- 7.34 The proposed extension to create the retail unit would be built approx. 1.5m from the rear garden fence of 'The Maltings' and approx. 5.5m from the rear (east facing) wall of the same house, where it would be sited in parallel to around half of the rear boundary of 'The Maltings'. The proposed extension, at 4.5m in height would notably change the outlook from the rear garden of 'The Maltings', but this impact is not considered to be oppressively overbearing given the height of the proposed extension and because only approximately half of the rear garden of 'The Maltings' would directly face the proposed extension.
- 7.35 Sunlight accessing the rear garden and rear facing ground floor rooms of 'The Maltings' would be not be harmfully blocked given the height of the proposed extension and this is indicated by the fact that the proposed extension would not conflict significantly with the BRE sunlight and daylight indicator tests. The proposed retail extension would be located sufficiently far from 'Maltings Cottage', which has a deep (approx. 20m) rear garden and no. 23 Elsworth Close, such that its physical presence would not adversely affect either property.
- 7.36 The pedestrian access to the first floor unit of living accommodation would need to be appropriately illuminated to provide safe and convenient access to and from the car park. The specification of the proposed outdoor lighting scheme is acceptable in principle and would not cause undue light spillage onto neighbouring properties.

Noise and disturbance:

- 7.37 The car park that would serve the proposed retail use has long served the public house, potentially relatively late into the evenings, albeit anecdotal evidence indicates that the public house has been operating relatively quietly over recent years, such that activity in the car park has been low and will almost certainly be increased by the proposed retail use.
- 7.38 The submitted acoustic assessment provides a commentary on all noise generating aspects of the proposed use (including the noise effects of deliveries of product, operation of fixed plant and the movements of vehicles, including HCV's). The acoustic assessment measured relatively high background noise levels, which is thought to reflect the traffic using the nearby roads and acceleration/de-acceleration of vehicles negotiation the two roundabouts close by. Set against the background noise levels, the acoustic assessment reaches the conclusion that the proposed use would not be unacceptably harmful to living conditions of local residents, provided the hours of trading and taking of deliveries is time limited and noise limits are imposed on the fixed plant.
- 7.39 The Environmental Health Officer concurs with the methodology and conclusions of the acoustic assessment report, including the recommended conditions, adding that the design of the roof, which screens the roof mounted fixed plant, should adequately control the lateral noise propagation from the roof mounted air conditioning units and the twin condenser units; noting that all except a single condenser unit are proposed for daytime operation only. The noise limits would be 40dB and 35dB as measured in free field conditions in external residential amenity space between 07:00 and 23:00hrs and 23:00 and 07:00hrs respectively.

- 7.40 The potential noise generated by vehicles moving across the gravel surfaced overflow car park has also been considered, but given that the existing car park is gravel surfaced (and the boundary treatment, including dense planting between it and the large garden of 'Malting Cottage' and 23 Elsworth Close, will provide some noise attenuation) the continued use of the car park to serve the retail use is not considered to generate unacceptable noise levels, especially when considered against the assessed background noise levels and as it currently serves the public house.
- 7.41 There would inevitably be some noise and disturbance generated by activity within the refuse storage areas to the south of the proposed extension and in close proximity to the rear gardens of 'The Maltings' and 'Maltings Cottage' (such as the loading of waste/recycling into wheeled bins and the movement of bins to and from a refuse freighter), but such activity would not be continuous and as such it would not cause significant harm to the amenities of neighbouring occupiers.
- 7.42 The specification of the proposed outdoor lighting scheme is acceptable in principle and would not cause undue light spillage onto neighbouring properties.
- 7.43 Overall, the Environmental Health Officer is satisfied that the development can be made acceptable in terms of noise impacts by the imposition of the conditions recommended in the acoustic assessment report; namely limiting the hours of trading and taking of deliveries (including newspapers) and imposing noise level limits (night and day) on the fixed plant.

Flood risk:

- 7.44 The Environment Agency has stipulated that a condition be imposed to require the proposed extension to have an internal floor level no lower than that of the existing shop. The drawings show a consistent floor level throughout and therefore such a condition can be complied with. The Environment Agency advises that the satisfactory disposal of surface water is the responsibility of the developer and the applicant's flood risk assessment states that a detailed drainage strategy to limit run-off to pre-development rates will be produced at the detailed design stage.
- 7.45 The NPPF, classes a shop as a 'Less vulnerable' use and compatible with the flood risk of the site (medium probability).

Other matters:

- 7.46 Objections to the proposal on the grounds of there being enough shops in the locality, that the proposal would harm existing business within the Town Centre, would conflict with policy, the loss of the public house, impact on highway safety (including the footpath and cycle route across the site frontage), on-site parking and turning, the adequacy of the drainage arrangements and the risk of flooding, whether the proposed landscaping is satisfactory, impact on trees and the impact on neighbour amenities are addressed above in detail.

- 7.47 There is no evidence to demonstrate that the proposal would cause significant air pollution nor is there any reason to explore this issue further. Standard procedures would be capable of being implemented to deal with any litter problems and the hours of use are not considered unacceptable for the reasons given above. There is no firm evidence that a well managed businesses should lead to antisocial behaviour problems in the locality. Concerns that permitting this development would set an inappropriate precedent are noted, but it is an accepted principle in planning that each proposal should be determined on its own merit.

Conclusion:

- 7.48 The proposed development is considered to be compliant with relevant national and local planning policy, and can therefore be approved as:

- the principle of the development is acceptable.
- the development can be made satisfactory in terms of highway and pedestrian safety.
- the design and landscaping are satisfactory and the character and appearance of the locality would not be significantly harmed.
- the amenities of neighbouring occupiers would not be detrimentally harmed.
- the health and well being of existing trees can be safeguarded.
- the proposal would not be subject to an unacceptable risk of flooding.

- 7.49 For these summary reasons the proposal is compliant with the National Planning Policy Framework 2012, policies H30, S2, S7, T18, T19, En18, En20, En25 and CS8 of the Huntingdonshire Local Plan 1995, policy CS1 and CS8 of the Huntingdonshire Core Strategy 2009, policies LP1, LP6, LP8, LP13, LP15, LP17, LP18, LP23 and LP29 of the Huntingdonshire Local Plan to 2036: Stage 3 (2013).

- 8. RECOMMENDATION - APPROVE** subject to resolution of the requested revised car park layout described in paragraph 7.27 and conditions to include:

- standard 3 years for implementation
- limit range of goods to convenience goods.
- Grampian condition for works in the highway.
- limit trading and delivery hours as submitted.
- noise limit for fixed plant
- materials and finishes of the extension.
- external lighting scheme (as amended).
- provide ecological enhancement (bird/bat boxes).
- finished floor level to match public house.

- remove permitted development rights (alterations to shop and electricity infrastructure).
- hard and soft landscaping, including maintenance of planting.
- reconfigured car park layout.
- tree protection measures
- provision, marking out and retention of car park and cycle racks to serve the use.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.


CONTACT OFFICER:

Enquiries about this report to **Mr Gavin Sylvester Assistant Development Management Officer 01480 387070**

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|-----------------------------|---|---|------------|---|
| <p>1300795 05.06.13</p> | <p>Uavend LLP Mr D Pickford Pegasus Group 5 The Priory Old London Road Canwell Sutton Coldfield B75 5SH</p> | <p>New extension for retail purposes and associated works The Manchester Arms 138 Needingworth Road St Ives</p> | <p>FUL</p> | <p>Recommend Refusal</p> <ul style="list-style-type: none"> • Current local plan does not include any new retail development outside the town centre – except at St Ives West • The report failed to mention the existing food supermarket, part of the petrol station, on the opposite side of the road, so the proposal offers no benefit • There were concerns that there would be negative impact on the town centre shops • Traffic on/close to a busy double roundabout was a concern • Traffic would impact on the cycle path and it was noted that there had been accidents there • It was noted the Town Team economy group was opposed • It was noted that the lorry turning space encompassed the disabled parking space and was not acceptable • Any development would need to be signed off by the environment agency re flood risk |
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store address
THE MANCHESTER ARMS
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St Ives,
Cambridgeshire
PE27 5LB

drawing title
Existing
Site Plan

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FOR APPROVAL

HARD LANDSCAPING SPECIFICATION

Heavy Duty Road Way / Parking
 Areas indicated thus represents the following road construction:
 150mm base course laid on 300mm D10 type 1 road base
 803 fence. Casagrad 530 on top of term. 1000 membranes. All as per detailing below.

Tactile Paving
 Areas indicated represents the following paving:
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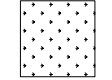
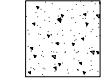
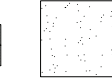
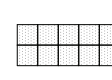
GF - Gravel Finish
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 803 fence. Casagrad 530 on top of term. 1000 membranes. All as per detailing below.

White Lining
 Areas indicated thus represents the following road construction:
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Block Paving
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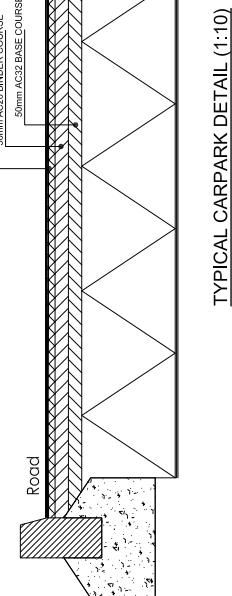
TS - Turfing / Seeding
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 803 fence. Casagrad 530 on top of term. 1000 membranes. All as per detailing below.



SOFT LANDSCAPING SPECIFICATION

CAR PARK LIGHTING SPECIFICATION

3No. External Car Park Lights
 Manufacturer: Philips Lighting
 Model: 66583 FS 1x30W 1500K GP P1
 Light Source: 30W 1500K 15%
 Beam Angle: 120°
 Mounting: 150mm dia
 Finish: White
 Height: 2000mm



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drawing no.: 12-0119 / P103 | revision: B

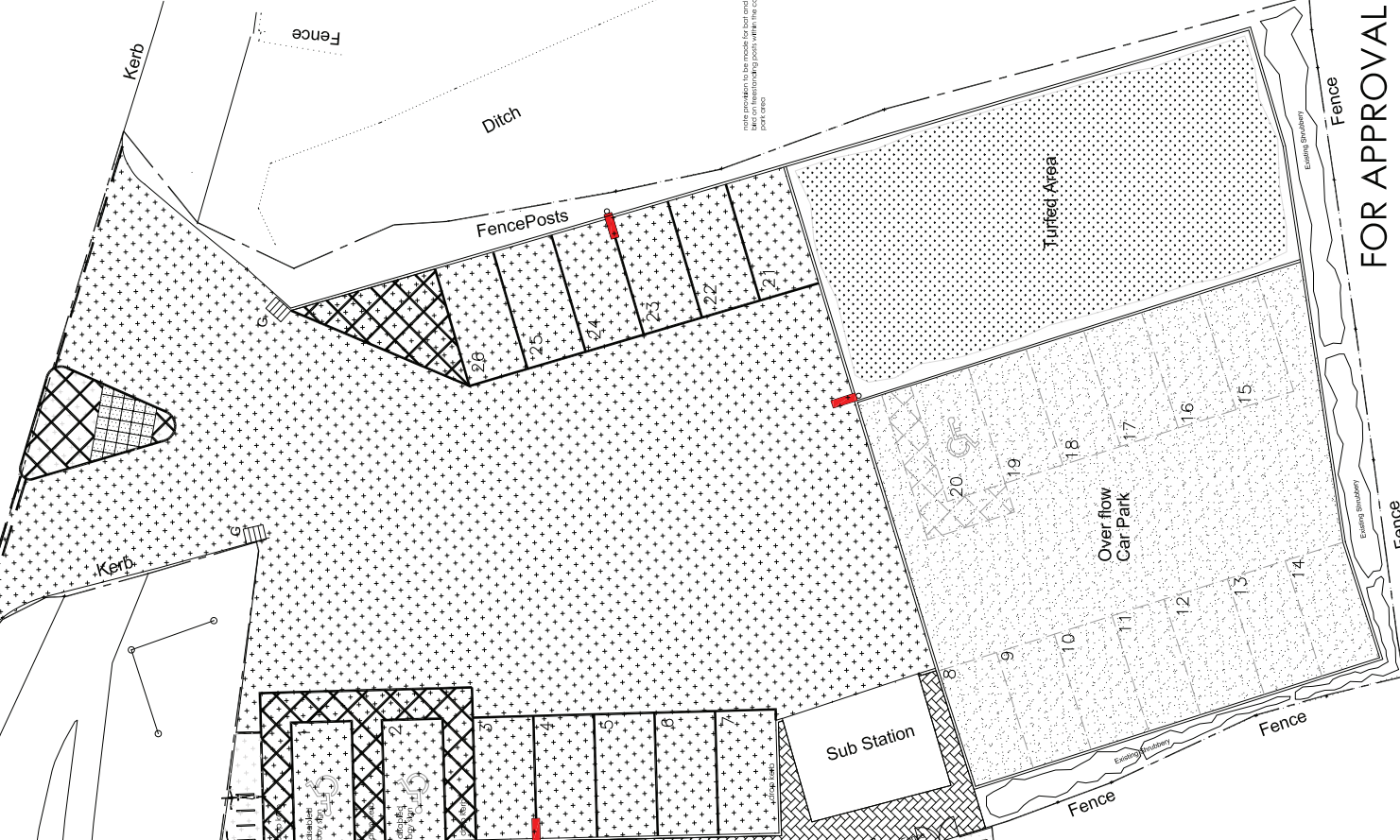
drawn by: [Name] | checked: [Name] | date: Feb 13

client: [Name] | scale: 1:100 @ A1 / 1:200 @ A3

date: 25.07.13 | description: Updated following planning comments

date: 25.04.13 | description: Updated plan following IP comments

floor house, side 7, 35 station lane, hornchurch, essex, rm12 6j | tel: 01709 223 4830 | fax: 01709 223 4830 | e: office@architects.co.uk | web: www.architects.co.uk



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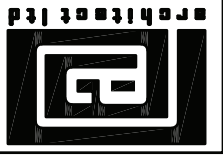
NOTES

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C 16.06.13 Shown Site Boundary Blue
B 06.06.13 Updated Site Boundary
A 25.04.13 Updated Site Boundary

REV

No. DATE DESCRIPTION



rip on house
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hornchurch
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web: www.architect.m.a.uk



Client

Uavend Ltd

Job Title

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St Lves, PE27 5LB

Drawing Title

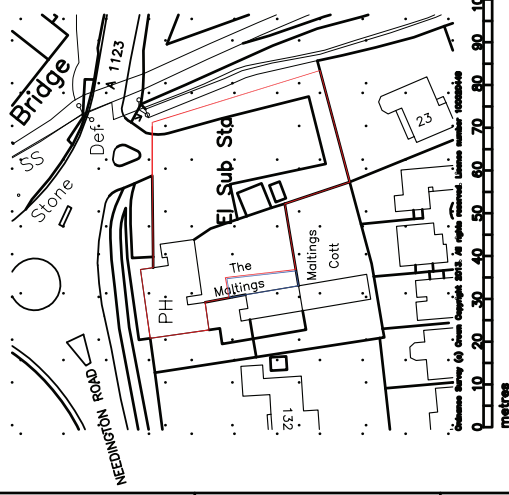
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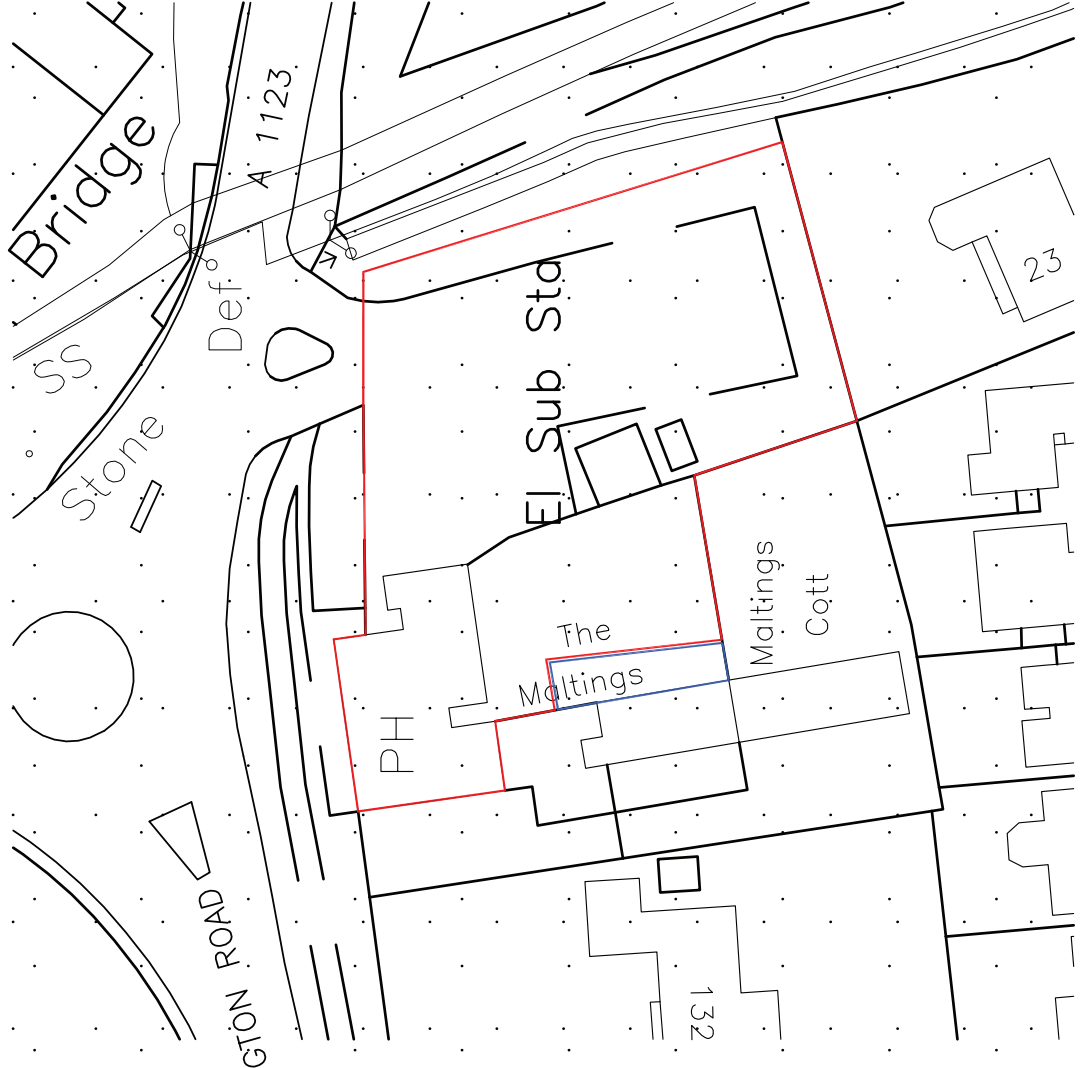
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Rev. C

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LOCATION PLAN 1:1250



SITE PLAN 1:500

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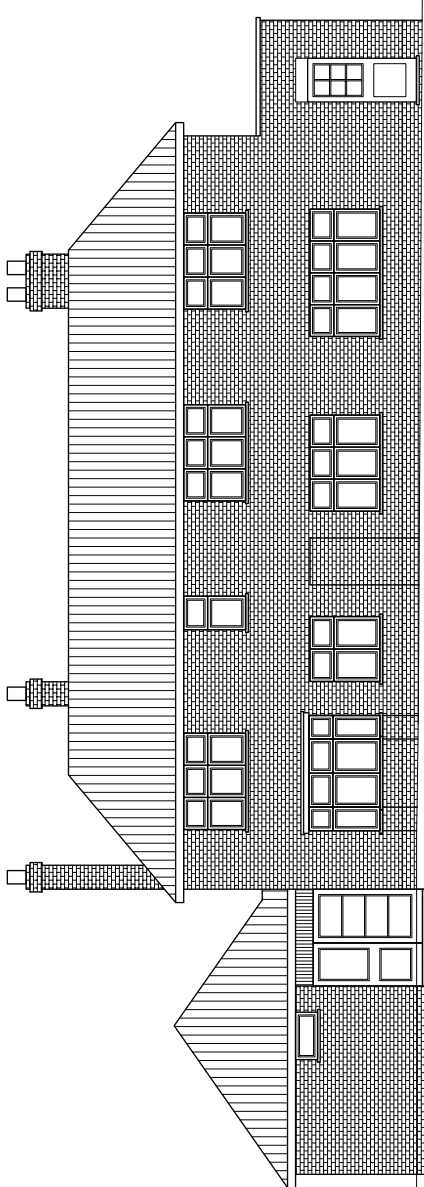
floor house, side 7
 35 station lane
 hornchurch
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 tel: 01709 223 4830
 fax: 01709 223 4830
 e: office@architects.co.uk
 web: www.architects.co.uk

store address
THE MANCHESTER ARMS
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 St Ives,
 Cambridgeshire
 PE27 5LB

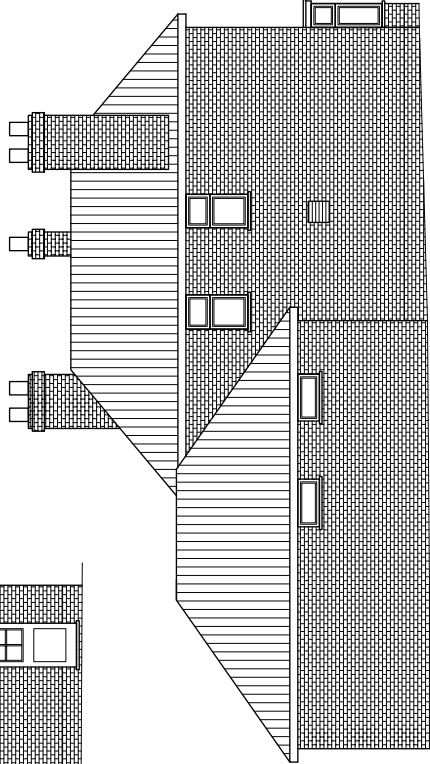
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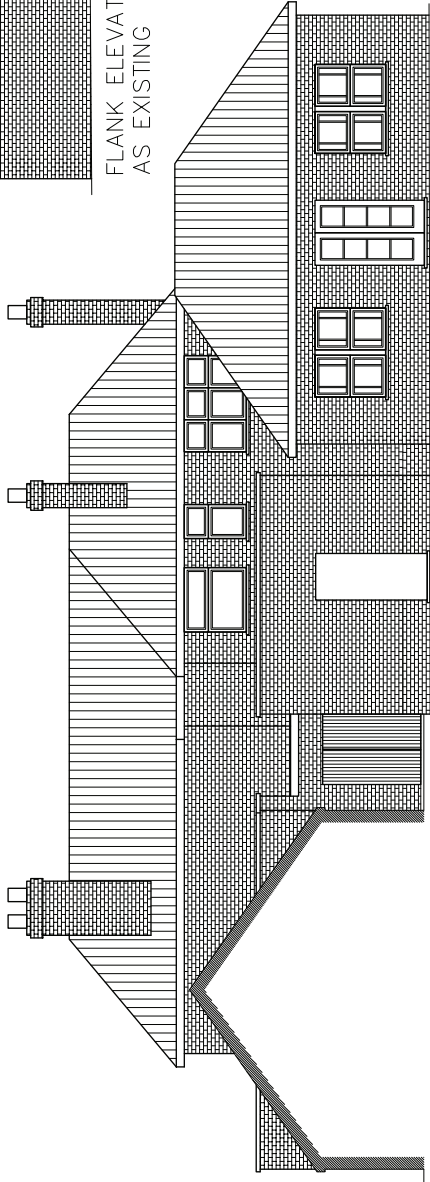
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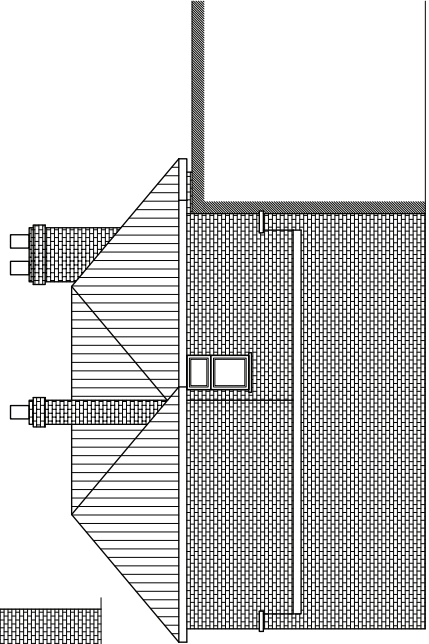
FRONT ELEVATION
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FLANK ELEVATION
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REAR ELEVATION
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FOR APPROVAL

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| A | 26.04.13 | Updated plan following IP comments |

floor house, side 7
 35 station lane
 hornchurch
 essex, rm12 6lj
 tel: 01709 223 4930
 fax: 01709 223 4930
 e: office@architects.uk
 web: www.architects.uk



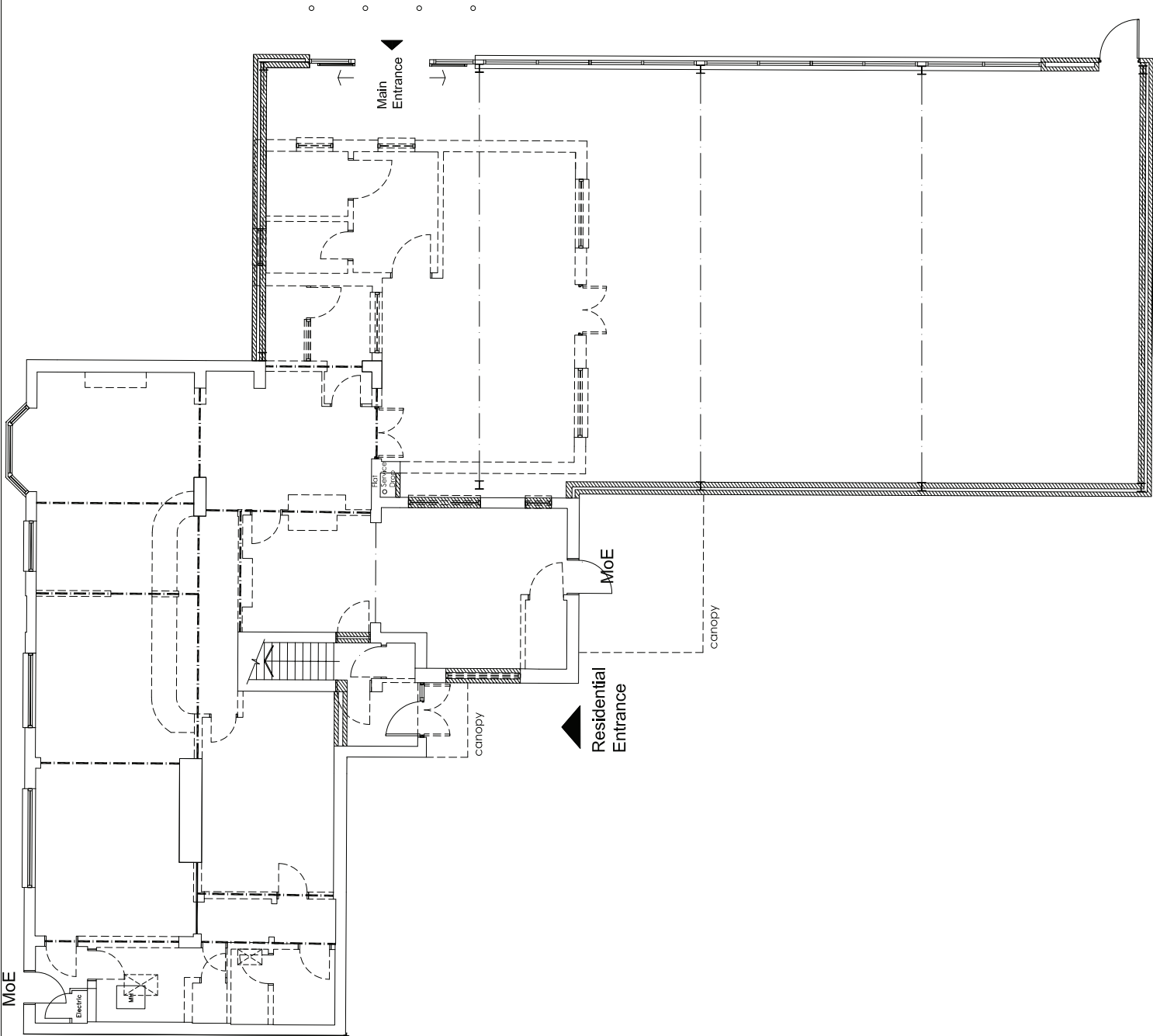
store address
THE MANCHESTER ARMS
 138 Needingworth Road,
 St Ives,
 Cambridgeshire
 PE27 5LB

drawing title
PROPOSED
 Ground Floor Plan

| drawn by | checked | date |
|----------|---------|--------|
| PGS | - | Feb 13 |

| store no. | scale |
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| 0000 | 1:50 @ A1 / 1:100 @ A3 |


| drawing no. | revision |
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| 12-0119 / P101 | A |



FOR APPROVAL

ALL DIMENSIONS TO BE CHECKED ON SITE.
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PURPOSES OF LOCAL AUTHORITY PLANNING.

| REV | DATE | DESCRIPTION |
|-----|----------|-------------------------------------|
| B | 23.07.13 | Updated following planning comments |
| A | 26.04.13 | Updated plan following IP comments |



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hornchurch
essex, rm12 6lj
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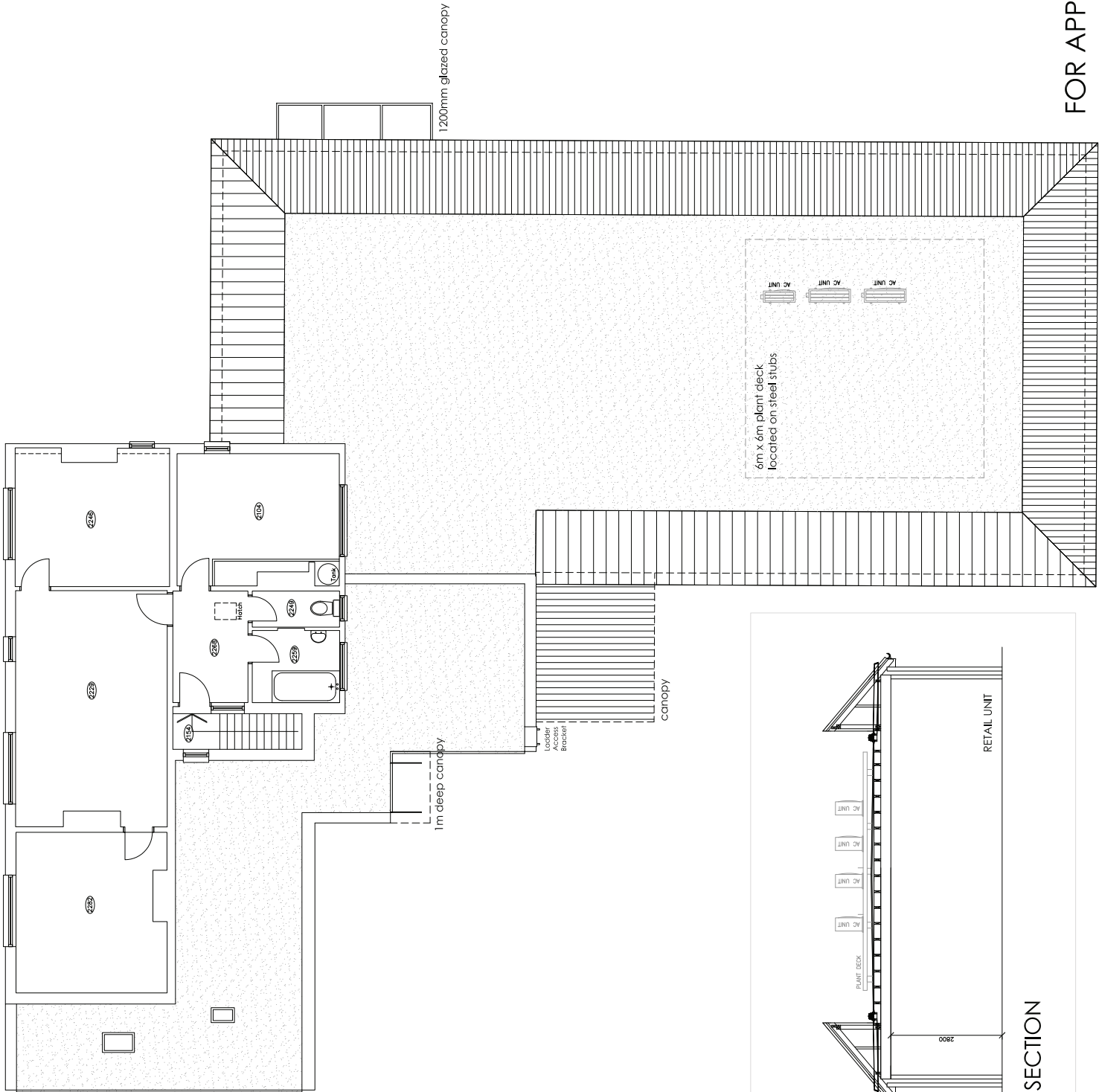
store address
THE MANCHESTER ARMS
136 Needingworth Road,
St Ives,
Cambridgeshire
PE27 5LB

drawing title
PROPOSED
First Floor & Roof Plan

| drawn by | checked | date |
|----------|---------|--------|
| PGS | - | Feb 13 |

| store no. | scale |
|-----------|------------------------|
| 0000 | 1:50 @ A1 / 1:100 @ A3 |


| drawing no. | revision |
|----------------|----------|
| 12-0119 / P102 | B |



FOR APPROVAL

ALL DIMENSIONS TO BE CHECKED ON SITE.
DO NOT SCALE FROM THIS DRAWING. EXCEPT FOR THE PURPOSES OF LOCAL AUTHORITY PLANNING.

| rev | date | description |
|-----|----------|-------------------------------------|
| C | 27.08.13 | roofing materials updated |
| B | 23.07.13 | Updated following planning comments |
| A | 26.04.13 | Updated plan following IP comments |



10th House, Suite 7
 35 Station Lane
 Horsham
 Essex, RM12 6JL
 Tel: 01323 810000
 Fax: 01323 439800
 e: office@architectshorsham.co.uk
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store address
THE MANCHESTER ARMS
 138 Needingworth Road,
 Stives,
 Cambridgeshire
 PE27 5LB

drawing title
PROPOSED
 Elevations

| drawn by | checked | date |
|----------|---------|--------|
| PGS | - | Feb 13 |

| store no. | scale |
|-----------|------------------------|
| 0000 | 1:50 @ A1 / 1:100 @ A3 |

| drawing no. | revision |
|----------------|----------|
| 12-0119 / PL04 | C |

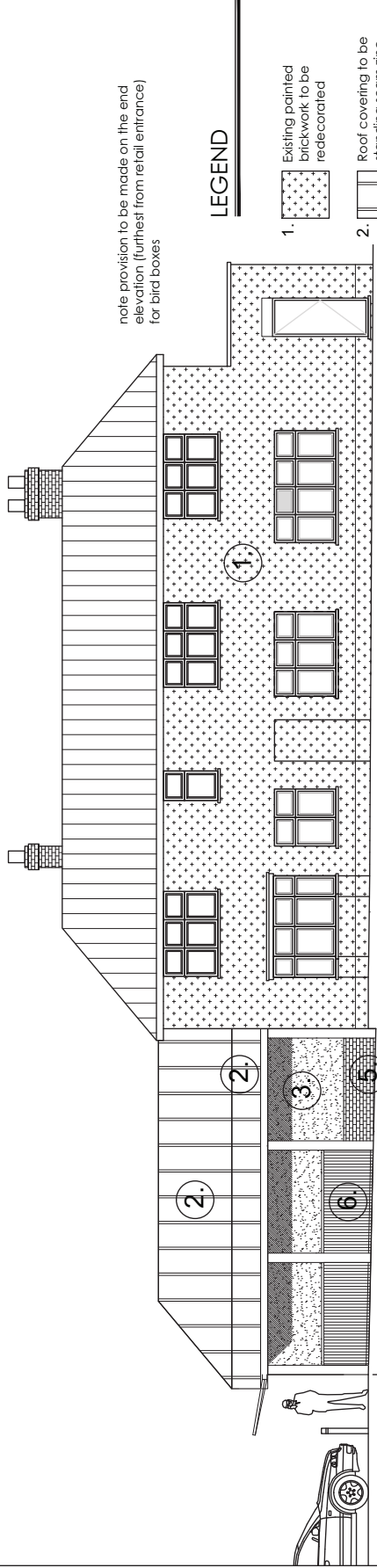
note provision to be made on the end elevation (furthest from retail entrance) for bird boxes

LEGEND

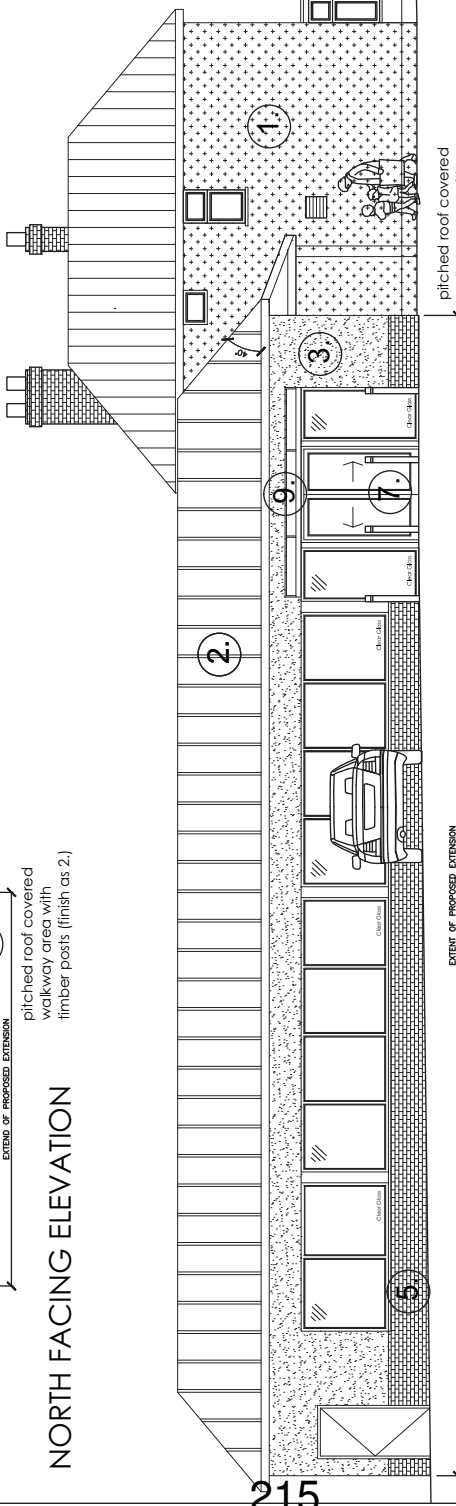
1. Existing painted brickwork to be redecorated
2. Roof covering to be standing seam zinc roofing
3. smooth textured, through colour sand cement render finish
4. Feature rebate formed in rendered finish in configuration shown
5. Yellow multi brick stall riser to extension (brickwork to be reclaimed from demolished structure)
6. low level timber infill to guide customers along walkway and to identify site demise
7. 4no. Autopla Ltd Steel Anti Ram Ballards 1000mm high and 114mm diameter with reflective strip

8. White aluminum canopy with polycarbonate roof sheets to be installed over rear MoE doorset
9. Mono pitch kensington canopy to be installed over main entrance
10. Glass and aluminum frame canopy to be installed over residential entrance doorset

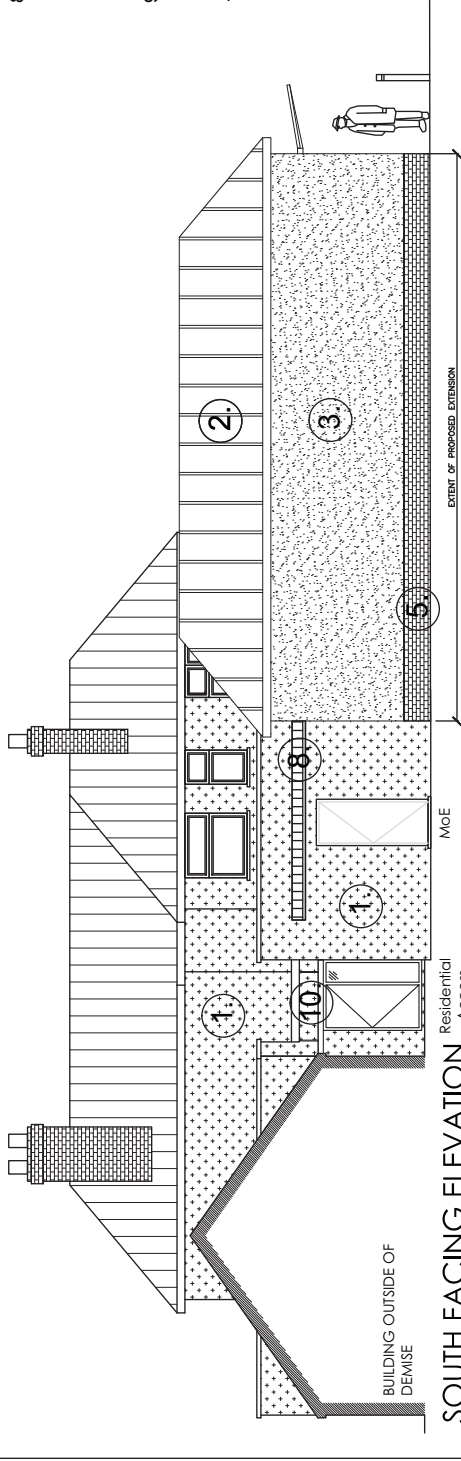
Note: Details of roof mounted mechanical plant will be covered under separate application by incoming tenant



NORTH FACING ELEVATION

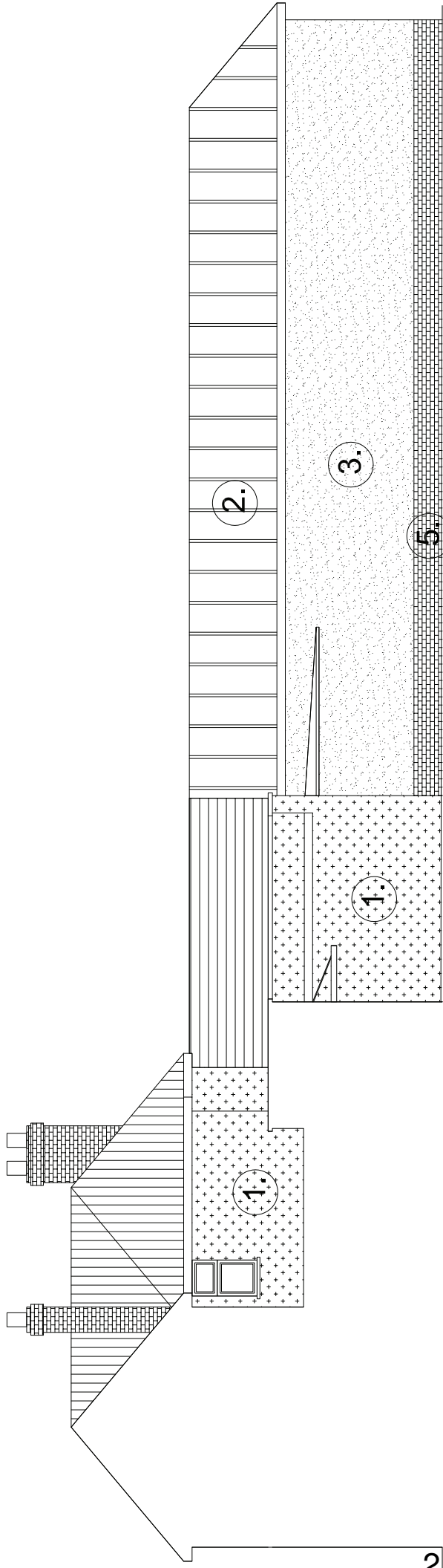


EAST FACING ELEVATION



SOUTH FACING ELEVATION

FOR APPROVAL



**WEST FACING ELEVATION
AS PROPOSED**

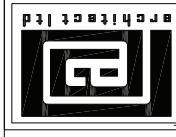
LEGEND

- 1. Existing painted brickwork to be redecorated
- 2. Roof covering to be standing seam zinc roofing
- 3. Render finish above brick stall riser to extension
- 5. Yellow multi brick stall riser to extension (brickwork to be reclaimed from demolished structure)

Note: Details of roof mounted mechanical plant will be covered under separate application by incoming Tenant

NOTES
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| REV No. | DATE | REMARKS |
|---------|----------|-----------------------------|
| A | 23.07.13 | roof plant removed GE |
| B | 28.08.13 | roofing material updated GE |

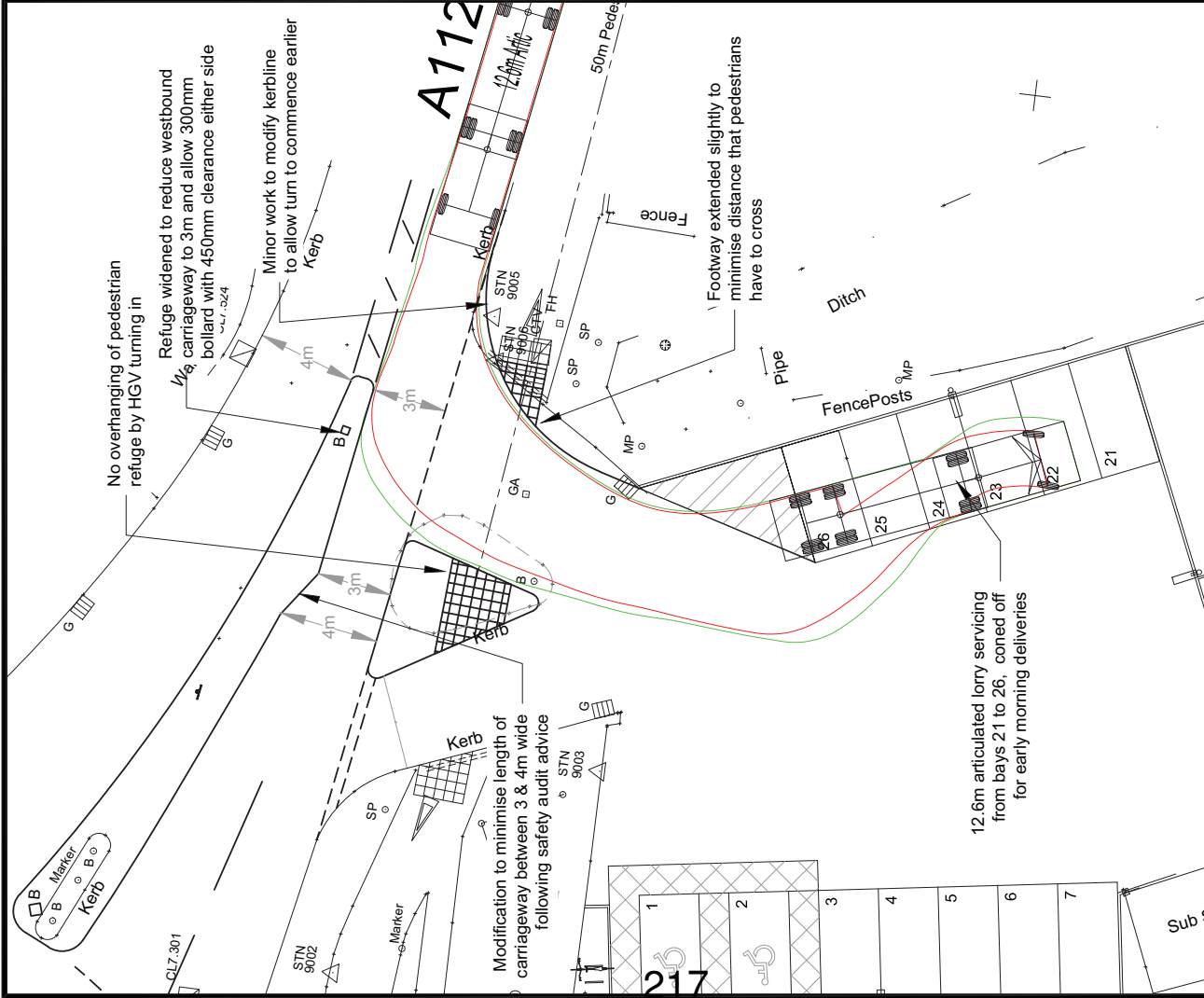
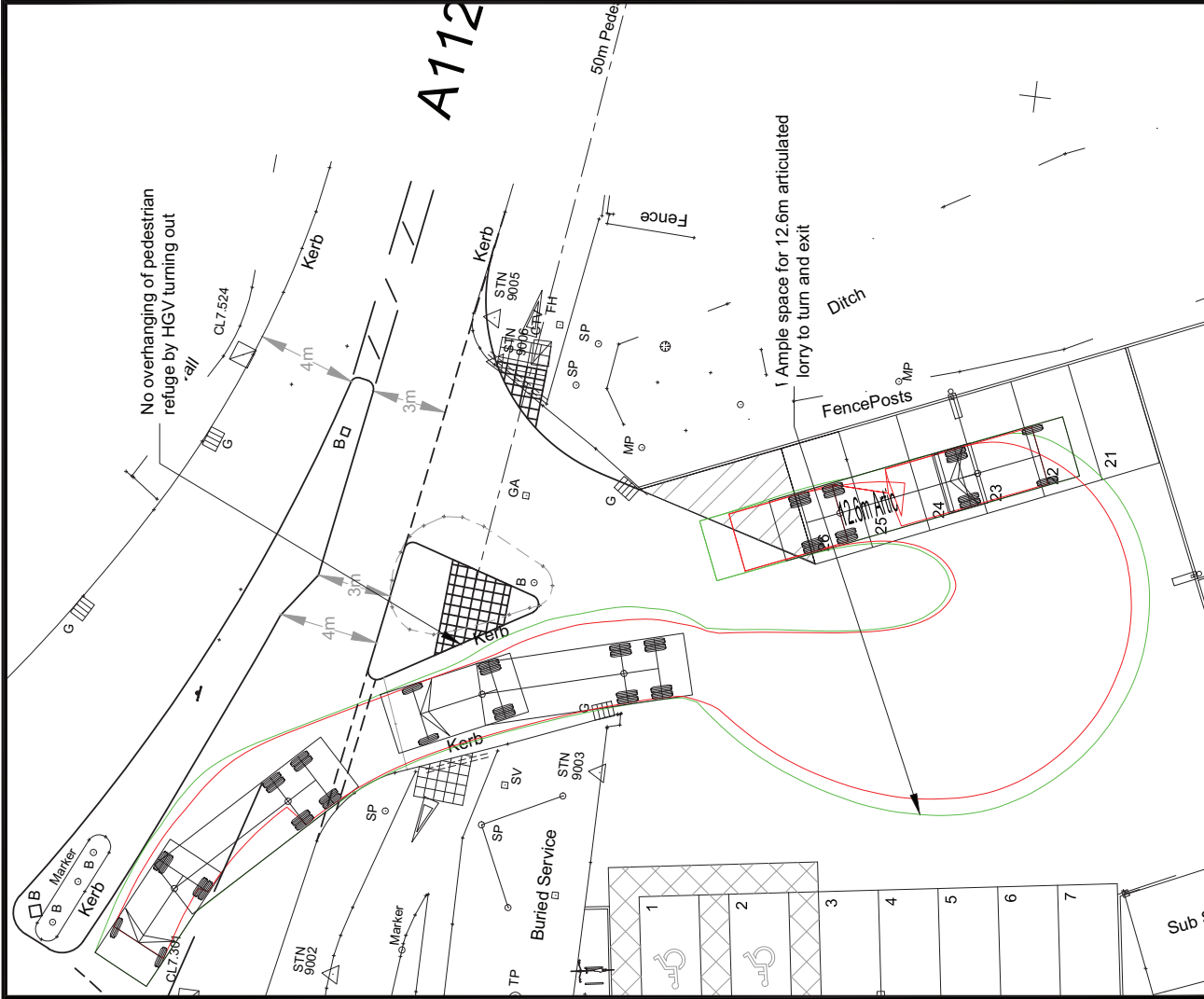


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Client
THE MANCHESTER ARMS
Job Title
138 Needingworth Road,
St Ives, Cambridgeshire

Drawing Title
PROPOSED
West Elevation
12.0119.

| | | | |
|-----------|-----------|------------|----|
| Scale | 1:50 @ A2 | Sheet size | A2 |
| Date | JUNE 13 | Drn. by | GE |
| Drng. No. | PL05 | Rev. | B |



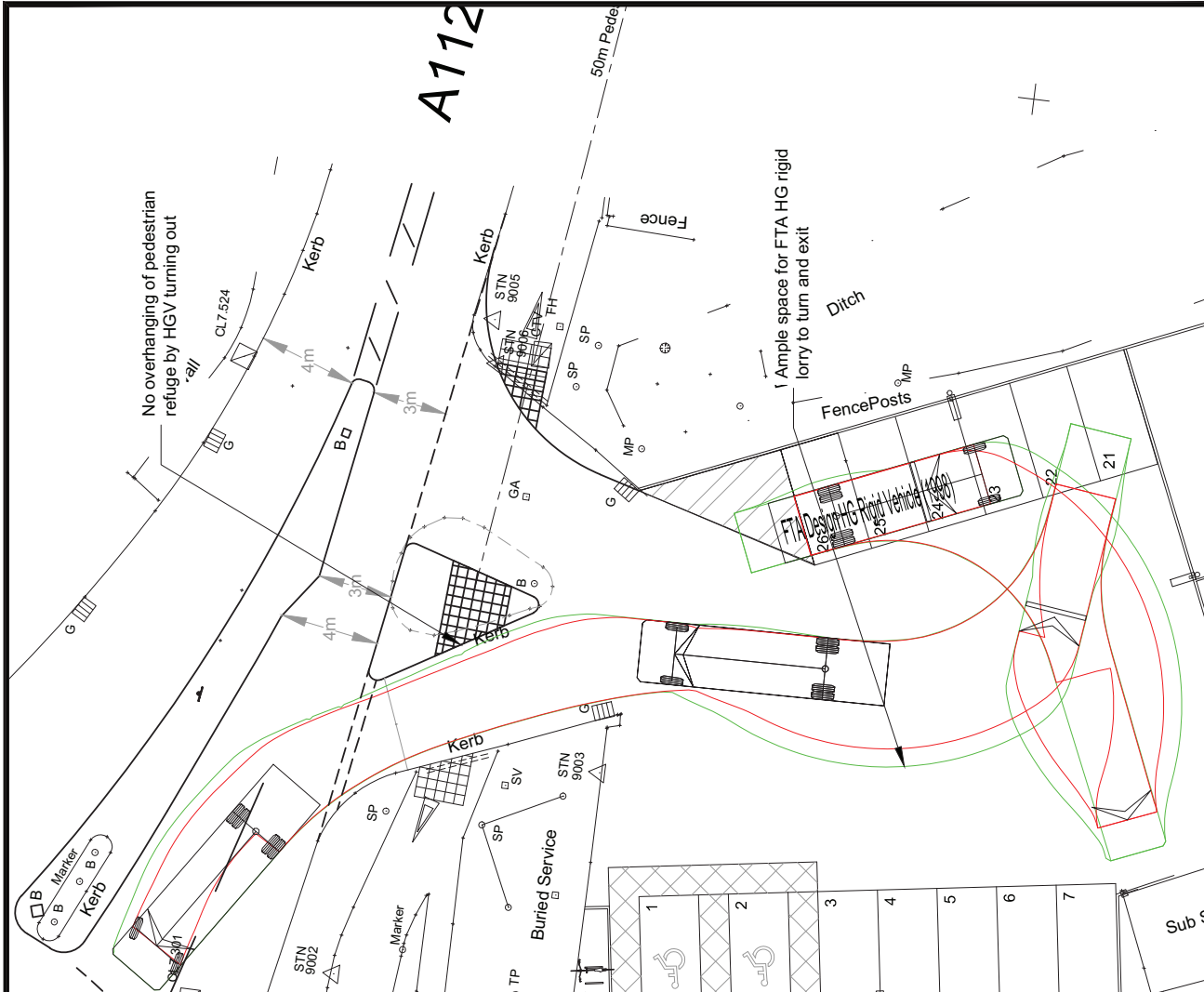
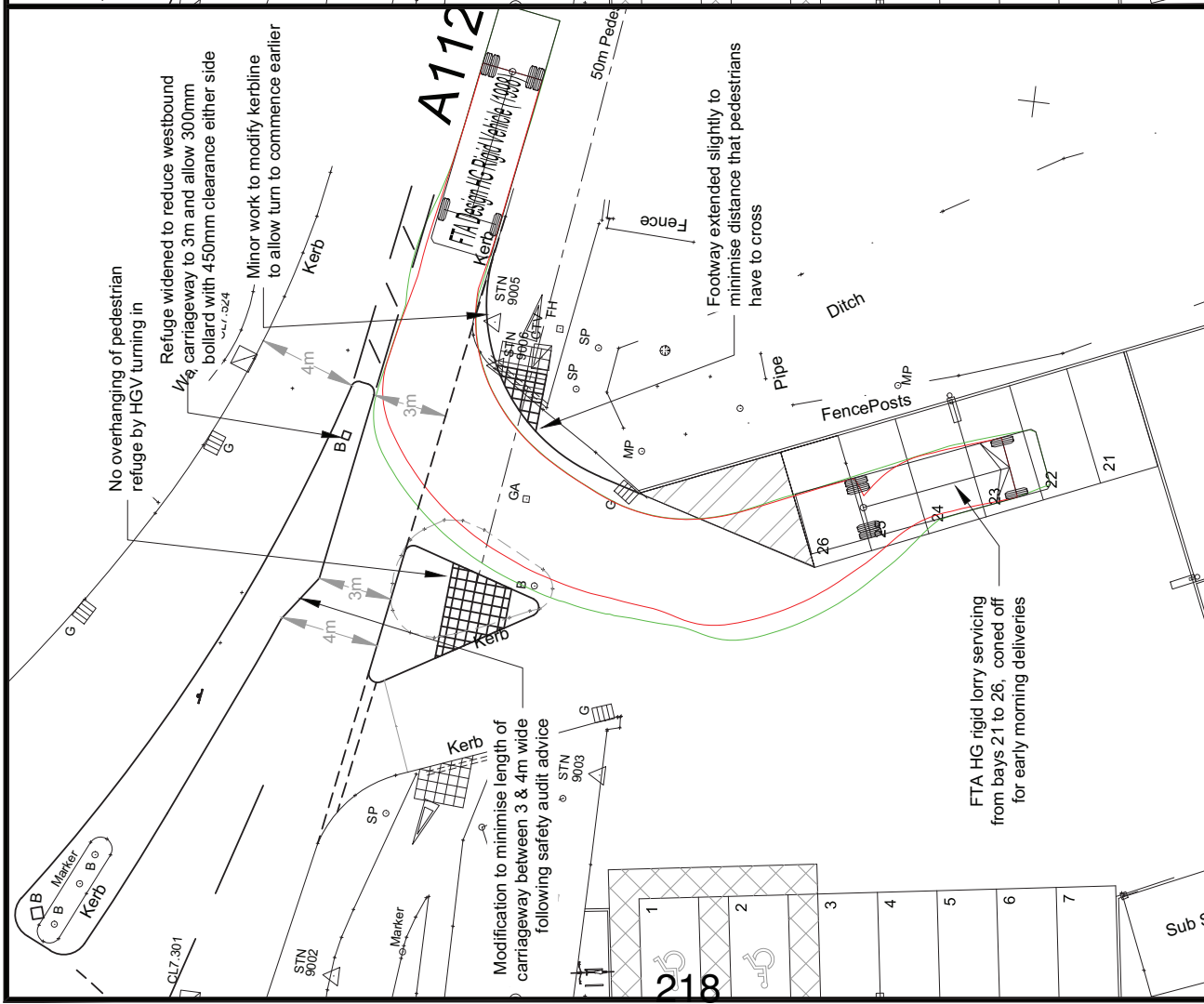
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| CAD FILE: Layout#5-1.dwg | DESIGN/DRAWN: PMIG | DATE: July 2013 |
| PROJECT NO: IMA-13-020 | DRAWING NO: IMA-13-020-009 | REV: B |

TITLE:
**Proposed Access with Minor Works to East
& 12.6m Articulated Lorry**

CLIENT:
Javend LLP

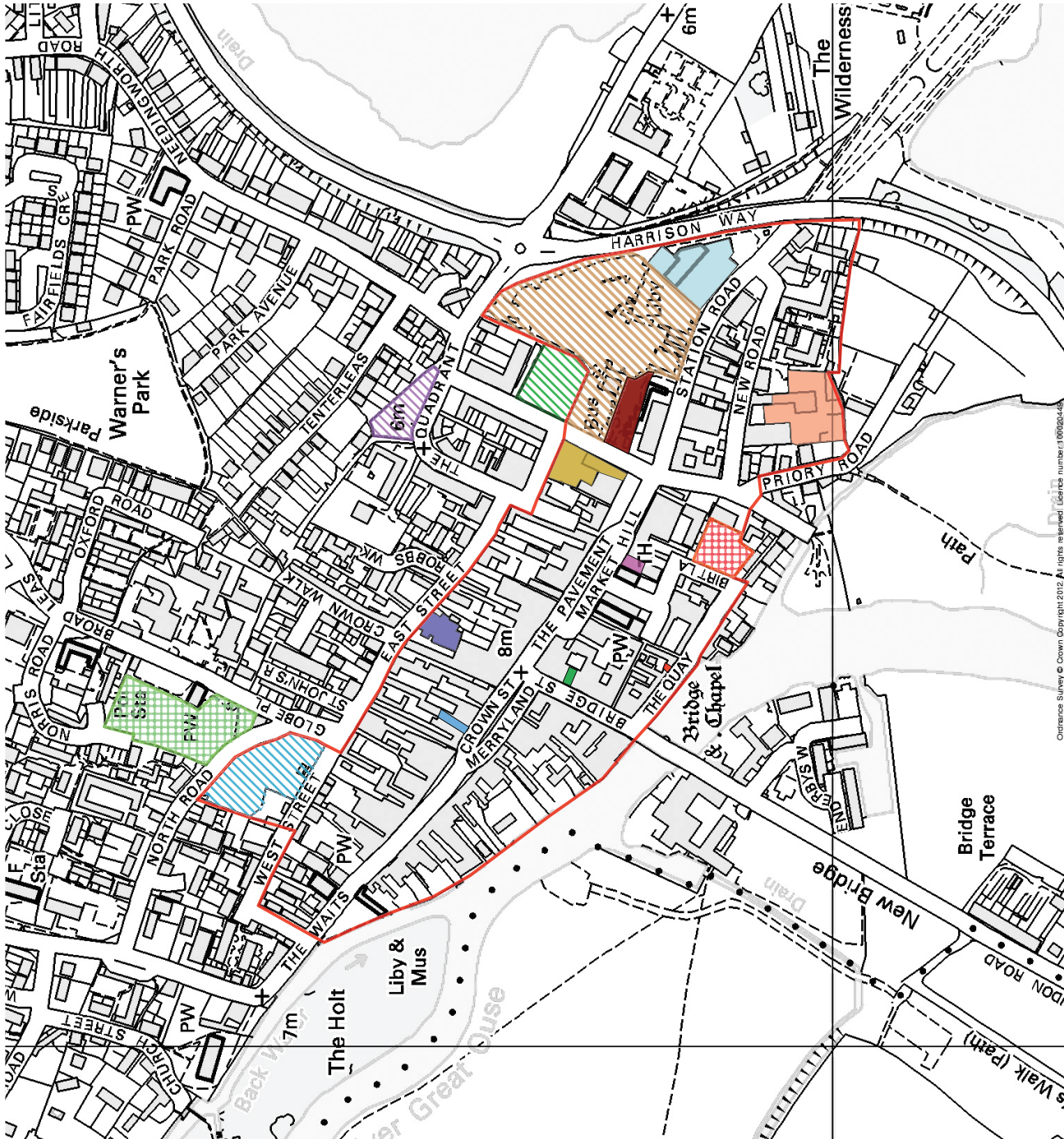
PROJECT:
**Manchester Arms Redevelopment
St Ives, Huntingdonshire**

IM A TRANSPORT PLANNING
11 KINGSMEAD SQUARE
BATH BA1 2AB
T:01225 444 011
F:01225 444 055
e:bath@ima.tp.com



| | | | | | |
|--|--|---|--|---|----------------------------------|
| | CLIENT: Uavend LLP PROJECT: Manchester Arms Redevelopment St Ives, Huntingdonshire | TITLE: Proposed Access with Minor Works to East & FTA HG Rigid Lorry | SCALE & SIZE: 1:200@A3 CAD FILE: Layout#5-1.dwg PROJECT NO: IMA-13-020 DRAWING NO: IMA-13-020-010 | CHECKED: [] DESIGN/DRAWN: PMIG DATE: July 2013 | APPROVED: [] DATE: July 2013 |
| | TRANSPORT PLANNING 11 KINGSMEAD SQUARE BATH BA1 2AB T:01225 444 011 F:01225 444 055 e:bath@ima.tp.com | REVISIONS: [] | REC: [] | IMA-13-020-010 | IMA-13-020-010 |

GREEN PAPERS FOLLOW



KEY

St Ives Town Centre Boundary



Sites and Buildings in Town Centre

Site under construction
- not available



8-9 Market Hill
- Vacant and available
- 7464 sq ft on two floors



7-9 Bridge Street
- Vacant and available
- 1162 sq ft



6 The Quay
- Vacant office
- 1284 sq ft
- 1st floor



5 Crown Street
- Vacant office
- 3038 sq ft
- 3 units
- under offer



Key Town Centre Uses

Waitrose food store and library



Main Cattle Market/
Waitrose car park



Bus station



Budgens store and service yard



Private car park (in use)



Globe long stay car park



Open green space with the Cloisters



Sites outside Town Centre



Landscaped open space with mature trees



The Quadrant car park



Broad Leow Cemetery



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TABLE A – Possible Development Opportunities

| Existing Uses | Status | Comments | Availability |
|-------------------------------------|--|---|---|
| Cattle market car park | Open land used for public parking. | Cattle market provides the major car parking for both the Waitrose/library and the eastern end of the town centre. It is heavily used during shopping hours and even more so on market days. | Crucial to continued viability and vitality of the town centre being the principle source of public car parking. Not suitable and not available. |
| Globe car park | Open land used for public parking. | Globe car park provides short and long stay parking at the western end of the town centre. | Not suitable and not available. |
| The Quadrant | Open land used for public parking. | The quadrant provides long stay parking to the north of the centre. It is heavily used particularly on market days. | Not suitable and not available. |
| Private car park – East Street | Open land to the rear of buildings fronting Crown Street/the Pavement. | The site is in private ownership. It provides the only private car parking/servicing available to units on the north side on Crown Street/the Pavement. Constrained through built up development on three sides. | Land is necessary to provide off-street parking and servicing for units fronting Crown Street/the Pavement. In private ownership. Not suitable and not available. |
| Bus Station | Open land plus associated structures used as bus terminus. | This provides the principle drop off point for buses in the town centre. It is served by all routes. As a consequence it is busy at all times of the day. It also includes facilities for passengers waiting for buses. | A key town centre use in bringing customers without access to the private car. Not suitable and not available. |
| Landscaped space off Cromwell Place | Green space containing mature trees seemingly in private ownership. | This land provides the principle area of green space immediately adjacent to the town centre. It is | Significantly constrained through mature trees and through its |

| | | | |
|----------------------------|---|---|---|
| | | significantly constrained by mature trees on all four boundaries. As such it is a significant amenity to the town centre in providing views of green space and mature trees within an historic setting. | amenity value. In private ownership. Not suitable and not available. |
| Waitrose and Library | Existing purpose built Waitrose food store, library and three other retail units. | Waitrose is in operation and is likely to be overtrading in comparison with company averages. Library and other retail units all occupied. Waitrose store provides the principle convenience anchor in St Ives Town Centre. It is a key element in the continued viability and vitality of the town centre. The library consists of one of the principle community facilities within the town centre. | The store and library are key elements in the continued vitality and viability of the centre. Not suitable and not available. |
| Budgens Store, Market Hill | This site provides the other convenience outlet within the town centre. It is well used by both visitors and for top-up shopping. | The premise is in use and trading well. It is located in a key position adjacent to the principle core of the town centre formed by the pavement/Market Hill/Bridge Street. Does not have its own parking area but is immediately adjacent to the main public car park. | The store is occupied and trading well. It provides a key part of the convenience offer in the town centre. Not available. |

5.4 It can be seen from above that the town centre contains a number of key uses which contribute significantly towards its vitality and viability. This includes the three areas of public car parking all of which are in significant demand throughout shopping hours. Some areas of car parking (The Globe and The Quadrant) also provide long stay parking needed to accommodate employees based in the town centre. The availability of this area of car parking is fundamental to the continued viability and vitality of the town centre. It is also likely to provide a

key income stream to the District Council which would be lost if redeveloped. However the key overriding requirement is for the parking areas to be maintained to support the existing uses within the centre.

- 5.5 There is limited private car parking and servicing available in the centre. One area south of East Street provides some parking and servicing for commercial premises fronting to the south. This area of land has significant constraints due to the presence of built development, with some acknowledged historic interest, on all three sides. The site is in private ownership and actively utilised. It is of insufficient size to accommodate the size of convenience store proposed at the Manchester Arms. Consequently this site is not suitable or available.
- 5.6 The area of open space east of Cromwell Place provides the main area of green amenity land within the town centre. It is located outside of the town centre boundary and contains a number of mature and attractive trees. As a consequence this site is not being capable of accommodating the convenience store envisaged at the Manchester Arms without significantly impacting upon its clear amenity value. The land also appears in private ownership. It is neither suitable nor available.
- 5.7 The following table specifically considers buildings in the town centre which are currently available. The analysis considers their size, type and format in connection with their potential to be used as a convenience food store of a similar type to the Manchester Arms proposal.

| Existing Uses | Status | Comments | Availability |
|-------------------------------|--|---|---------------------------------|
| Land off Priory Road/New Road | Site under construction | Not available as current construction site | Not available. |
| 5 Crown Street | Grade II Listed Building. Three floors providing in total 3038 sq.ft. (282 sq.m) | A residential building which has been converted into three floors of offices. Located in a peripheral location on the Quay rather than the retail core. The format of the building, which is listed, does not allow for occupation for retail convenience store being multi-level and | Not suitable and not available. |

| | | | |
|---------------------|---|---|---|
| | | comprising of small rooms. In addition the property appears to be under offer. | |
| 7 – 9 Bridge Street | Vacant retail premises providing 1162 sq.ft. gross (108 sq.m). This includes all back of house and mess facilities. | The property whilst being in the retail core is severally constrained in terms of servicing and parking. Any servicing must take place on-street in Bridge Street. There is no parking available. The size of the buildings is significantly below the minimum requirement associated with the development at the Manchester Arms. | Unsuitable as too small and constrained. No parking or servicing. |
| 8 – 9 Market Hill | Vacant retail premises. It provides two floors of retailing including service area to rear. The building provides for 7464 sq.ft. (693 sq.m) over two floors, of which the first floor is larger than the ground. | The building is substantially larger than the floor space requirement associated with the Manchester Arms. Consequently substantial areas of the building would be vacant should a convenient outlet of the scale envisaged occupy the premises. This is likely to result in significant under utilisation and therefore would lack viability. In addition a convenience store located within the core of the town centre will clearly not be meeting need on the northern and eastern quadrants of the town. | Premises available but too large and therefore unlikely to be viable. Also the format of the building on two levels is unsuitable for a convenience retailer of this size who will require the sales floor to be at a single level. Unsuitable and unviable. |

5.8 Land off New Road, which is located within the town centre albeit not within an area where retail uses are situated, is now under construction. As a consequence of this development taking place, it is not available for the development of a convenience food store. In addition due to the constraints imposed by adjacent residential land uses, a convenience store on the site is likely to be significantly constrained in terms of opening hours, which would undermine one of the key

DEVELOPMENT MANAGEMENT PANEL

16 Sep 13

Case No: 1300937FUL (FULL PLANNING APPLICATION)

Proposal: PROPOSED TWO STOREY EXTENSION TO FRONT

Location: 8 EATON FORD GREEN EATON FORD PE19 7AF

Applicant: MR D PESCOD

Grid Ref: 517680 260095

Date of Registration: 13.06.2013

Parish: ST NEOTS

RECOMMENDATION - APPROVAL

1. DESCRIPTION OF SITE AND APPLICATION

1.1 This application relates to a commercial business located to the north of Eaton Ford Green. In 2005 the premises gained planning permission for change of use from a residential property to office use. The building is modern, constructed of red brick under a brown pantiled roof, with white uPVC fenestration and has parking for 2 vehicles forward of the building. To the west stands a residential dwelling. To the east and north are commercial buildings and beyond those lie residential dwellings fronting St. Neots Road. To the south is the public highway, and beyond that Eaton Ford Green. This site is in the St. Neots Conservation Area.

1.2 The proposal is for a 2 storey extension to the front of the building, approximately 2.9m in depth to provide extra office space. The applicant has confirmed that this increase in space is to provide more space for existing staff, rather than increase staff numbers. The applicant is also proposing to replace the loss of 2 parking spaces with provision for 4 cycle parking spaces. A single high level, ground floor window is proposed on the western elevation of the existing building and rooflights are proposed on the front elevation of the existing building and on the side elevations of the extension.

2. NATIONAL GUIDANCE

2.1 The National Planning Policy Framework (2012) sets out the three dimensions to sustainable development - an economic role, a social role and an environmental role - and outlines the presumption in favour of sustainable development. Under the heading of Delivering Sustainable Development, the Framework sets out the Government's planning policies for : building a strong, competitive economy; ensuring the vitality of town centres; supporting a prosperous rural economy; promoting sustainable transport; supporting high quality communications infrastructure; delivering a wide choice of high quality homes; requiring good design; promoting healthy communities; protecting Green Belt land; meeting the challenge of climate change, flooding and coastal change; conserving and

enhancing the natural environment; conserving and enhancing the historic environment; and facilitating the sustainable use of minerals.

For full details visit the government website <https://www.gov.uk/government/organisations/department-for-communities-and-local-government>

3. PLANNING POLICIES

3.1 Saved policies from the Huntingdonshire Local Plan (1995) En5: “Conservation Area Character” - development within or directly affecting conservation areas will be required to preserve or enhance their character and appearance

- **En6:** “Design standards in Conservation Areas” – in conservation areas, the District Council will require high standards of design with careful consideration being given to the scale and form of development in the area and to the use of sympathetic materials of appropriate colour and texture.
- **En9-** “Conservation Areas” - development should not impair open spaces, trees, street scenes and views into and out of Conservation Areas.
- **En25:** "General Design Criteria" - indicates that the District Council will expect new development to respect the scale, form, materials and design of established buildings in the locality and make adequate provision for landscaping and amenity areas.
- **E7:** “Small Businesses” will normally be supported subject to environmental and traffic considerations.
- **CS9:** “Flood water management” – the District Council will normally refuse development proposals that prejudice schemes for flood water management.

3.2 Saved policies from the Huntingdonshire Local Plan Alterations (2002)

- Not relevant.

3.3 Adopted Huntingdonshire Local Development Framework Core Strategy (2009)

- **CS1:** “Sustainable development in Huntingdonshire” – all developments will contribute to the pursuit of sustainable development, having regard to social, environmental and economic issues. All aspects will be considered including design, implementation and function of development. Including reducing water consumption and wastage, minimising impact on water resources and water quality and managing flood risk.

3.4 Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013)

- **Policy LP 1** ‘Strategy and principles for development’ - The Council will support proposals which contribute to the delivery of new housing, economic growth and diversification and

infrastructure provision through the following development strategy:

Development proposals will be expected to:

- a. prioritise the use of previously developed land in accessible locations;
- b. contribute to the creation or maintenance of mixed and socially inclusive communities by integrating development of homes, jobs, services and facilities;
- c. make efficient use of land, buildings and infrastructure within existing settlements whilst preserving local character and distinctiveness;
- d. promote healthy, active lifestyles by protecting and enhancing green space, sport and recreation facilities
- e. maximise opportunities for use of public transport, walking and cycling;
- f. provide appropriate infrastructure to meet the needs generated by the proposed development;
- g. support the local economy by providing a mix of employment opportunities suitable for local people;
- h. minimise greenhouse gas emissions, oxides of nitrogen, fine particles and other forms of pollution;
- i. reduce water consumption and wastage, minimising the impact on water resources and quality and managing flood risk; and
- j. protect and enhance the historic environment and the range and vitality of characteristic landscapes, habitats and species.

- **Policy LP 6 'Flood Risk and Water Management'**

Flood Risk

A proposal will be supported where:

- a. it is located in an area that is not at risk of flooding with reference to the Environment Agency flood risk maps and the Council's Strategic Flood Risk Assessment (SFRA), unless a Sequential Test, and if necessary an Exception Test, as set out in the NPPF's technical guidance on flood risk, proves the development is acceptable;
- b. suitable flood protection/ mitigation measures can be agreed as appropriate to the level and nature of flood risk and satisfactorily implemented and maintained; and
- c. there will be no increase in the risk of flooding for properties elsewhere, e.g. through a net increase in surface water run-off, or a reduction in the capacity of flood water storage areas, unless suitable compensation or mitigation measures exist or can be agreed, satisfactorily implemented and maintained.

- **Policy LP 13 'Quality of Design'** - A proposal will need to be designed to a high standard based on a thorough understanding of the site and its context.
- **Policy LP 15 'Ensuring a High Standard of Amenity'** - A proposal will be supported where a high standard of amenity is provided for existing and future users and residents of both the surroundings and the proposed development.
- **Policy LP 17 'Sustainable Travel'** - A proposal will be supported where it is demonstrated that:

- a. opportunities are maximised for the use of sustainable travel modes;
- b. traffic volumes can be accommodated and will not cause significant harm to the character of the surrounding area;
- c. any adverse effects of traffic movement to, from and within the site including the effect of car parking is minimised;
- d. a clear network of routes is provided that provides connectivity and enables ease of access, to, around and within the proposal and with the wider settlement for all potential users, including those with impaired mobility; and
- e. safe and convenient pedestrian and cycle routes, including links to new and existing services, facilities, footpaths, bridleways and the countryside are provided where appropriate and if possible formalised as rights-of-way.

- **Policy LP 18 ‘Parking Provision’** - A proposal will be supported where it incorporates appropriately designed vehicle and cycle parking with a clear justification for the level of provision proposed, having regard to:
 - a. the potential to increase the use of alternative transport modes including public transport, walking and cycling;
 - b. highway safety;
 - c. servicing requirements;
 - d. the needs of potential users; and
 - e. the amenity of occupiers of nearby properties
- **Policy LP 31 “Heritage Assets and their Settings”** A proposal which affects the special interest or significance of any heritage asset or its setting must demonstrate how it will conserve, and where appropriate enhance, the asset. Any harm must be fully justified and this harm will be weighed against the public benefit of the proposal. Substantial harm or loss will require exceptional justification. Harm to assets of the highest significance will require wholly exceptional justification.

3.5 Supplementary Planning Document: The Huntingdonshire Design Guide 2007.

Local policies are viewable at <https://www.huntingdonshire.gov.uk>

4. PLANNING HISTORY

- 4.1 0501674FUL – Change of use from residential to office use – permission granted.
- 4.2 0803383FUL – Erection of 2 storey office extension – permission granted.

5. CONSULTATIONS

- 5.1 **St. Neots Town Council – recommend refusal** [Copy attached]
- 5.2 Environment Agency – Awaiting response.
- 5.3 HDC Highways – No objection.

6. REPRESENTATIONS

- 6.1 1 letter of objection from a resident of Eaton Ford Green on the grounds of:
* Parking matters.
* Intrusive commercial use.

7. SUMMARY OF ISSUES

- 7.1 The application relates to an existing business in the built-up area of St. Neots in close proximity to car parks and the town centre. The NPPF advises support for economic growth. Policy E7 of the Huntingdonshire Local Plan 1995 advises support for the expansion of existing businesses subject to traffic and environmental growth. Policy LP1(g) of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) continues this thrust of guidance in also advising that there should be support for the local economy by providing a mix of employment opportunities suitable for local people. The expansion of this business in this location is acceptable in principle, subject to consideration of the impact on the amenity of neighbours, design and impact on the conservation area, flooding matters, and highway matters.

Impact on the amenity of neighbours:

- 7.2 The properties to the immediate east and north are in commercial use and also in the ownership of the applicant. They do not warrant further consideration under this point. To the south is the village green. The nearest residential property is to the west, No. 7 Eaton Ford Green. It is noted that that property has a garage on the ground floor, with a bedroom at 1st floor level nearest to the application site. It is not considered that the insertion of 1 high level window on the western elevation, and an extension to the front elevation of 8 Eaton Ford Green will be harmful to the amenity of those neighbours and therefore the proposal complies with policy LP15 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013)

Design and Impact on the Conservation Area:

- 7.3 The existing building is a modern building which fails to enhance the setting of the Conservation Area. The new extension has been designed to be subservient to the original building. The frontage of the building has been designed to be more traditional in appearance, with traditional fenestration at first floor and a shop-like entrance on the ground floor. It is considered that the design approach to the extension will improve the frontage of this building, and will enhance the conservation area. The removal of the car parking will allow for cycle parking and landscaping to the frontage, furthering the view that this proposal will enhance the conservation area. Subject to conditions relating to materials and details of the cycle racks and landscaping, this proposal accords with policies En5, En6, En9 and En25 of the Huntingdonshire Local Plan 1995, policy LP 31 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) and the Huntingdonshire Design Guide 2007.

Flooding Matters:

- 7.4 The applicant has submitted a Flood Risk Assessment which is under consideration by the Environment Agency at the time of writing this

report. The building lies in floodzone 2 and partly within floodzone 3. The NPPF Technical Guidance identifies buildings used for shops, financial, professional and other services as 'Less Vulnerable'. The NPPF Technical Guidance advises that these uses are considered appropriate uses in these zones.

Highway matters:

- 7.5 Concerns have been expressed by the Town Council and a local resident about the loss of on-site car parking and highway safety. Residents are concerned about parking on the road near the green. However, it is public highway and is not subject to parking restrictions. The public highway is the responsibility of Cambridgeshire County Council Highways Department.
- 7.6 The applicant has confirmed that there will be no increase in staff numbers, and that these changes will allow for a more commercial internal layout, and the loss of car parking will be replaced with on-site cycle parking. Currently users of those spaces have to reverse their vehicles out into the public highway, in close proximity to the roundabout with St. Neots Road, and the corner of Mill Hill Road. Having regard to the close proximity of this business to riverside car park and the town centre, it is not considered that a refusal of the scheme on the basis of the loss of 2 parking spaces would be a sustainable reason for refusal. The provision of cycle racks is welcomed, offering staff and customers who live locally a sustainable alternative to driving to work. It is considered that this proposal accords with policy LP17 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013)

Conclusion:

- 7.7 This proposal will improve the façade of the building, enhancing the appearance of the conservation area. The scheme will not be harmful to the amenity of neighbours, flooding matters (subject to the comments of the Environment Agency) or highway matters. This proposal accords with the NPPF, policies En5, En6, En9, En25 and E7 from the Huntingdonshire Local Plan 1995, Policy CS1 of the Local Development Framework Core Strategy 2009, Policies LP1, LP6, LP13, LP15, LP17, LP18 and LP31 from the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) and the Huntingdonshire Design Guide 2007.

If you would like a translation of this document, a large text version or an audio version, call 01480 388388 and we will try to accommodate your needs.

8. **RECOMMENDATION** - **APPROVE** subject to conditions to include the following:

02003 Time Limit (3yrs)

Nonstand Materials to be agreed

Nonstand Hard soft landscaping n cycle hoops

CONTACT OFFICER: Enquiries about this report to **Clara Kerr Development Management Officer 01480 388434**

St Neots Town Council
 Planning Applications to be Considered
 By the Planning Committee on Thursday 04 July 2013

| Plan No | Development, Location and Applicant | Town Council Recommendations |
|---------|--|--|
| 7 | <p>1300917FUL – 27 June 2013</p> <p>Proposal: Erection of two storey side extension following demolition of existing garage</p> <p>Location: 85 Milton Avenue, Eaton Ford, PE19 7LF</p> <p>Agent: JPT Design Consultants</p> | <p>Recommend APPROVAL</p> <p>Proposed by Cllr D Ruck Seconded by Cllr Usher Voting unanimous</p> |
| 8 | <p>1300937FUL- 27 June 2013</p> <p>Proposal: Proposed two storey extension to front</p> <p>Location: 8 Eaton Ford Green, Eaton Ford, PE19 7AF</p> <p>Agent: JLG Design</p> | <p>Recommend REFUSAL</p> <p>Voting unanimous</p> <p><u>Comment</u> – Inadequate parking, loading or turning leading to lack of highway safety</p> |
| 9 | <p>1300968FUL – 27 June 2013</p> <p>Single storey front extension</p> <p>58 Potton Road, Eynesbury, PE19 2NN</p> <p>Fitch Butterfield Associates</p> | <p>Recommend APPROVAL</p> <p>Proposed by Cllr Usher Seconded by Cllr A Ruck Voting unanimous</p> |

Development Management Panel



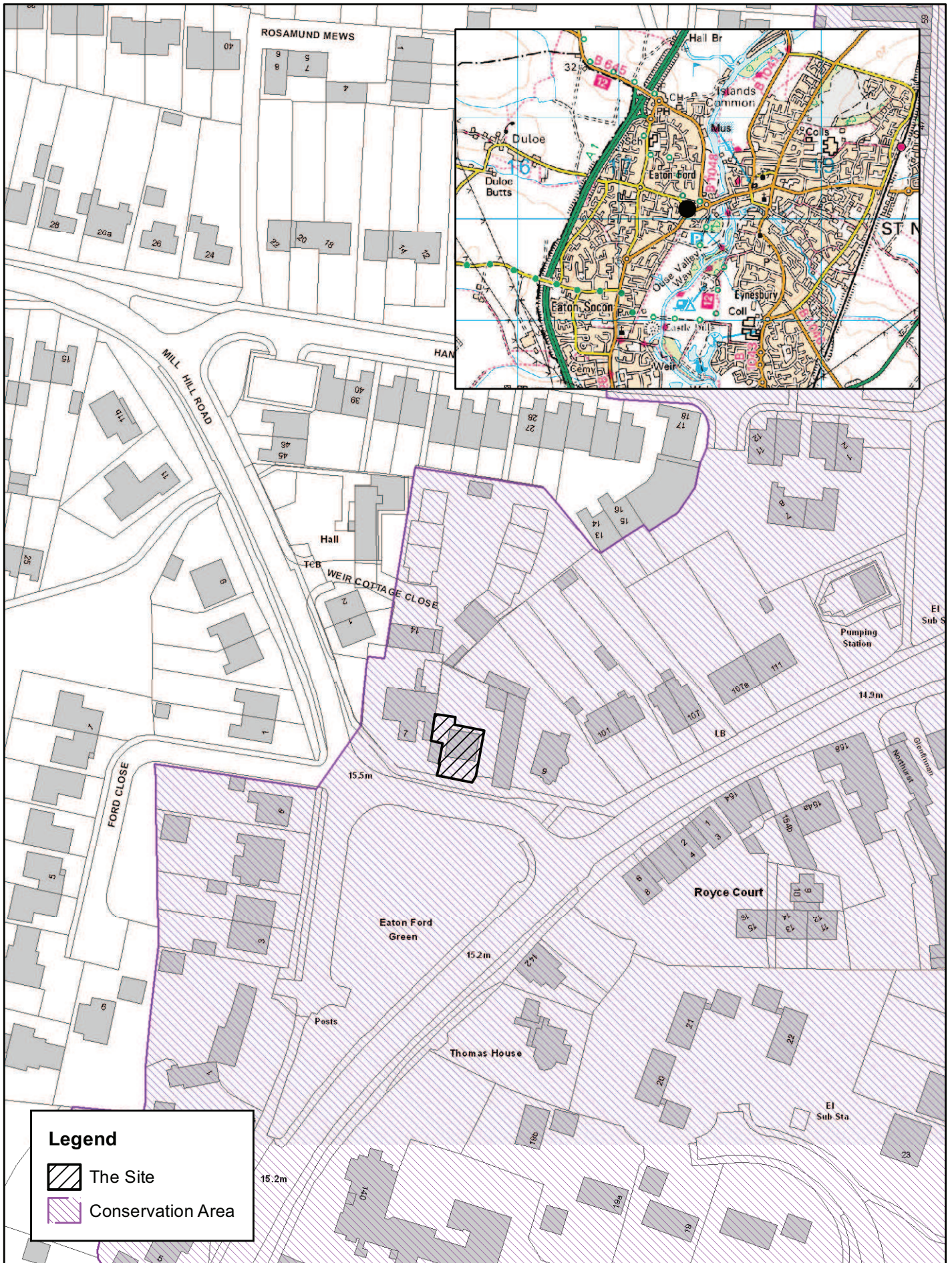
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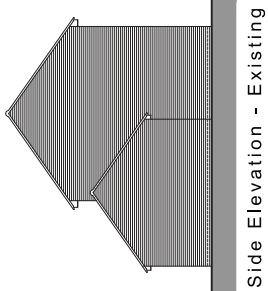
Application ref: 1300937FUL

Date Created: 27/08/2013

Location: St Neots

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Ordnance Survey HDC 10002322

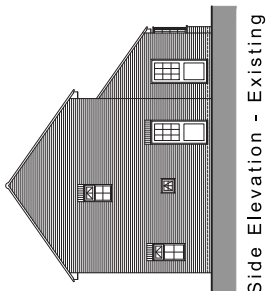




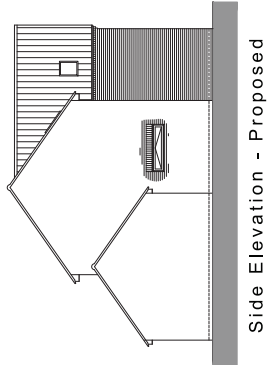
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Front Elevation - Existing



Side Elevation - Existing



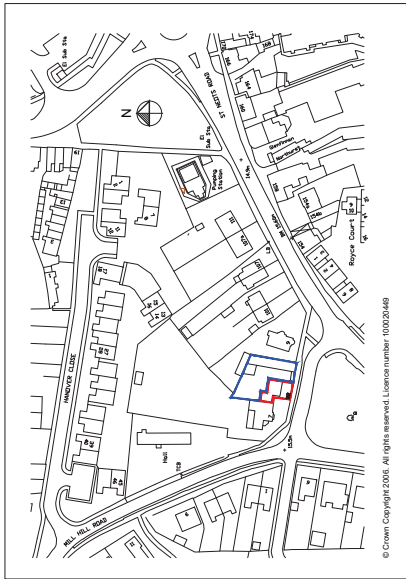
Side Elevation - Proposed



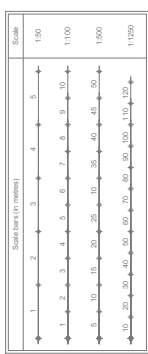
Front Elevation - Proposed



Side Elevation - Proposed



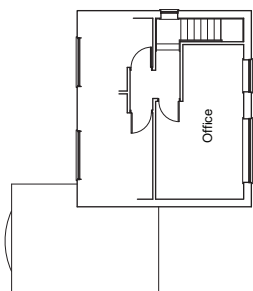
Location Plan 1:1250



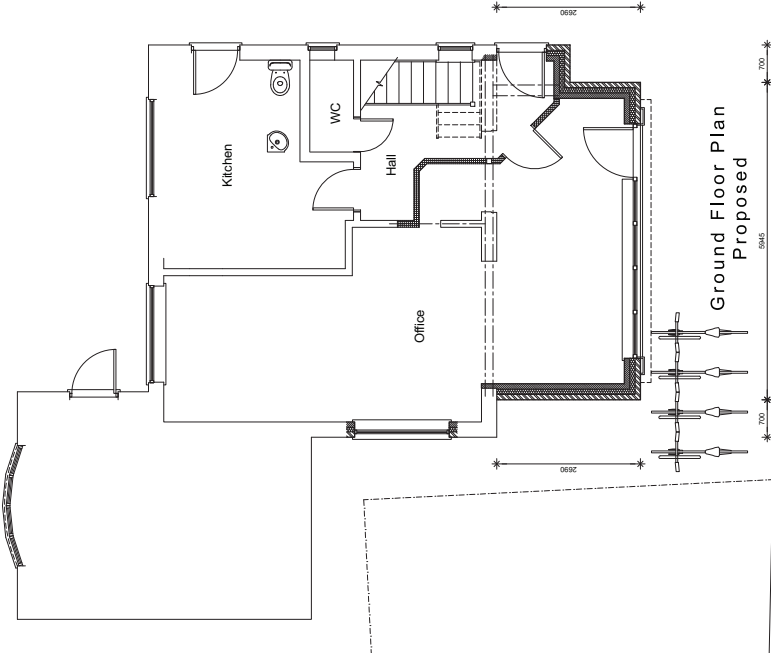
4 No. Cycle hoops
Proposed extension
to front porch



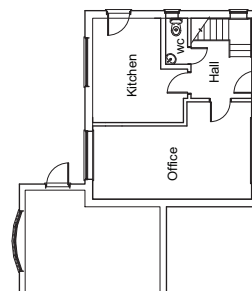
Block Plan 1:500



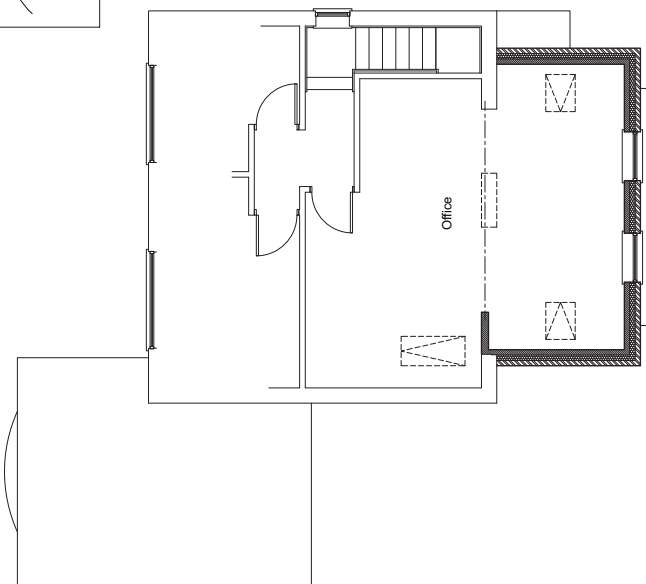
First Floor Plan - Existing



Ground Floor Plan
Proposed



Ground Floor Plan - Existing



First Floor Plan - Proposed

JIG Design
Architectural CAD Services
11 Masfield Avenue
Eaton Ford
St. Neots
Cambridgeshire
PE19 7LS
Tel: 01462 84440
Email: jon@jigdesign.co.uk

Project:
**Proposed Extension to
8 Eaton Ford Green, Eaton
Ford, St Neots, PE19 7AF.**

Drawing:
Plans and Elevations

Drawn by:
JIG

Scale:
1:500; 1:1000; 1:500; 1:1250; 2:15; 1:3

Date:
21.5.13

This drawing should not be scaled other than for planning purposes. All dimensions to be checked on site.

Drawing no:
JLJG334/01

Revision
A

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Case No: 1300975FUL (FULL PLANNING APPLICATION)

Proposal: ERECTION OF A DWELLING

Location: LAND EAST OF 116 ST NEOTS ROAD EATON FORD

Applicant: MR N ROBERTS

Grid Ref: 517492 259801

Date of Registration: 02.07.2013

Parish: ST NEOTS

RECOMMENDATION - APPROVAL

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The application site comprises a plot of land of approx. 10m wide and 40m depth, situated to the east of 116 St Neots Road. The site boundaries are defined by a 1.8m high (approx.) fence of vertical boarding. Brick piers have been erected on the southern boundary showing the proposed access to the application site; and access for No.116.
- 1.2 There are a mix of dwelling types in the immediate vicinity, No.116 is a detached single-storey dwelling, extended to the north with dormer roof extension on the east elevation and detached garage within the curtilage; to the northern side of River Road there are detached single-storey dwellings with two-storey flat roof dwellings on the southern side of River Road.
- 1.3 The site is adjacent to the St Neots Conservation Area; and within the Environment Agency's Flood Zone 2 and part of Flood Zone 3.
- 1.4 This is a revised scheme following an earlier approval, ref:1201014FUL (single-storey dwelling).
- 1.5 The ownership of the site has now been severed from 116 St Neots Road. The proposal is for the erection of a 5.5m high dwelling with first floor accommodation in the roofspace. It is proposed that the site would be served by a separate access off River Road, providing two off-roads parking spaces.

2. NATIONAL GUIDANCE

- 2.1 National Planning Policy Framework (2012) sets out the three dimensions to sustainable development – an economic role, a social role and an environmental role – and outlines the presumption in favour of sustainable development. Under the heading of Delivering Sustainable Development, the Framework sets out the Government's planning policies for: building a strong, competitive economy; ensuring the vitality of town centres; supporting a prosperous rural economy; promoting sustainable transport; supporting high quality

communications infrastructure; delivering a wide choice of high quality homes; requiring good design; promoting healthy communities; protecting Green Belt land; meeting the challenge of climate change, flooding and coastal change; conserving and enhancing the natural environment; conserving and enhancing the historic environment; and facilitating the sustainable use of minerals.

2.2 National Planning Policy Framework – Technical Guidance (2012) provides additional guidance on development in areas at risk of flooding and in relation to mineral extraction.

3. PLANNING POLICIES

3.1 Saved policies from the Huntingdonshire Local Plan 1995

- **H31:** “Residential privacy and amenity standards” – Indicates that new dwellings will only be permitted where appropriate standards of privacy can be maintained and adequate parking provided.
- **H32:** "Sub-division of large curtilages" states support will be offered only where the resultant dwelling and its curtilage are of a size and form sympathetic to the locality.
- **En5:** “Conservation Area Character” - development within or directly affecting conservation areas will be required to preserve or enhance their character and appearance.
- **En9:** “Conservation Areas” - development should not impair open spaces, trees, street scenes and views into and out of Conservation Areas.
- **En20:** “Landscaping Scheme”. - Wherever appropriate a development will be subject to the conditions requiring the execution of a landscaping scheme.
- **En25:** "General Design Criteria" - indicates that the District Council will expect new development to respect the scale, form, materials and design of established buildings in the locality and make adequate provision for landscaping and amenity areas.
- **CS9:** “Flood water management” – the District Council will normally refuse development proposals that prejudice schemes for flood water management.

3.2 Saved policies from the Huntingdon Local Plan Alterations 2002

- **HL5:** “Quality and Density of Development” - sets out the criteria to take into account in assessing whether a proposal represents a good design and layout.
- **HL6:** “Housing Density” - indicates that housing development shall be at a density of 30-50 dwellings per hectare
- **HL10:** “Housing Provision” – in the district should reflect the full range of the local community’s needs by ensuring a choice in new housing.

3.3 Policies from the Adopted Huntingdonshire Local Development Framework Core Strategy 2009

- **CS1:** “Sustainable development in Huntingdonshire” – all developments will contribute to the pursuit of sustainable development, having regard to social, environmental and economic issues. All aspects will be considered including design, implementation and function of development.
- **CS3:** “The Settlement Hierarchy” – Identifies St Neots as a Market Town in which development schemes of all scales may be appropriate in built up areas.

3.4 Draft Huntingdonshire Local Plan to 2036: Stage 3 2013

- **LP1:** “Strategy and Principles for Development” – the Council will support proposals which contribute to the delivery of new housing, economic growth and diversification and infrastructure provision through development strategy:
Development proposals will be expected to:
 - a. prioritise the use of previously developed land in accessible locations;
 - c. make efficient use of land, buildings and infrastructure within existing settlements whilst preserving local character and distinctiveness;
 - e. maximise opportunities for use of public transport, walking and cycling;
 - i. reduce water consumption and wastage, minimising the impact on water resources and quality and managing flood risk; and
 - j. protect and enhance the historic environment and the range and vitality of characteristic landscapes, habitats and species.
- **LP2:** “Contributing to Infrastructure Delivery” – the purpose of this policy is to set out the council’s approach to securing developer contributions towards local infrastructure, facilities and services from sustainable development proposals, predominantly through the Community Infrastructure Levy and planning obligations.
- **LP6:** “Flood Risk and Water Management” – sets out the Council’s approach in relation to flood risk and water infrastructure.
- **LP8:** “Development in Spatial Planning Areas” – sets out the Council’s criteria for planning for a range of uses in the Spatial Planning Areas of Huntingdon, St Neots, St Ives and Ramsey.
- **LP13:** “Quality of Design” – sets out the Council’s criteria for requiring high standards of design for all new sustainable development and the built environment.
- **LP15:** “Ensuring a high standard of Amenity” – the purpose of the policy is to ensure that future residents and users of new developments and those affected by new development in their vicinity enjoy an adequate standard of living in terms of the physical environment created.

- **LP31:** “Heritage Assets and their settings” – the purpose of the policy is to protect and conserve the District’s heritage assets, including listed buildings, conservation areas and related assets, and set out the Council’s information requirements for inclusion within a heritage statement that accompanies a planning application or other application for consent.

3.5 St Neots Conservation Area Character Statement

3.6 SPD – Huntingdonshire Design Guide 2007

3.7 SPD - Huntingdonshire Landscape and Townscape Assessment 2007

3.8 HDC Minor Application Highways Guidance 2005

4. PLANNING HISTORY

4.1 1201014FUL – planning permission granted for the erection of a detached dwelling between 116 St Neots Road and 2 River Road and proposed alteration to existing property – COPY OF PLANS ATTACHED

4.2 1200129FUL – planning permission refused by DMP for the erection of a dwelling with detached double garage between 116 St Neots Road and 118 St Neots Road and alteration to existing property to include porch link and single garage

4.3 0602153FUL – planning permission granted for the erection of a conservatory

5. CONSULTATIONS

5.1 **St Neots Town Council – recommend refusal (ATTACHED)**

5.2 Local Highway Authority – No objections

6. REPRESENTATIONS

6.1 There have been no third party representations received with regard to this proposal.

7. SUMMARY OF ISSUES

7.1 The main issues to be considered are: the principle of residential development at the site; consideration of the resultant relationship with neighbouring properties; impact of the proposal on the street scene and character and appearance of the area; highways and flooding.

Principle of development:

7.2 St Neots is defined as a Market Town where the principle of residential development on appropriate sites is supported. Permission has already been granted for a single storey dwelling on the site.

Design / Impact on the street scene and character and appearance of the area:

- 7.3 Policy H32 states that the sub-division of large curtilages will only be allowed where the resultant dwelling and its curtilage will be sympathetic to the locality.
- 7.4 Policy HL5 specifically indicates that planning permission will only be granted if the new development respects the townscape and landscape of the wider locality, including the local pattern of streets and spaces, and maintains open spaces, important gaps in development, mature trees and other vegetation that contributes to the quality of the local environment.
- 7.5 Policy LP13 states that a proposal will need to contribute positively to the local character, appearance, form and pattern of development through sensitive siting, scale, massing, form and arrangement of new development and use of colour and materials.
- 7.6 This is a residential area with a variety of housing types of varying curtilages, although the general rule of oblong plots with the dwellings situated centrally or further forward within the plot seems to predominate. The resulting plot, recently severed from the ownership of No.116 St Neots Road, is consistent with this dominating plot characteristic.
- 7.7 It is considered that the proposed infill dwelling is acceptable in context, as has been tested with the grant of approval under ref;1201014FUL. In order to provide accommodation in the roofspace, the revised proposed dwelling sees a marginal increase in main ridge height from 5.2m to 5.5m; and an increase in the subservient ridge height from 4.3m to 5.2m. The footprint of the proposed dwelling and location within the site is as the previous approval. It is considered that the revised proposal still respects the simple single-storey proportions and distance from the highway of the existing properties on the north side of River Road. Although it is acknowledged that the plot would be smaller than those on the north side of River Road, this would not have a detrimental impact on the character and appearance of the area and street scene. The SPD – Huntingdonshire Design Guide states that 'developments should aim to make good use of a site.....however this objective must be balanced with the need to respect the character of the area. The layout and form of developments should harmonise with their surroundings'.
- 7.8 It is considered therefore that the proposal is compliant with policies H32, En5, En9 and En25 of the Huntingdonshire Local Plan 1995; HL5 of the Huntingdonshire Local Plan Alteration 2002; CS1 of the Core Strategy 2009; and LP1, LP13 and LP31 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 2013.

Amenity:

- 7.9 Even with the marginal increase in ridge height providing a first floor, the windows and rooflights have been positioned to respect the amenity of neighbouring properties. Additionally, due to the design

and siting within the plot in relation to the adjoining property and those within the vicinity it is considered that it is unlikely that there would be any undue loss of amenity to No.116 St Neots Road, No.2 River Road or the property immediately to the north-east on St Neots Road.

- 7.10 The proposal does not therefore conflict with policies H31 of the Huntingdonshire Local Plan 1995; CS1 of the Core Strategy 2009; and LP15 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 2013.

Access to the site / highways issues:

- 7.11 As this is a residential property outside the St Neots Town Centre, it is considered that the 2 car spaces allocated on the plan for each (existing and proposed) dwelling is acceptable for the location.
- 7.12 The proposal utilises an existing access, although this has been widened and the current proposal now shows individual accesses to the application site and No.116. The access for the application site is 3.4m wide (and that for No.116 is 3.8m wide). The visibility required in the Manual for Streets allowing a set back of 2m for the vehicle to vehicle visibility is also acceptable given the orientation of the highway. Additionally, it should be noted that there is an extant approval under planning ref: 1201014FUL for this development site showing the existing and proposed dwellings served by a significantly narrower shared access (4.5m wide) than the combined widths of the now proposed individual accesses onto River Road.
- 7.13 The proposal is in accordance with HDC Minor Application Highways Guidance 2005 for single dwellings.

Flood:

- 7.14 Whilst the land is within the Environment Agency's Flood Zone 2 and part Zone 3, it is in the SFRA 1:1000 year flood extent and 1:100 year with climate change allowance flood extent. In line with current government advice on Standing Advice with regard to flooding issues, the Local Planning Authority is obliged to respond on behalf of the Environment Agency using a Flood Risk Matrix.
- 7.15 The applicant has submitted PAGES 1-17 of the same Flood Risk Assessment as submitted with ref; 1201014FUL, in accordance with the NPPF Technical Guidance for Floods. The Environment Agency reviewed that Flood Risk Assessment (FRA) and had no objection to the proposed development.

Conclusion:

- 7.16 The proposed development is considered to be compliant with relevant national and local planning policy as it:
- is of an appropriate design in keeping with and appropriate to the area
 - is within the built-up area where residential development is acceptable in principle
 - would preserve or enhance the character and appearance of the Conservation Area

- would not have a significant detrimental impact on the amenity of neighbours
- is acceptable in terms of highway safety
- would not be at risk of flooding nor exacerbate the risk of flooding in the locality
- there are no other material considerations which lead to the conclusion that the proposal is acceptable

7.17 Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is recommended that planning permission should be approved in this instance.

8. RECOMMENDATION - APPROVE subject to conditions to include the following:

- | | |
|-----------------|--|
| 02003 | time limit |
| 05003 | materials to match existing dwelling |
| Nonstand | floor levels set no lower than 16.10modn |
| Nonstand | prior to commencement, scheme for provision and implementation of flood resilience |
| 06010 | hard and soft landscape scheme |

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

CONTACT OFFICER:

Enquiries about this report to **Ms Dallas Owen Development Management Officer 01480 388468**

St Neots Town Council
Planning Applications to be Considered
By the Planning Committee on Thursday 1 August 2013

| Plan No | Development, Location and Applicant | Town Council Recommendations |
|---------|---|---|
| 1 | <p>1300968FUL</p> <p>Proposal: Single storey front extension to house and single storey rear extension – AMENDED DESCRIPTION AND ADDITIONAL INFORMATION</p> <p>Location: 58 Potton Road, Eynesbury, St Neots PE19 2NN</p> <p>Agent: Larry Fitch</p> | <p>Recommend APPROVAL</p> <p>Proposed by Cllr A Ruck Seconded by Cllr C Thompson Voting unanimous</p> |
| 2 | <p>1300984FUL</p> <p>Proposal: Conversion of garage to granny annexe and link room to house</p> <p>Location: 1 Hempsals, Eaton Ford, St Neots PE19 7QZ</p> <p>Agent: M P Design</p> | <p>Recommend APPROVAL</p> <p>Proposed by Cllr D Ruck Seconded by Cllr A Usher Voting unanimous</p> |
| 3 | <p>1300975FUL</p> <p>Proposal: Erection of a dwelling</p> <p>Location: Land at and including 116 St Neots Road, Eaton Ford</p> <p>Agent: Partners in Planning Ltd</p> | <p>Recommend REFUSAL</p> <p>Overdevelopment of site; access greatly reduced with no access from St Neots Road</p> <p>Proposed by Cllr A Ruck Seconded by Cllr Thompson Voting unanimous</p> |

Development Management Panel

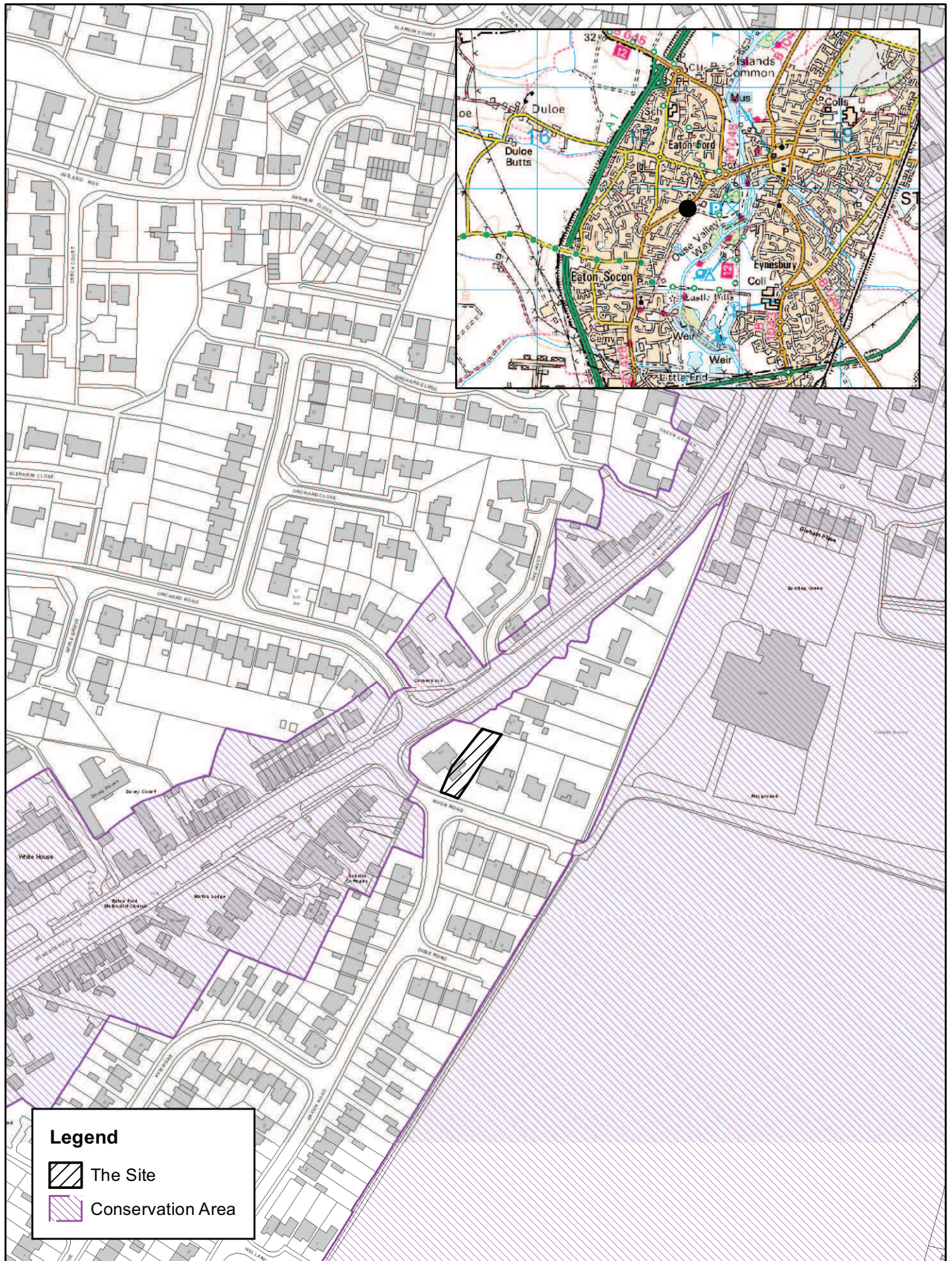


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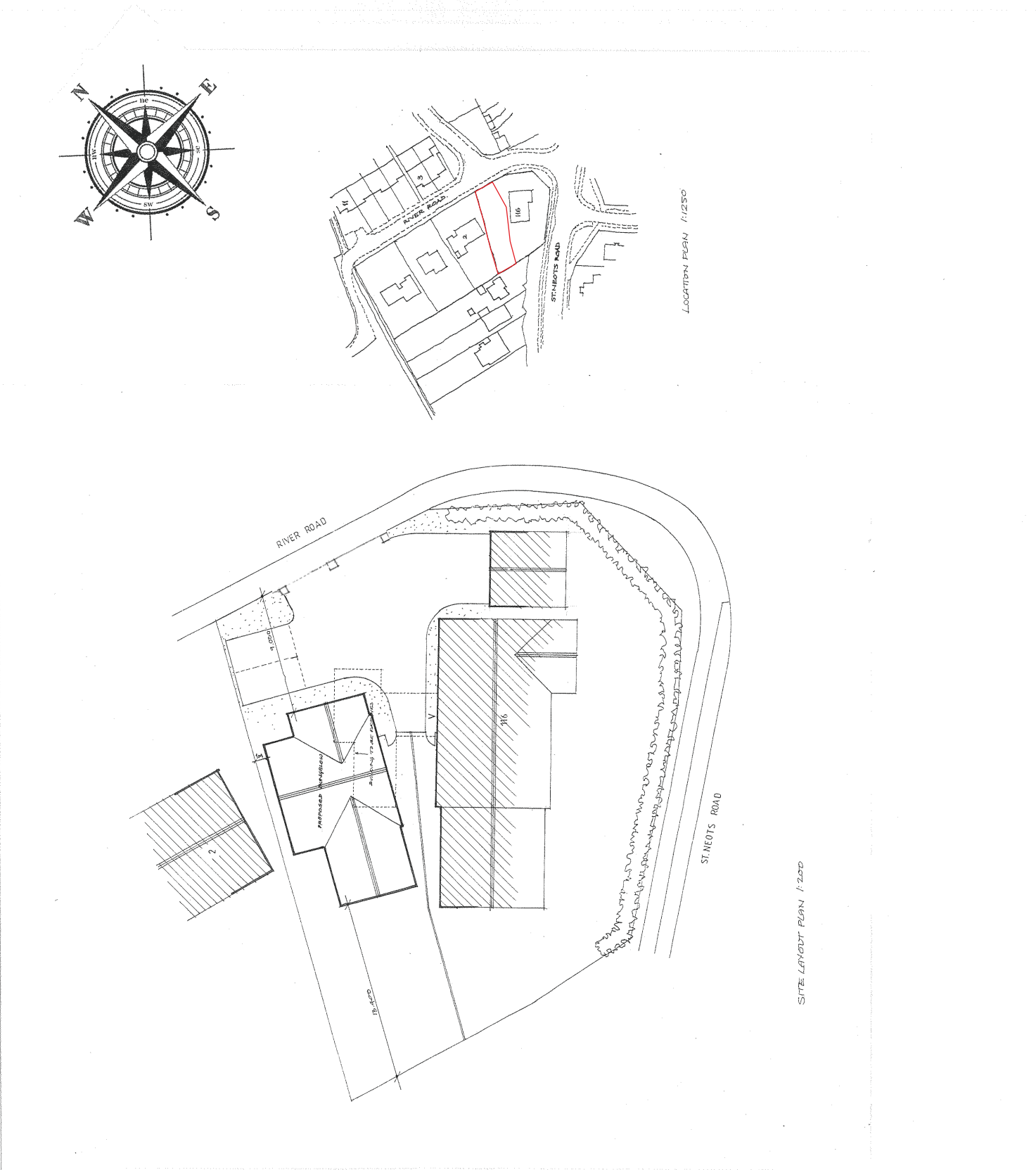
Application ref: 1300975FUL

Date Created: 27/08/2013

Location: St Neots



NOTES:
All dimensions must be checked on site and not scaled from this drawing.



| Revisions | Date |
|-----------|------|
| | |
| | |

mead architecture

The Studio, 8 Haley Close, Hemmingford Grey,
Cambs, PE28 9BU
Tel: 07976 436780
Email: info@meadarchitecture.co.uk
Web: www.meadarchitecture.co.uk

Client: **MR. N. ROBERTS**

Job Title: **PROMISED CHALET BUNGALOW, LEVET AT 116 ST. NEOTS ROAD, BAYTON FORD, ST. NEOTS, CAMBS.**

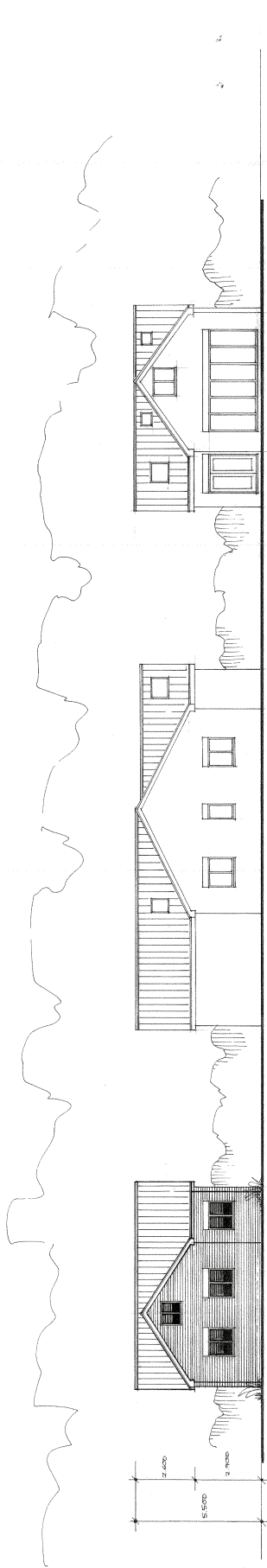
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Scale: **1:200 & 1:1250**

Date: **30/01/2013** Drawn by: **CM1**

| | |
|-------------------------------------|-----------------|
| Drg No. 116/EE-1/011214_2 | Rev |
|-------------------------------------|-----------------|

NOTES:
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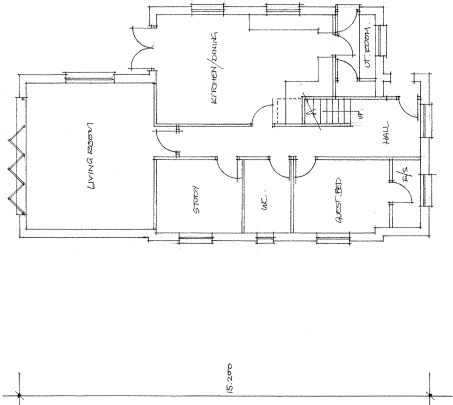


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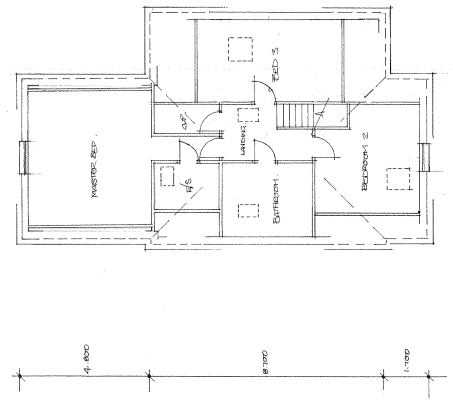
NORTH WEST ELEVATION 1:100

NORTH EAST ELEVATION 1:100

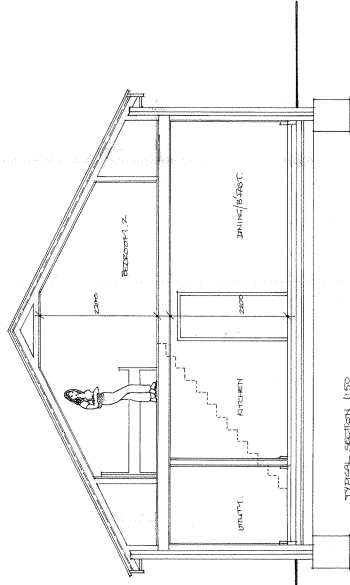
SOUTH EAST ELEVATION 1:100



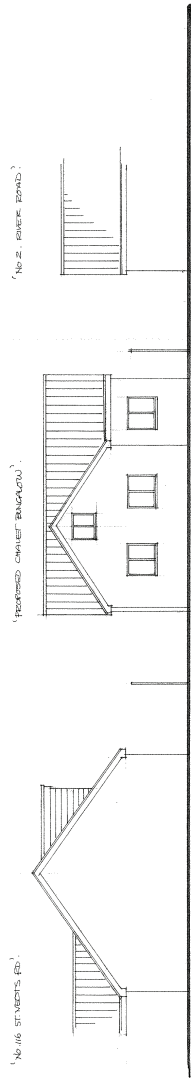
GROUND FLOOR PLAN 1:100



FIRST FLOOR PLAN 1:100



TYPICAL SECTION 1:50



INDICATIVE STREET SCALE 1:100

| Revisions | |
|-----------|------|
| A | Date |
| | |
| | |
| | |



The Studio, 8 Hilly Close, Hemingford Grey,
Cambs PE28 9BJ
Tel: 07935 43730
Email: info@meadarchitecture.co.uk
Web: www.meadarchitecture.co.uk

Client: MR. N. SPREETS
Job Title: PROPOSED CHALET BUILDING, LAND NO. 16 STAMFORDS, GERRARD'S, ST. HELENS, CAMBS.

Drawing Title: PROPOSED ELEVATIONS, FLOOR PLANS, SECTION AND INDICATIVE STREET SCALE

Scale: 1:100 & 1:50
Date: 20th 2013
Drawn by: CM

Draw No: MW/CET/CM24-1
Rev:

GREEN PAPERS FOLLOW

TOWN & COUNTRY PLANNING ACT, 1990

PLANNING PERMISSION

Mr R Payne
 c/o Nutwood Ventures Ltd (FAO Mr C Campbell)
 PO Box 580
 Huntingdon
 PE29 9EB

Huntingdonshire District Council in pursuance of powers under the above Act, hereby **GRANT PERMISSION** for:

Proposed erection of one detached dwelling and proposed alteration to existing property at Land At And Including 116 St Neots Road Eaton Ford

in accordance with your application received on 29th June 2012 and plans (listed below) which form part of the application

| Plan Type | Reference | Version | Date Received |
|----------------------------|------------------|---------|---------------|
| Site Plan | 11/20/3 EXISTING | A | 29.06.2012 |
| Floor plans and Elevations | 11/20/9 EXISTING | A | 29.06.2012 |
| Floor plans and Elevations | 11/20/1 | A | 21.08.2012 |
| General | 11/20/3 | A | 21.08.2012 |
| Location and Site Plan | 11/20/2 | B | 23.08.2012 |

Subject to the following condition/s.

1. Condition. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
1. Reason. To comply with Section 91 of the Town and Country Planning Act 1990, as amended.
2. Condition. The materials to be used in the construction of the external surfaces of the dwelling hereby permitted shall match in type, colour and surface texture to those used in the existing building.
2. Reason. In the interests of visual amenity in accordance with Policy En25 of the Huntingdonshire Local Plan, 1995.



Planning Service Manager
 (Development Management)

ufm6.rtf

Date 24th August 2012

Page 1 of 3



Huntingdonshire
 DISTRICT COUNCIL

Pathfinder House, St Mary's Street
 Huntingdon. PE29 3TN
 mail@huntsdc.gov.uk
 DX140316 Huntingdon SC

Tel: 01480 388388
 Fax: 01480 388099
 www.huntingdonshire.gov.uk

3. Condition. Floor levels of any part of the dwelling shall be set no lower than 16.10 metres above Ordnance Datum Newlyn (mODN).
3. Reason. To protect the development from flooding in extreme circumstances.
4. Condition. Prior to the commencement of any development, a scheme for the provision and implementation of flood resilience construction shall be submitted and agreed in writing with the Local Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme.
4. Reason. To reduce any material damage to the buildings in extreme flooding circumstances.
5. Note to applicant. The Local Planning Authority has had regard to the provisions of the Development Plan comprising the East of England Plan – Revisions to the Regional Spatial Strategy 2008, saved policies in the Cambridgeshire and Peterborough Structure Plan 2003 and saved policies in the Huntingdonshire Local Plan 1995 as altered by the Huntingdonshire Local Plan Alteration 2002, the Adopted Huntingdonshire Local Development Framework Core Strategy 2009 and the Huntingdonshire Development Management DPD: Proposed Submission 2010, so far as material to the application and to all other material considerations. Having determined the proposal on the basis of the submitted information the application is hereby approved subject to the conditions specified above
6. Note to applicant. In approving the application, the relevant guidance and policies were identified as NPPF and Technical Guidance; ENV6, ENV7, T14 and WAT4 of the East of England Plan – Revisions to the Regional Spatial Strategy 2008; H31, H32, H33, En5, En9, En18, En20, En25 of the Huntingdonshire Local Plan 1995; HL5, HL6, HL10 of the Huntingdonshire Local Plan Alteration 2002; C5, E1, E2, E3, E5, E10, H1 and H7 of the Huntingdonshire Local Development Framework Development Management DPD proposed submission 2010; CS1 and CS3 of the Huntingdonshire Local Development Framework Core Strategy Adopted 2009. Having regard to these, the representations received and any other material reasons, the main issues were identified as design and neighbour amenity. The application has been approved as it was considered that the scale, form and design was appropriate in context and that there would not be a significant impact on neighbour amenity. A full report is available on the Council's website www.huntsdc.gov.uk.



**Planning Service Manager
(Development Management)**

ufm6.rtf

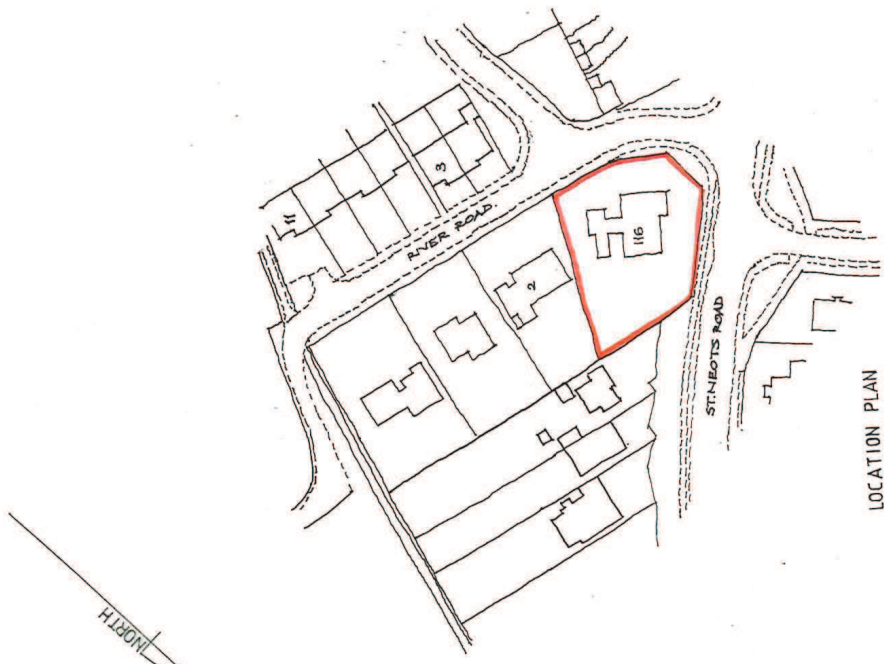
Date 24th August 2012

Page 2 of 3

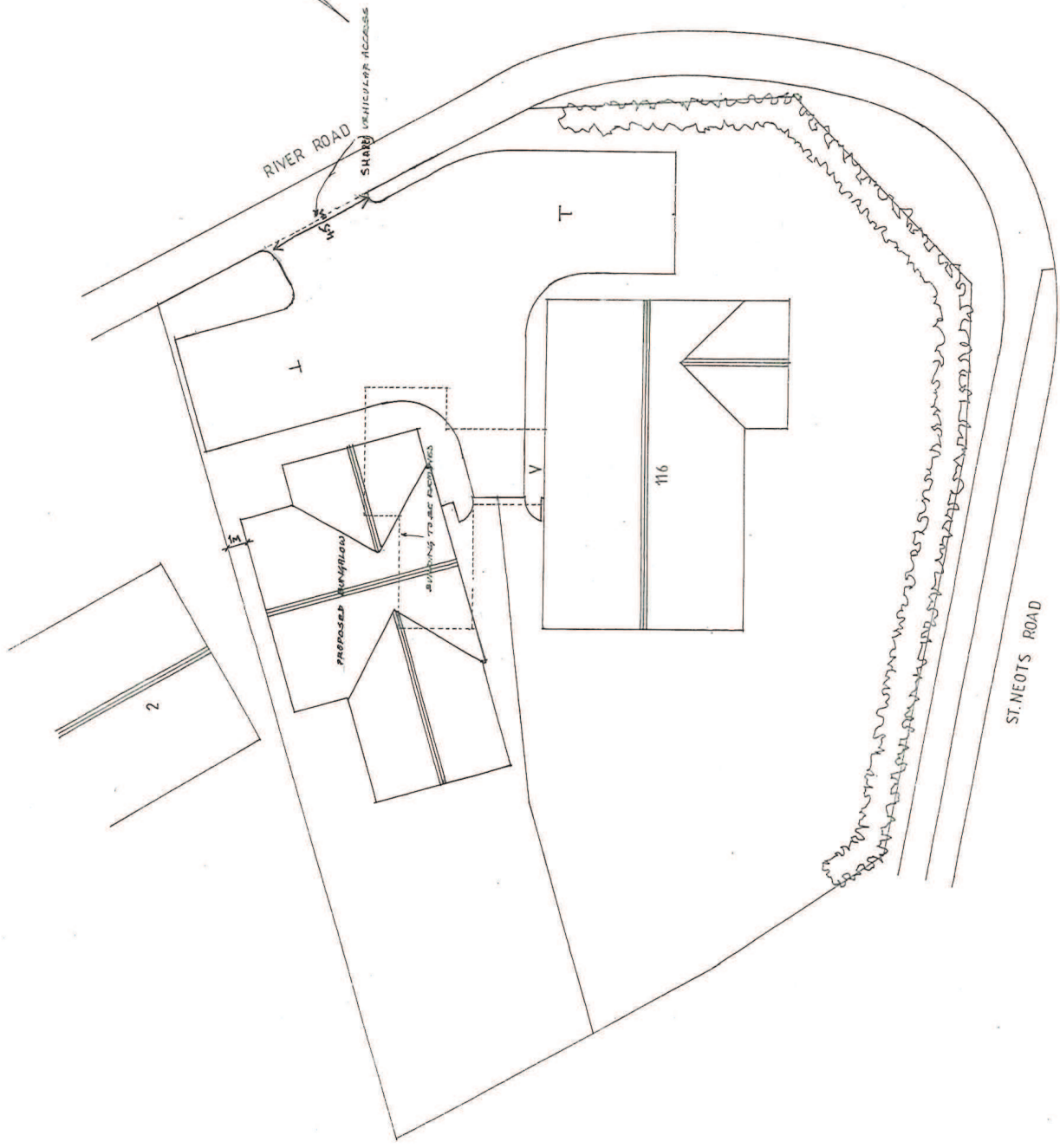


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DX140316 Huntingdon SC

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www.huntingdonshire.gov.uk

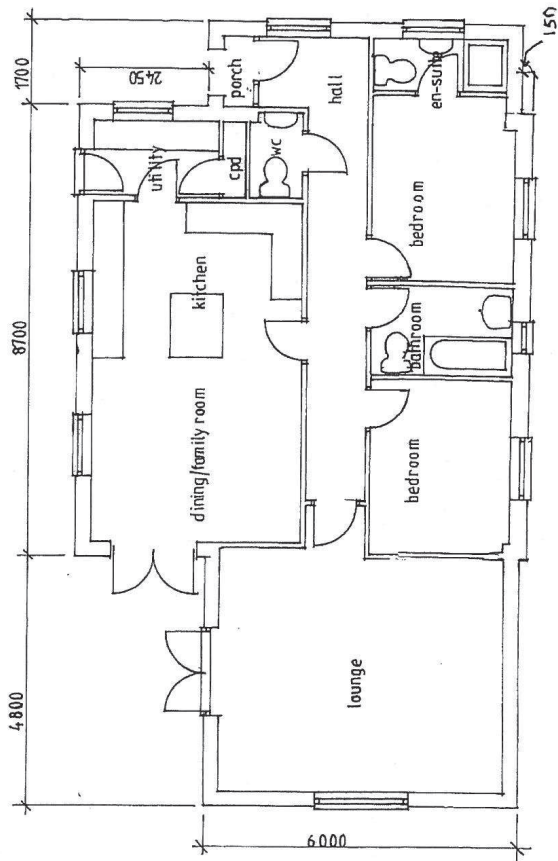
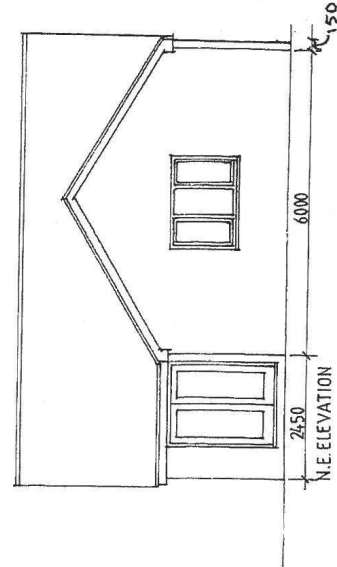
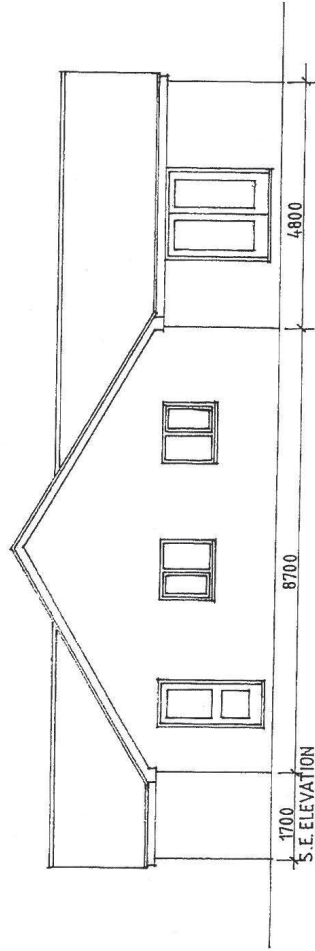
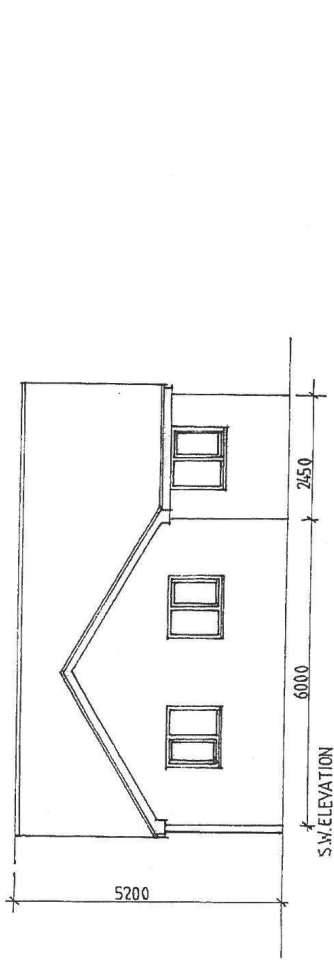
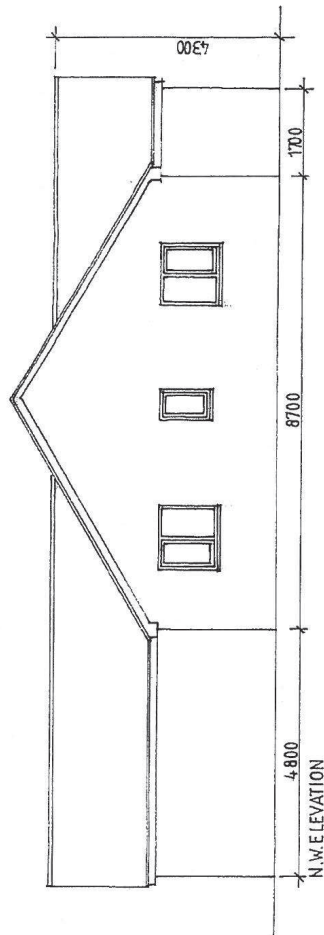


LOCATION PLAN

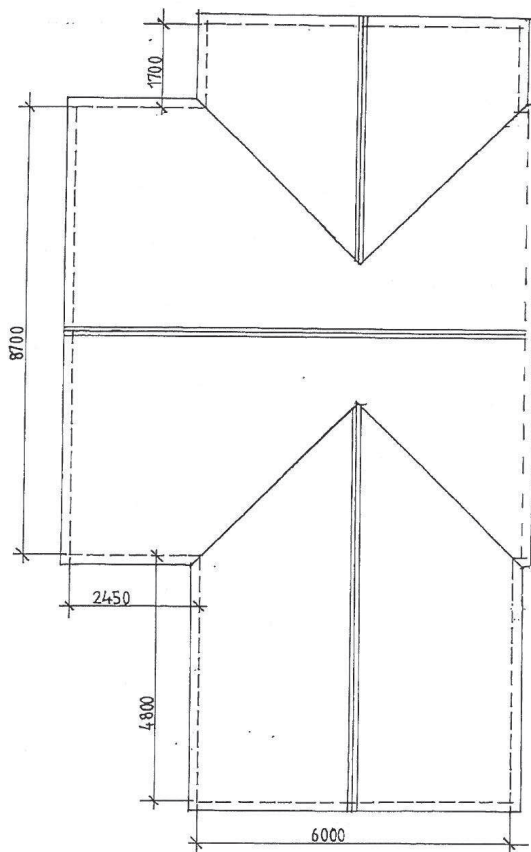


SITE LAYOUT

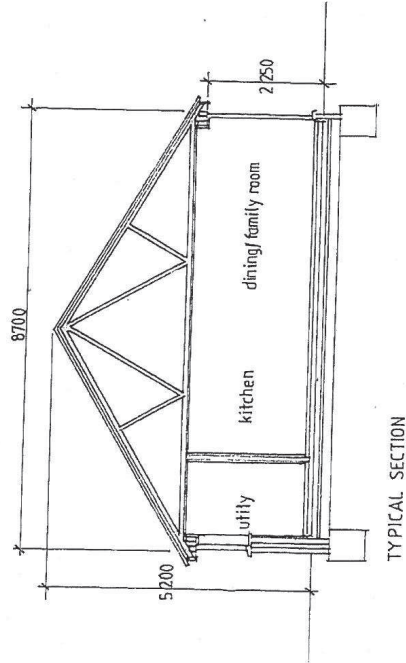
PROPOSED NEW BUNGALOW
 LAND 116 ST NEOTS ROAD, EATON FORD, CAMBS
 PROPOSED SITE LAYOUT PLAN
 CLIENT: MR R PAYNE
 SCALE: 1:200
 DATE: MAY 2012
 NO. 11/20/2 **REV B** August 2017
 NWV LTD, P O BOX 580, HUNTINGDON, CAMBS PE29 9EB



PROPOSED NEW BUNGALOW
 LAND 116 ST NEETS ROAD, EATON FORD, CAMBS
 ELEVATION AND FLOOR PLAN
 CLIENT: MR R PAYNE
 SCALE: 1:100
 DATE: MAY 2012
 NO. 11/20/1 REV A 11/05/12
 NWV LTD, P O BOX 580, HUNTINGDON, CAMBS PE29 9EB



ROOF PLAN



TYPICAL SECTION

PROPOSED NEW BUNGALOW
 LAND 116 ST NEOTS ROAD, EATON FORD, CAMBS
 ROOF PLAN AND TYPICAL SECTION
 CLIENT: MR R PAYNE
 SCALE: 1:100
 DATE: MAY 2012
 NO. 11/20/3 REV A AUGUST 2012.
 NWV LTD, P O BOX 580, HUNTINGDON, CAMBS PE29 9EB

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Agenda Item 5

AGENDA ITEM NO.

DEVELOPMENT MANAGEMENT PANEL

16 September 2013

DEVELOPMENT MANAGEMENT PROGRESS REPORT
1 APRIL 2013 – 30 JUNE 2013
(Report by Planning Service Manager (Development Management))

1. INTRODUCTION

- 1.1 This report covers the period 1 April 2013 to 30 June 2013 and compares the performance with the preceding quarter, together with the corresponding quarter of 2012.

2. DEVELOPMENT MANAGEMENT

- 2.1 Table 1 indicates the statistics relating to this quarter (column (a)), the previous quarter (column (b)) and the corresponding quarter of 2012 (column (c)).

| TABLE 1 | (a) 01.04.13 to 30.06.13 | (b) 01.01.13 to 31.03.13 | (c) 01.04.12 to 30.06.12 |
|--|---|---|---|
| No. of applications in hand at beginning of quarter. | 328 | 306 | 327 |
| No. of applications received. | 382 | 362 | 419 |
| No. of applications determined. | 328 | 303 | 357 |
| No. of Householder applications determined. | 160 | 127 | 149 |
| No. of applications withdrawn. | 20 | 32 | 35 |
| County Matters Received. | 3 | 2 | 2 |
| No. of applications in hand at end of quarter. | 362 | 333 | 354 |
| County Council Regulation 3 or 4 Received. | 1 | 0 | 3 |

2.2 The applications referred to above were determined in the time period shown in Tables 2a and 2b.

| TABLE 2a ALL APPLICATIONS | (a) 01.04.13 to 30.06.13 | (b) 01.01.13 to 31.03.13 |
|--|---|---|
| 60% of MAJOR applications to be determined in 13 weeks | 8 out of 9 = 89% | 11 out of 13 = 85% |
| 65% of MINOR applications to be determined in 8 weeks | 53 out of 77 = 69% | 56 out of 80 = 70% |
| 80% of all OTHER applications to be determined in 8 weeks | 210 out of 242 = 87% | 160 out of 210 = 76% |
| TOTAL | 271 out of 328 = 83% | 227 out of 303 = 75% |

(Note: The percentage figures are the % achieved within each target group)

| TABLE 2b HOUSEHOLDER TYPE APPLICATIONS | (a) 01.04.13 to 30.06.13 | (b) 01.01.13 to 31.03.13 | (c) 01.04.12 to 30.06.12 |
|---|---|---|---|
| 0-8 weeks over 8 weeks | 151 (94%) 9 (6%) | 102 (80%) 25 (20%) | 135 (91%) 14 (9%) |
| TOTAL | 160 (100%) | 127 (100%) | 149 (100%) |
| HOUSEHOLDER DECISIONS AS % OF ALL DECISIONS | | | |
| Householder All decisions | 160 328 | 127 303 | 149 357 |
| % | 49 | 42 | 42 |

3. FEES RECEIVED FOR APPLICATIONS VALIDATED DURING THE QUARTER

| TABLE 4 | (a) 01.04.13 to 30.06.13 | (b) 01.01.13 to 31.03.13 | (c) 01.04.12 to 30.06.12 |
|------------------|---|---|---|
| Fee Applications | 355 | 341 | 360 |
| Fees | £204,923 | £401,412.50 | £208,697.50 |

4. COMPARISON WITH BUDGET

4.1 The planning application fee income figures for applications validated during this Quarter compare with the budget as follows:

| TABLE 6 | QUARTERLY INCOME (a) | BUDGET (Revised) (a) |
|---------------------------|-------------------------------------|-------------------------------------|
| Planning Application Fees | £204,923 | £279,396 |

5. RECOMMENDATION

5.1 That the contents of this report be noted.

CONTACT OFFICER - enquiries about this report to Andy Moffat,
Planning Service Manager (Development Management) on ☎ 01480 388402.

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