

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, 18 JANUARY 2016** at **7:00 PM** and you are requested to attend for the transaction of the following business:-

APOLOGIES

1. MINUTES (Pages 5 - 8)

To approve as a correct record the Minutes of the meeting of the Panel held on 14th December 2015.

2. MEMBERS' INTERESTS

To receive from Members declarations as to disclosable pecuniary or other interests in relation to any item. Please see Notes below.

3. APPLICATIONS REQUIRING REFERENCE TO DEVELOPMENT MANAGEMENT PANEL

(a) Spaldwick (Pages 9 - 22)

Proposed dwelling house in the curtilage of 2-6 Thrapston Road
- 2 – 6 Thrapston Road, Spaldwick.

(b) Stilton (Pages 23 - 60)

Variation of condition 2 of application no 15/00317/FUL to substitute drawing 13/27/1REVC for 13/27/1 REVD - Land North of 25 and 27 Fen Street, Stilton.

(c) Upton and Coppingford (Pages 61 - 74)

Variation of Application 1101924FUL to alter layout including house positions and floor levels, delete landscaping to side of entrance road, reduce verge width and add hard paving and retaining walls. Delete hard paving to no dig footway. Revise positions of gas tanks and erect enclosures over 2m high either side of entrance road - Land South West of The Stables, Main Street, Upton.

(d) Buckden (Pages 75 - 86)

Erection of a detached two storey dwelling - Land Adjacent 49 Lucks Lane, Buckden.

(e) Catworth (Pages 87 - 104)

Conversion of existing bed and breakfast accommodation to a single dwelling. Erection of two dwellings - Race Horse, 43 High

Street, Catworth.

(f) Great Stukeley (Pages 105 - 112)

Erection of a bungalow – Land South of 10 and 12, West View. Great Stukeley.

(g) Hemingford Grey (Pages 113 - 124)

Proposed detached bungalow - 14 Pound Road. Hemingford Grey.

(h) Huntingdon (Pages 125 - 134)

Removal of Condition 3 of Planning Permission 15/00417/FUL, variation of Condition 4 for hours of Cafe opening to be from 7:00 a.m. until 12:00 (midnight), variation of Condition 5 to allow the bar to be open 11:00 a.m. until 12:00 (midnight) Sunday to Thursday and from 11:00 a.m. to 02:00 a.m. Friday and Saturday, variation of Condition 6 to allow music to be played during the times the premises are open and Variation of Condition 7 to allow storage of refuse and recycling within proposed compound to rear of premises - The Masonic Hall, 83 High Street, Huntingdon.

(i) Kimbolton (Pages 135 - 170)

Change of use of barns and manege to commercial stud use, alteration to barns to provide stables, provision of new dwelling for stud manager and removal of existing stables - Wornditch Farm, Station Road, Kimbolton.

(j) Ramsey St Mary (Pages 171 - 182)

Erection of a new bungalow, 2 bedroom property. New access and driveway - Land at 289 Oilmills Road, Ramsey Mereside.

4. APPEAL DECISIONS (Pages 183 - 184)

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

5. TREE PRESERVATION ORDER SUB-GROUP

Following the recent by-election, to vary the Membership of the Tree Preservation Order Sub-Group.

LATE REPRESENTATIONS

Dated this 6 day of January 2016



Head of Paid Service

1. 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.*

Non-Statutory Disclosable Interests

- (4) *If a Member has a non-statutory disclosable interest then you are required to declare that interest, but may remain to discuss and vote providing you do not breach the overall Nolan principles.*
- (5) *A Member has a non-statutory disclosable 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 a disclosable pecuniary interest, 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, or*
 - (c) *it relates to or is likely to affect any body –*
 - (i) *exercising functions of a public nature; or*
 - (ii) *directed to charitable purposes; or*
 - (iii) *one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union) of which you are a Member or in a position of control or management.*

and that interest is not a disclosable pecuniary interest.

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websites (such as Twitter and Facebook) to communicate with people about what is happening at meetings. Arrangements for these activities should operate in accordance with guidelines agreed by the Council and available via the following link [filming, photography and recording at council meetings.pdf](#) or on request from the Democratic Services Team. The Council understands that some members of the public attending its meetings may not wish to be filmed. The Chairman of the meeting will facilitate this preference by ensuring that any such request not to be recorded is respected.

Please contact Anthony Roberts, Democratic Services Team, Tel No. 01480 388015/e-mail: Anthony.Roberts@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 Committee/Panel.

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.

[Agenda and enclosures can be viewed on the District Council's website – \[www.huntingdonshire.gov.uk\]\(http://www.huntingdonshire.gov.uk\) \(under Councils and Democracy\).](#)

If you would like a translation of Agenda/Minutes/Reports or would like a large text version or an audio version please contact the Elections & 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.

HUNTINGDONSHIRE DISTRICT COUNCIL

MINUTES of the meeting of the DEVELOPMENT MANAGEMENT PANEL held in the Civic Suite, Pathfinder House, St Mary's Street, Huntingdon, PE29 3TN on Monday, 14 December 2015.

PRESENT: Councillor Mrs B E Boddington – Chairman.

Councillors P L E Bucknell, G J Bull,
E R Butler, D B Dew, Mrs A Dickinson,
Mrs L A Duffy, R S Farrer, I D Gardener,
J P Morris, J M Palmer, P D Reeve,
R G Tuplin and R J West.

APOLOGIES: Apologies for absence from the meeting were submitted on behalf of Councillors Mrs A D Curtis and Ms L Kadic.

36. MINUTES

The Minutes of the meeting of the Panel held on 16th November 2015 were approved as a correct record and signed by the Chairman.

37. MEMBERS' INTERESTS

Councillor J Morris declared a non-pecuniary interest in Minute No. 42 (e) by virtue of being an employee of a company, which used the site to which the application related.

38. AGENDA

The Chairman announced that Item No. 6 (e) Elton had been withdrawn from the Agenda.

39. REVIEW OF PLANNING ENFORCEMENT

Consideration was given to a report by the Head of Development (a copy of which is appended in the Minute Book) on the outcome of a review of planning enforcement. The review had been undertaken at the request of the Overview and Scrutiny Panel (Environmental Well-Being). It proposed a number of changes in response to growing work pressures, while the Zero Based Budgeting programme indicated there would not be any increase in resources. The result primarily meant planning complaints would be prioritised. This would be accompanied by greater delegation of decisions to officers.

The Panel discussed the Council's approach to enforcement and whether cases should only be pursued where there was a quantifiable impact. The decision to prioritise cases had been taken following a "lean" review, which took into account what customers valued.

Members endorsed the comments of the Economic Scrutiny Panel on investigating improved ways of communicating with Town and Parish

Councillors on enforcement matters, on ensuring developers complied with their planning obligations and on the use by Enforcement Officers of technology. The next step would be to produce a Planning Enforcement Plan.

RESOLVED

that the changes to the planning enforcement arrangements as set out in the report now submitted be endorsed.

40. DEVELOPMENT MANAGEMENT - OTHER APPLICATION - EARITH

Having regard to a report by the Head of Development (a copy of which is appended in the Minute Book) and having been acquainted with the late representations received, the Panel

RESOLVED

that, subject to the prior completion of a Section 106 obligation to secure the housing as affordable 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, to safeguard the housing as affordable for successive occupiers, to secure wheeled bins and to conditions to include those listed in paragraph 8 of the report now submitted, the application be approved or refused in the event that the obligation has not been completed and the applicant is unwilling to agree to an extended period for determination, on the grounds that the applicant is unwilling to complete the obligation necessary to make the development acceptable.

41. DEVELOPMENT MANAGEMENT - SECTION 106 AGREEMENT - SOMERSHAM

(Mr Paul Staden, agent, addressed the Panel on the application).

The Panel gave consideration to a report by the Head of Development (a copy of which is appended in the Minute Book). Members were acquainted with the views of the Section 106 Agreement Advisory group on the terms of the obligation necessary to make the development acceptable and with the progress of negotiations with the developer on the obligation. Whereupon, it was

RESOLVED

that, subject to the prior completion of a S106 obligation relating to affordable housing, informal green space, outdoor sport, green space maintenance, wheeled bins and green travel plan, the application be approved subject to conditions to include those listed in paragraph 8 of the report now submitted, or refused in the event that the applicant is unwilling to complete the obligation necessary to make the development acceptable in planning terms.

42. APPLICATIONS REQUIRING REFERENCE TO DEVELOPMENT MANAGEMENT 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. With regard to Minute No. 15/42(e), Members received legal advice on material considerations in relation to the circumstances of the particular application. Whereupon, it was

RESOLVED

(a) Replacement dwelling, car port outbuilding and associated works - South Farm, Pig Market End, Upton

(Councillor D Stewart, Upton Parish Council, and Mrs J Day, applicant, addressed the Panel on the application).

that consideration of the application be deferred to allow further discussion to take place between the applicant and Officers on the proposed development.

(b) Proposed conversion of barn to dwelling – Tilford, Station Road, Tilbrook

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

(c) Variation of condition 1 of planning permission 1000739S73 to enable continued use of the site until 2020 - Alconbury Airfield, Ermine Street, Little Stukeley

(Councillor M Monk, The Stukeleys Parish Council, and Mr A Fisher, agent, addressed the Panel on the application).

(See Minute No. 37 for Members' interests).

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

(d) Proposed demolition of existing dwelling and garage and the erection of dwelling and garage – Elmsbrook, Church End, Hilton

Councillor G Barradell, Hilton Parish Council, addressed the Panel on the application).

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

(e) Use of garage as temporary residential accommodation for one year. - 8 Grass Yard, Kimbolton

(Mr M Neeter, objector, and Ms S Turnbull, agent, addressed the Panel on the application).

that the application be approved subject to conditions to be determined by the Head of Development to include the following:

- time limit for commencement of development;
- temporary permission, use to cease within 12 months from date of commencement or within 1 month of first occupation of the barn, whichever is first and date of commencement to be notified in writing to the LPA;
- obscure glazing and restricted opening for all roof windows on the north-east facing roof slope for the duration of the temporary use;
- obscure glazing and non-opening first floor window in the south-east gable wall for the duration of the temporary use, and
- removal of dwellinghouse permitted development rights to extend or alter the building.

43. APPEAL DECISIONS

A report by the Planning Services Manager (Development Management) on recent decisions by the Planning Inspectorate was received and noted. A copy of the report is appended in the Minute Book. It indicated that four appeals recently had been heard, three of which had been upheld.

Chairman

DEVELOPMENT MANAGEMENT PANEL**18 JANUARY 2016**

Case No: 15/01928/FUL (FULL PLANNING APPLICATION)

Proposal: PROPOSED DWELLING HOUSE IN THE CURTILAGE OF
2-6 THRAPSTON ROAD, SPALDWICK

Location: 2-6 THRAPSTON ROAD SPALDWICK PE28 0TA

Applicant: MR & MRS K TRAYNOR

Grid Ref: 512895 272853

Date of Registration: 11.11.2015

Parish: SPALDWICK

RECOMMENDATION - REFUSE

This application has been referred to Development Management Panel as Spaldwick Parish Council's recommendation to approve is contrary to the officer recommendation to refuse.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 This application relates to a site situated to the rear of linear developments along on the High Street, to the south. Open fields lay beyond the site to the north, and further north is the A14. The site is accessed via an un-adopted gravel drive which serves the rear of the residential properties that are located to the west of the drive.
- 1.2 The access to the site runs parallel to car park with the George Public House. The existing stable building north of the public house car park is proposed to be demolished.
- 1.3 The site is situated in the designated conservation area for Spaldwick. The adjacent Public House, The George Public House is a Grade II* listed, and Manor Farm to the east of the site is Grade II listed.
- 1.4 The site contains a number of trees, notably on the southern and eastern boundaries. The application details confirm that all the trees and hedgerow will be retained. The application has not been accompanied by a tree report.
- 1.5 The application site is situated within Flood Zone 3 as shown on the Environment Agency flood maps, and in 1 in 1000 year in the Strategic Flood Risk Assessment (SFRA).
- 1.6 Planning permission is sought for the erection of a two storey detached dwelling with an attached garage. The built form of the dwelling would follow the corner of the site. The boundary treatment would consist of a mix of existing hedge and 1.8 metre high boundary fencing. The new dwelling is proposed to be constructed of brick and clay tiles.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (NPPF)(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, the most relevant for this application being:
- delivering a wide choice of high quality homes
 - requiring good design
 - flooding and coastal change
 - conserving and enhancing the natural environment
 - conserving and enhancing the historic environment
- 2.2 The Planning (Listed Buildings and Conservation Areas) Act 1990
- 2.3 Planning Practice Guidance (2014)
- 2.4 BS5837:2012 Trees in relation to design, demolition and construction.

3. PLANNING POLICIES

- 3.1 Saved policies from the Huntingdonshire Local Plan (1995)
- H23: "Outside Settlements"
 - H31: "Residential privacy and amenity standards"
 - En2: "Character and setting of Listed Buildings"
 - En5: "Conservation Area Character"
 - En6: "Design standards in Conservation Areas"
 - En9: "Conservation Areas"
 - En17: "Development in the Countryside"
 - En18: "Protection of countryside features"
 - En19: "Trees and Landscape"
 - En25: "General Design Criteria"
 - CS9: "Flood water management"
- 3.2 Saved policies from the Huntingdonshire Local Plan Alterations (2002)
- HL5 - Quality and Density of Development
- 3.3 Adopted Huntingdonshire Local Development Framework Core Strategy (2009)
- CS1: "Sustainable development in Huntingdonshire"
 - CS3: "The settlement hierarchy"
 - CS10: "Contributions to Infrastructure Requirements"
- 3.4 Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013)
- Policy LP 1: 'Strategy and principles for development'
 - Policy LP 6: 'Flood'
 - Policy LP 11: 'The relationship between the built up area and the countryside'
 - Policy LP 13: 'Quality of Design'
 - Policy LP 15: 'Ensuring a High Standard of Amenity'
 - Policy LP 18: 'Parking Provision'
 - Policy LP 26: 'Homes in the Countryside'
 - Policy LP 29: 'Trees, Woodland and Related Features'

- Policy LP 31: 'Heritage Assets and their Settings'

3.5 Supplementary Planning Guidance/Documents:

- Huntingdonshire Design Guide (2007)

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

4. PLANNING HISTORY

4.1 There have been numerous planning applications relating to developments proposed at 2 – 6 Thrapston Road the most recent include: The erection of a flue which received planning consent on the 15.5.09 under planning 0900236FUL.

4.2 Whilst there is no formal planning history relating to this site, two preliminary enquiries have confirmed the principle of development at this site would not be supported, due to its location in the countryside.

5. CONSULTATIONS

5.1 **Spladwick Parish Council** recommends the development is approved (COPY ATTACHED) as the proposal will not adversely affect the Conservation Area or the adjoining properties. The Parish Council consider the site to be within the built up area of the village. It has been suggested that the existing gravel path forming the access from High Street should be paved where it passes close to 1 High Street to mitigate problems of noise and loose chips.

5.2 **Historic England** has objected to the development as it will detract from the setting of the grade II* listed George (the public house). It is also considered the development does not preserve or enhance the character of the Conservation Area.

5.3 **Environment Agency** has objected to the development as the Flood Risk Assessment (FRA) submitted does not provide suitable assessment of the risk of flooding arising from the development.

6. REPRESENTATIONS

6.1 None received

7. ASSESSMENT

7.1 The main issues in this case are:

- the principle of the development
- the effect of the development on the character and appearance of the site and the Conservation Area in general
- the impact upon the settings of the adjacent Listed Buildings
- flooding
- impact on neighbour amenities
- highways safety

The principle of the development:

7.2 This site is outside the built up area of Spaldwick, as the site relates more the open countryside than the built up linear forms of

development in the locality. The site is therefore in the open countryside for the purposes of the Development Plan, planning guidance and emerging planning policies. The relevant policies are generally restrictive, and will only permit new residential development where this is essential for the proper functioning of a rural enterprise. Any such, proposals should be accompanied by a specific justification, without which it cannot be supported by the Local Planning Authority.

- 7.3 In settlement policy terms, there is no justification for the proposed erection of a dwellinghouse in the location shown. Policy CS3 states that new residential development in the countryside "will be strictly limited to that which has an essential need to be located in the countryside". The development would not satisfy any of the exemptions referred to in policy LP26 (a to d), and there is no need in this case to make an exception in terms of meeting the District Council's five year housing target. The proposal be located in a backland position, and would extend the built up area of Spaldwick into the open countryside, and would erode its rural edge. Despite the possibility of screen planting, the intensification of built development at this point would have an adverse impact on the character and appearance of this part of the village.
- 7.4 For these reasons the proposed dwellinghouse is considered to be contrary to the policies controlling new development in the countryside and cannot be supported. The proposal conflicts with policies H23, En17, CS1, CS3 and emerging policies LP1, LP11 and LP26.

Form, scale and impact upon the character and appearance of the site and heritage assets:

- 7.5 The site is located in the Spaldwick Conservation Area, and is 25 metres to the north of the George Public House, which is a grade II* listed building. A hedge separates the site from grounds of the public house.
- 7.6 The Planning (Listed Buildings and Conservation Areas) Act 1990, Section 66(l) requires that a Local Planning Authority, in considering whether to grant planning permission for development which affects a listed building or its setting, 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.
- 7.7 This presumption against causing harm to the setting of a listed building or the character and appearance of a Conservation Area is a statutory one. It is not irrefutable and can be outweighed by material considerations if powerful enough to do so.
- 7.8 Paragraph 58 of the NPPF outlines that '...decisions should aim to ensure that developments respond to the local character and history, and reflect the identity of local surroundings and materials'.
- 7.9 Paragraph 132 of the NPPF advises 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. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. The paragraph continues that 'as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification'.

- 7.10 This application seeks the demolition of a single storey stable building. The stable would be replaced by a large 1 1/2 storey dwelling 17m long by 11m plus an attached garage.
- 7.11 The open landscape to the north of the site forms the wider backdrop to the George Public House and the Manor Farm House which contributes to the significance of these heritage assets. The openness of the land is an important part of the character of the conservation area, and the setting of the listed buildings. The morphology of historic development in the area is very linear in form, there are some smaller scale ancillary structures, including the stable to be removed within this area, but they are relatively minor elements when considering the character of the area.
- 7.12 The resultant building would be clearly visible from the rear of The George Public House. The development of a separate residential unit of this scale and massing will cause harm to the setting of the grade II* public house. It would be visually intrusive, and would have an adverse and harmful impact that would erode the character and appearance of the Conservation Area.
- 7.13 There is no overwhelming public benefit to outweigh the statutory duty to avoid harm to these assets.
- 7.14 The heritage statement submitted with the application is inadequate; there is no assessment of the setting of the grade II* listed building and the assessment of the impact on the character and appearance of the conservation area is inadequate.
- 7.15 In terms of the NPPF, Local Planning Authorities are required to give great weight to the conservation of a heritage asset. In this particular case, the harm is considered to be less than substantial to the significance of the assets and therefore Paragraph 134 is relevant. This paragraph states that less than substantial harm should be weighed against the public benefits of the proposal. As discussed above, the development would fail to preserve or enhance the character and appearance of the Conservation Area and the settings of the Listed Buildings; with very limited public benefit resulting. As such, the resultant public benefit would not outweigh the harm to the heritage assets and the proposal therefore does not accord with the provisions of paragraph 134 of the NPPF.
- 7.16 Taking all factors into account, the proposal will be detrimental to the character and appearance of the Conservation Area, and the settings of the adjacent Listed Buildings. The proposal is therefore contrary to the provisions of the NPPF, The Planning (Listed Buildings and Conservation Areas) Act 1990 and policies En2, En5, En9, En25, CS1 and emerging policies LP13 and LP31.

Flood related issues:

- 7.17 The entire site apart from the access point is located within Flood Zone 3 'high probability' and as shown on the Environment Agency flood zone maps; the proposal for a residential dwelling is classified as 'more vulnerable use' by paragraph 66 of Planning Practice Guidance.
- 7.18 The overall approach to development within areas liable to flooding is given in paragraphs 100-104 of the Framework. These set out a sequential, risk-based approach to the location of development. This approach is intended to ensure that areas at little or no risk of flooding are developed in preference to areas at higher risk. It involves applying a Sequential Test to steer development away from medium and high flood risk areas (FZ2 and FZ3 land respectively), to land with a low probability of flooding (FZ1). There is thus an in principle case to steer housing development away from Flood Zones 2 and 3 to Flood Zone 1 land.
- 7.19 The housing land supply situation has a bearing on whether the need to steer development away from Flood Zone 2 and Flood Zone 3 land should be weighed against the need to ensure a 5 year supply of sites. Huntingdonshire District Council 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. There are therefore other more suitable sites available within the District. There is thus no need for the proposed development to help secure such a supply. As a result, it is considered that the proposed development would not satisfy the Sequential Test. As the development fails the sequential test, it is not necessary to consider applying the Exception Test. The development of this site is not therefore necessary and the principle of developing this site for a residential dwelling cannot be supported.
- 7.20 The FRA submitted outlines details of flood resilience and resistance techniques that could be included within the construction of the proposed dwelling such to minimise flood risk. The FRA indicates that the ground floor level of the proposed property will be 300mm above the existing ground level, or highest flood level. 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'.
- 7.21 As no information has been provided within the FRA to ascertain the modelled flood level for the site, it is not possible to assess whether the 300mm flood mitigation measures are sufficient in this instance.
- 7.22 It is also a requirement of national policy to consider the requirements for flood emergency planning including flood alert and evacuation of people for a range of flooding events up to and including the extreme event. No information has been provided in the FRA to demonstrate that consideration has been given to evacuation during a flood or a method of receiving flood alerts.
- 7.23 The submitted FRA does not provide a suitable basis for an assessment to be made of the flood risk arising from this development.

- 7.24 This proposal is inappropriate development in an area at risk of flooding, and is not acceptable. It would be contrary to the NPPF which seeks to locate development away from the areas at the highest risk of flooding, as well as paragraphs 18 to 22 of the Planning Practice Guidance, policy CS9 of the Huntingdonshire Local Plan 1995, policy CS1 of the Core Strategy 2009 and emerging policies LP1 and LP6 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013).

Impact on neighbour amenities:

- 7.25 The proposed erection of a dwelling in the location shown is unlikely to have a significant impact on the amenities of the immediate neighbours, although the increased use of the site resulting from its permanent occupation could lead to greater noise and disturbance. However, this impact is unlikely to be serious and would not justify refusal of the application.
- 7.26 The proposed dwellinghouse and garage would be situated far enough away from the neighbouring properties, such that overshadowing would not be an issue. In addition, the proposed dwelling would have few first floor windows facing the neighbours. Where these do occur, the windows would light bathrooms and would have obscured glass. As a result, overlooking and loss of privacy would not be significant.
- 7.27 Consequently, the proposal complies with policy H31 and emerging policy LP15.

Highway safety:

- 7.28 The site is accessed via an un-adopted track. The number of vehicles using the site for residential purposes is not considered to impact upon the local highway network. The access is considered to be adequate bearing in mind it is an existing access point that can be readily used for vehicles relating to the stable block. The site plan indicates that the proposed dwellinghouse would have an attached garage, with hardstanding areas capable of parking two vehicles within the bounds of the site. This level of parking provision would be adequate such to accord with the aims of emerging policy LP 18.

Tree and hedgerow:

- 7.29 The site is located in the conservation area where trees and hedgerow along with other nature features are protected, due to the contribution they have on the character and appearance of the historic environments. The HDC landscape officer has confirmed that whilst an arboriculture report has not accompanied the application, the development of the site is not considered to cause undue impacts on the surrounding trees and hedgerow. Therefore the application complies with Policy En18 of the local Plan 1995 and Policy LP29 of the Local Plan – 2036.

Other issues:

- 7.30 A competed Unilateral Undertaking to secure the necessary wheeled bin contribution has been received in compliance with the Developer Contributions SPD 2011.

Conclusions:

- 7.31 The proposal is contrary to the settlement policies in the Development Plan, together with the policies relating to development outside the built up areas of the settlements, in that it is for non-essential development in the open countryside.
2. the proposal will not preserve or enhance the character and appearance of the Conservation Area, and will adversely impact upon the setting of the adjacent Listed Buildings.
4. There are no overriding neighbour amenity issues.
5. There are no overriding highway issues.
6. The applicant has not demonstrated that the site can be effected mitigated against flooding and the safety and escape routes of the occupants has also not be demonstrated
6. There are no other material planning considerations which have a significant bearing on the determination of this application.

8. RECOMMENDATION – REFUSE for the following reasons:

1. The erection of a dwelling at this site would constitute non-essential development in the open countryside, outside the built up area of Spladwick. The proposal, by reason of the scale, massing and location would extend built development into the open countryside, where it would be visually intrusive and would have an adverse impact on the character, visual amenities and setting of the site and the edge of the settlement in general. The proposal would therefore be contrary to the provisions of paragraph 55 of the National Planning Policy Framework 2012 and policies H23, En17 and En25 of the Huntingdonshire Local Plan 1995, policies CS1 and CS3 of the Local Development Framework Core Strategy 2009, and policies LP1, LP11, LP13 and LP26 of the Draft Huntingdonshire Local Plan to 2036 (Stage 3) 2013

2. The proposed dwelling by reason of its siting, scale and massing would create a visually intrusive and harmful form of development which would erode the character and appearance of the Conservation Area, and fail to conserve the settings of the adjacent grade II* and grade II Listed Buildings. This harm, whilst less than substantial, would not be outweighed by public benefit in accordance with paragraph 134 of the NPPF. As such the proposal is contrary to paragraph 134 and section 7 of the National Planning Policy Framework 2012, The Planning (Listed Buildings and Conservation Areas) Act 1990, policies En2, En5, En6, En9, and En25 of the Huntingdonshire Local Plan 1995, policy HL5 of the Huntingdonshire Local Plan Alterations 2002, policy CS1 of the Adopted Huntingdonshire Local Development Framework Core Strategy 2009, policies LP13 and LP31 of the Draft Huntingdonshire Local Plan to 2036 (Stage 3) 2013.

3. The site is located in Flood Zones 3 of the Environment Agency Flood Maps. The proposed development is not considered acceptable

and would result in inappropriate development in an area of high probability of flood risk contrary to the NPPF which seeks to locate development away from the areas at the highest risk of flooding. The Flood Risk Assessment submitted with this application does not comply with the requirements set out in the National Planning Policy Framework and does not provide a suitable basis for an assessment to be made of the flood risks arising from the proposed development. The development is therefore contrary to paragraphs 018 - 022 of the Planning Practice Guidance, paragraphs 100-104 of the NPPF, and policy CS9 of the Huntingdonshire Local Plan 1995, policy CS1 of the Adopted Core Strategy and emerging policies LP1 and LP6 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013).

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 **Linda Walker Development Management Officer 01480 388411**

Huntingdonshire DC Public Access

From: David <davidstowell@onetel.com>
Sent: 20 November 2015 14:50
To: DevelopmentControl
Subject: Planning Application 15/01928/FUL

Application number: 15/01928/FUL Case Officer: Linda Walker

Proposal: Proposed dwelling house in the curtilage of 2-6 Thrapston Road, Spaldwick

Location: 2-6 Thrapston Road, Spaldwick

Observations of Spaldwick Parish Council: Two errors were noted in the supporting documents:

'The development is not within a designated conservation area' – in fact it is just within the Spaldwick Conservation Area.

'The proposed dwelling will not impact on the street scene' – in fact it would be seen (extending above the adjacent fence) from High Street at the vehicle entrances to The George and the Manor Farmhouse.

The Council has taken these deviations from the supporting documents into account in reaching its decision to recommend approval as it is of the opinion that the proposal will not adversely affect the Conservation Area or the adjoining properties, and is within (albeit on the edge of) the built up area of the village. It is suggested that the existing gravel path forming the access from High Street should be paved where it passes close to 1 High Street to mitigate problems of noise and loose chips.

F D Stowell

Clerk to Spaldwick Parish Council

20 November 2015

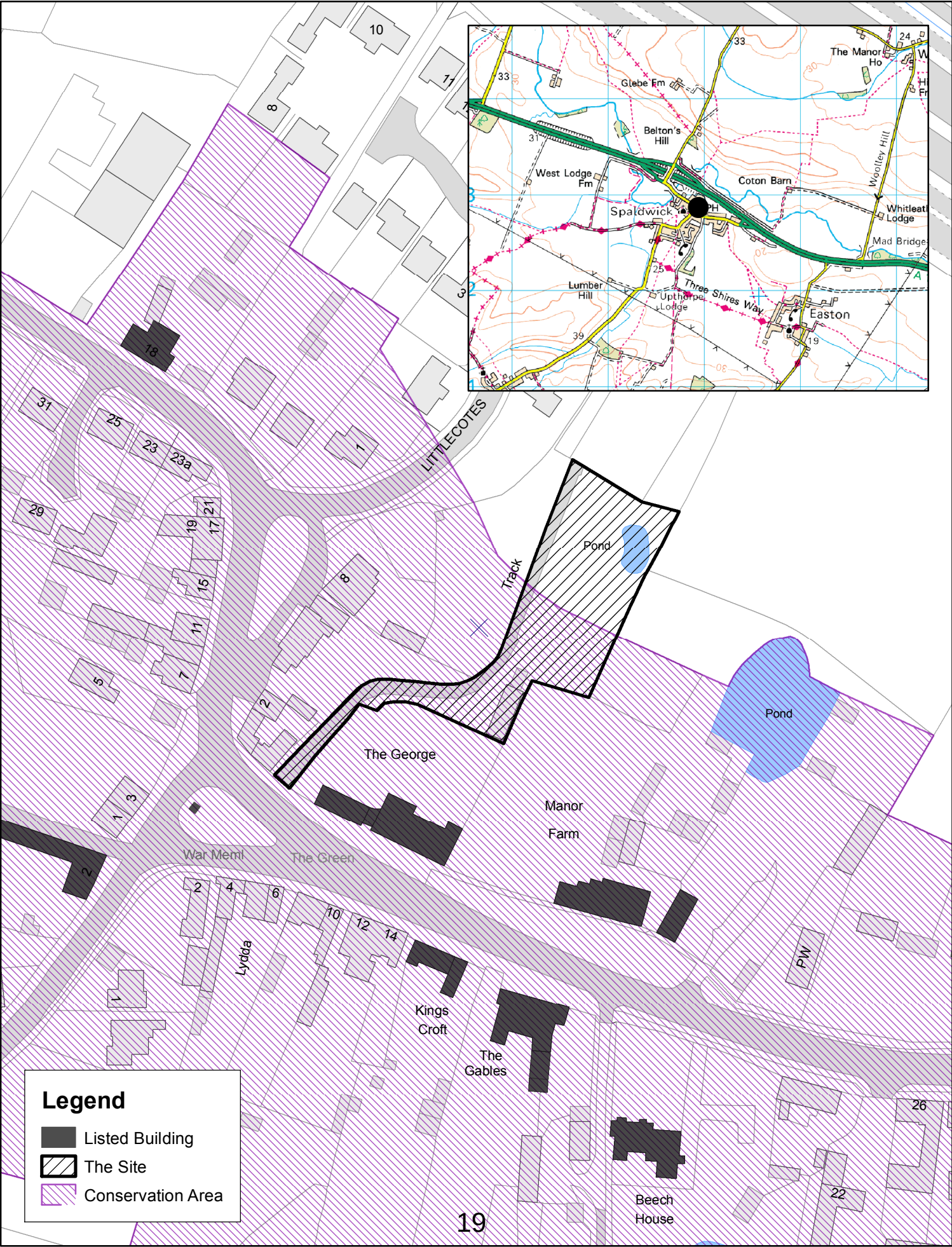
Development Management Panel

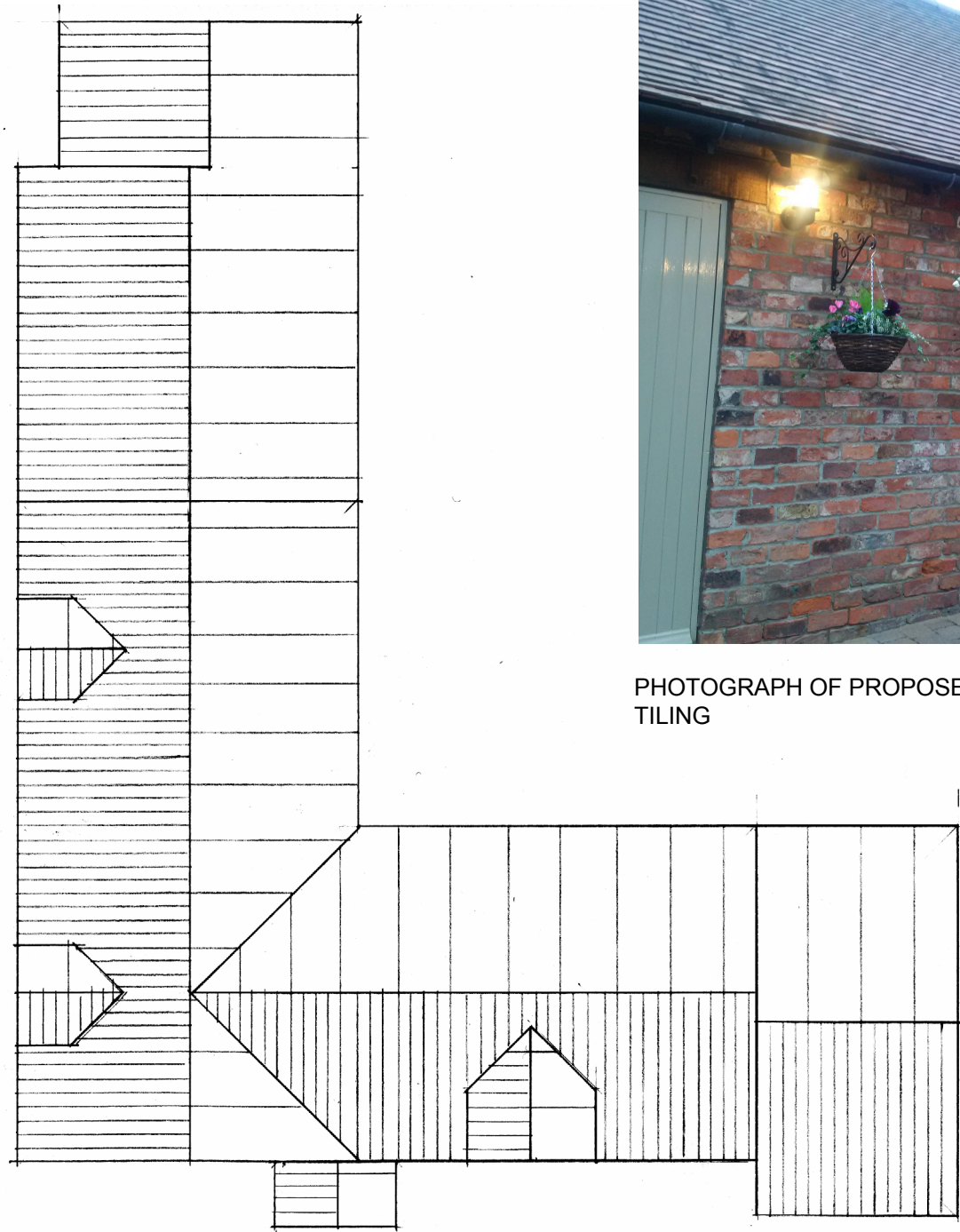


Scale =1:1,250
Date Created: 21/12/2015

Application Ref: 15/01928/FUL
Location:Spaldwick

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Ordnance Survey HDC 100022322

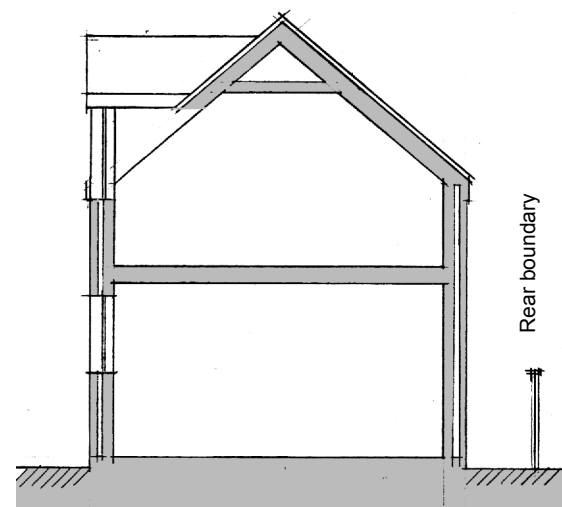




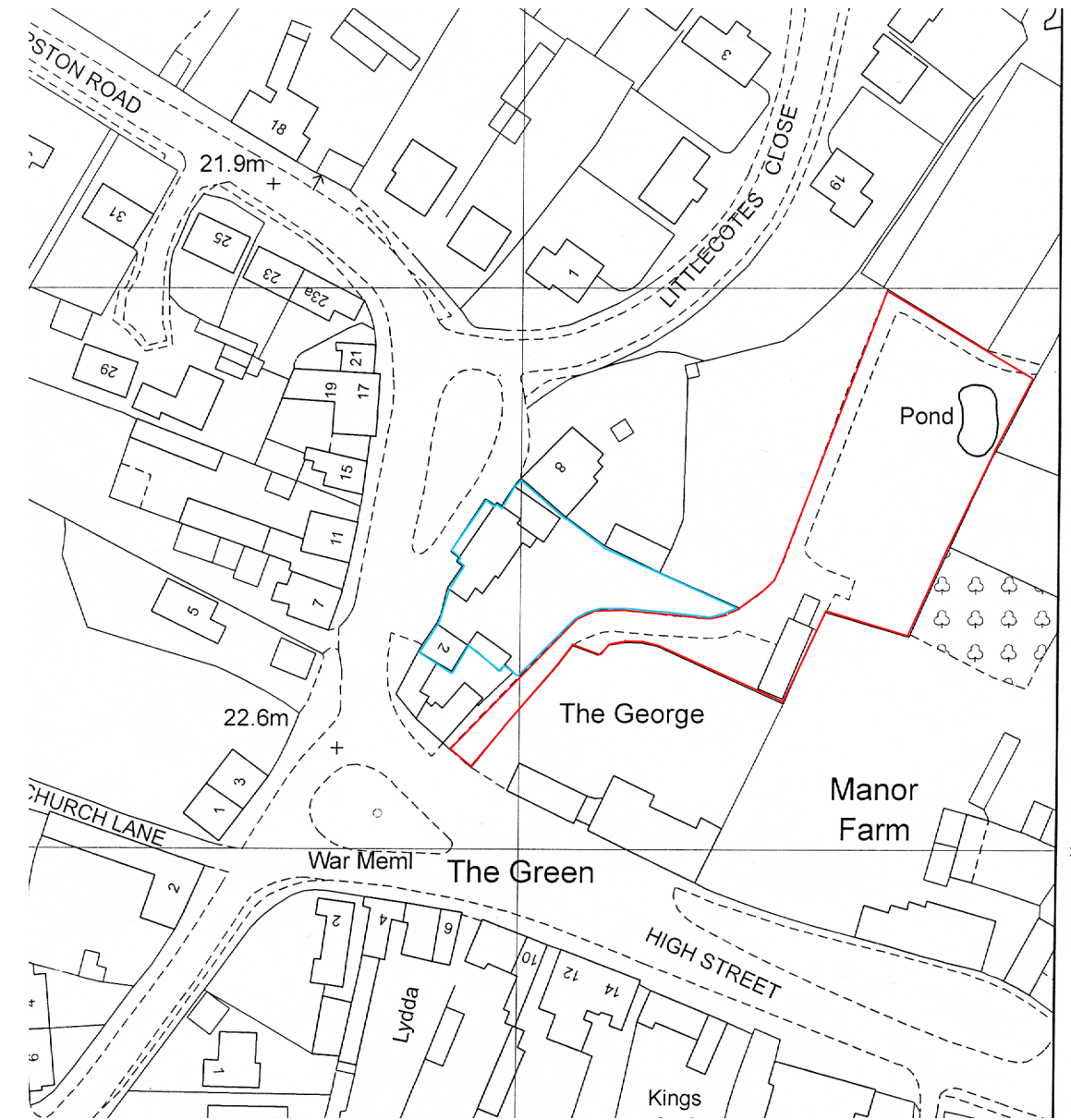
ROOF PLAN Scale 1/100



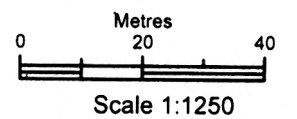
PHOTOGRAPH OF PROPOSED BRICKWORK AND ROOF TILING



PROPOSED SECTION Scale 1/100



LOCATION PLAN Scale 1/1250



Proposed dwelling at
2-6 Thrapston Road
Spaldwick
Cambs PE28 0TA
For Mr & Mrs Traynor

As proposed

Scale 1/100

Sheet No: 3

Date: 21 Oct 15

Richard Biddle
Member of Chartered Institute of Builders

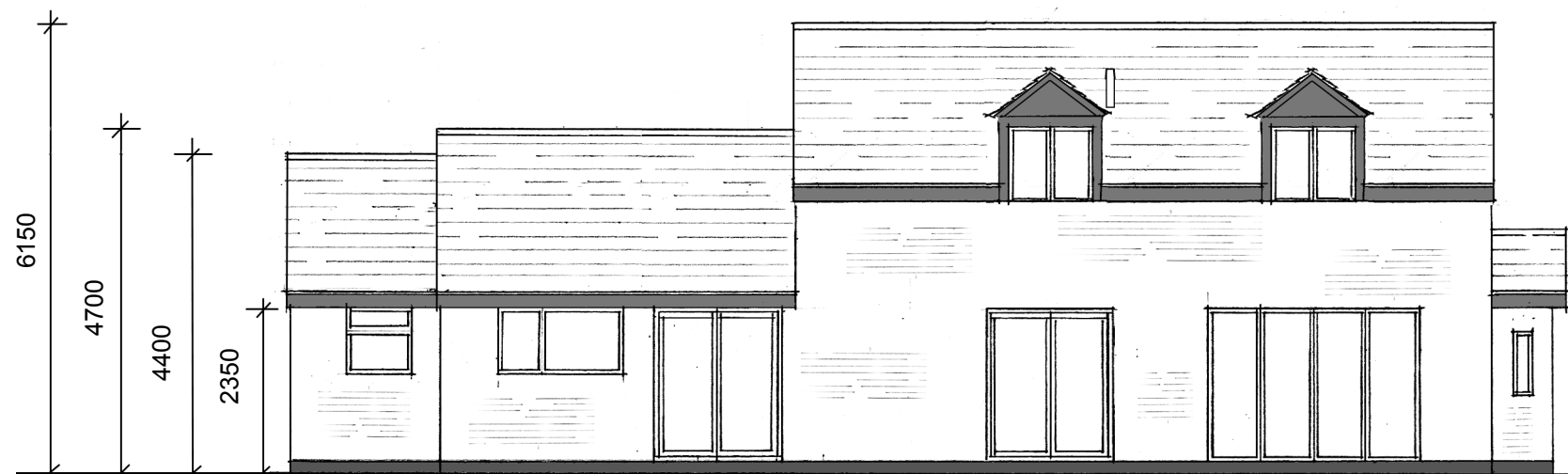
Telephone & Fax:
01480 457468 Mob: 07801 688266

Email: biddle945@btinternet.com

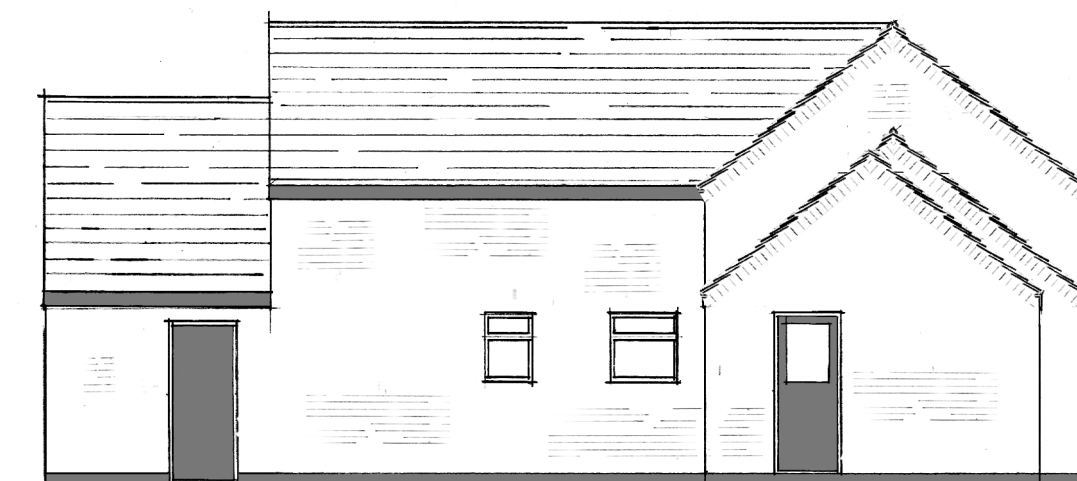
A3



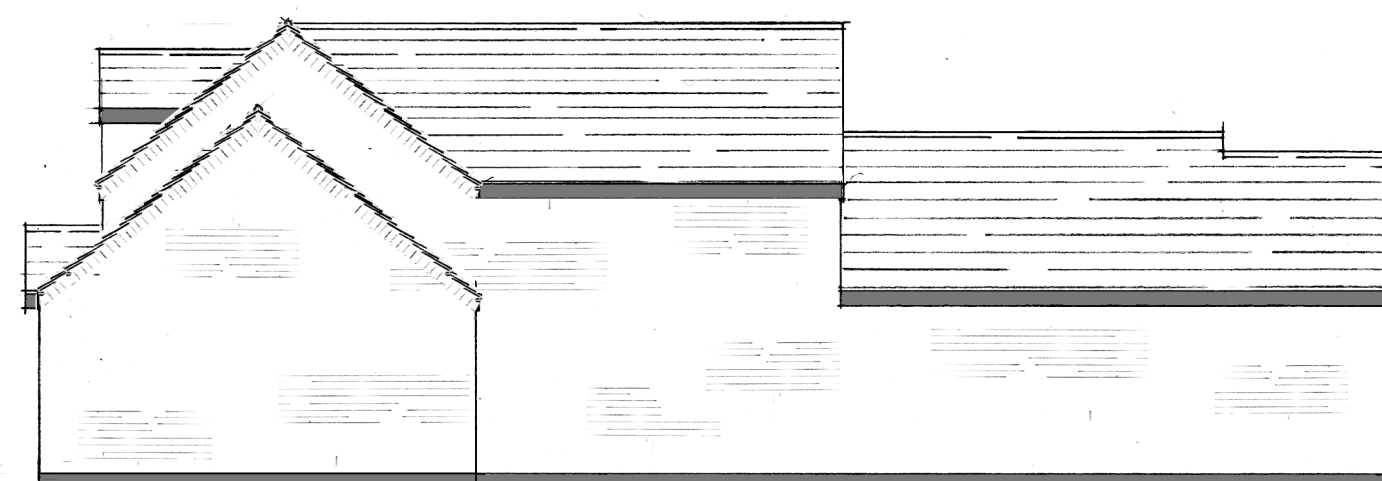
FRONT ELEVATION



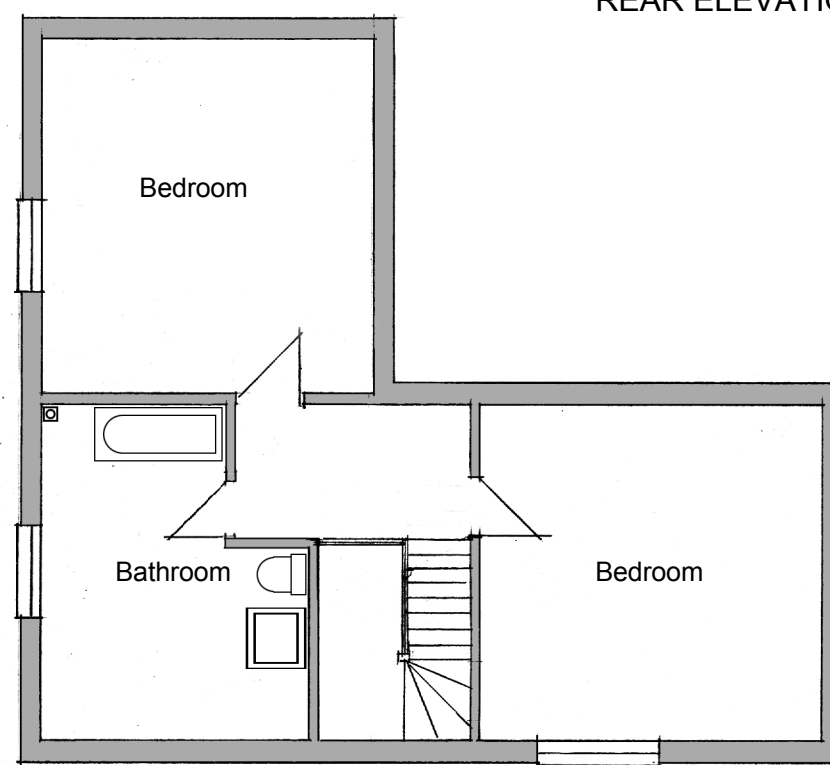
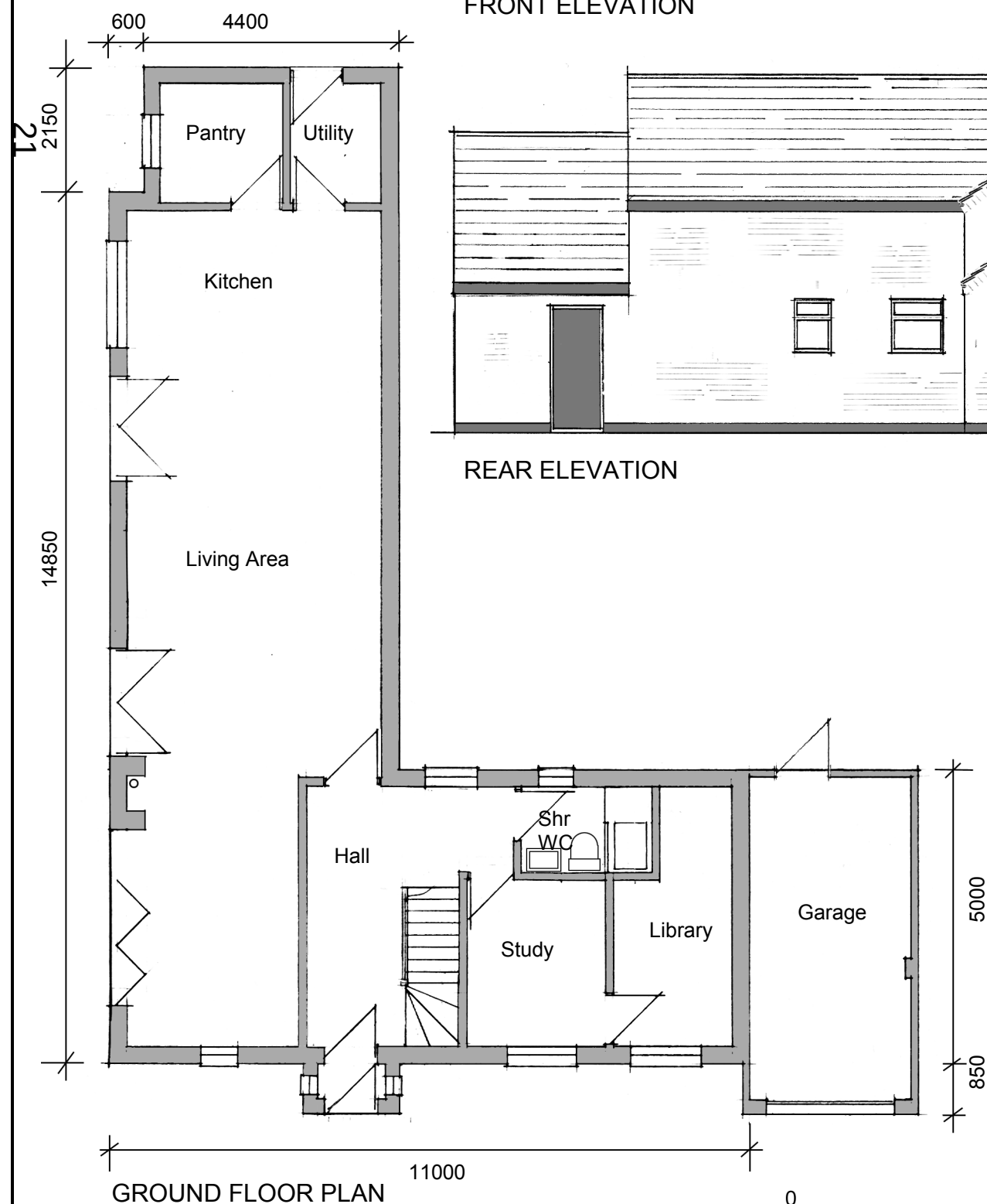
SIDE ELEVATION



REAR ELEVATION



REAR ELEVATION



Proposed dwelling at
2-6 Thrapston Road
Spaldwick
Cambs PE28 0TA
For Mr & Mrs Traynor

As proposed

Scale 1/100

Sheet No: 2

Date: 3 Sep 15

Richard Biddle
Member of Chartered Institute of Builders

Telephone & Fax:
01480 457468

Email: biddle945@btinternet.com

A3



Trees	Type	Girth
T1	Ash	0.92M
T2	Damson	0.5M
T3	Spruce	0.89M
T4	Eucalyptus	1.0M
T5	Crack Willow	0.77M
T6-9	Elm	

Proposed dwelling at
2-6 Thrapston Road
Spaldwick
Cambs PE28 0TA for Mr & Mrs
Traynor

Site plan Scale 1/500

Sheet No: 1

Date: 21 Oct 15

Richard Biddle
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01480 457195

Email: biddle945@btinternet.com

A3

DEVELOPMENT MANAGEMENT PANEL

18 JANUARY 2016

Case No:	15/01691/S73 (RENEWAL OF CONSENT/VARY CONDITIONS)
Proposal:	VARIATION OF CONDITION 2 OF APPLICATION NO 15/00317/FUL TO SUBSTITUTE DRAWING 13/27/1REVC FOR 13/27/1 REVD
Location:	LAND NORTH OF 25 AND 27 FEN STREET PE7 3RJ
Applicant:	GLS DEVELOPMENTS LTD
Grid Ref:	516448 289408
Date of Registration:	21.09.2015
Parish:	STILTON

RECOMMENDATION - APPROVE

This application is reported to the Development Management Panel as the Parish Council's recommendation of refusal is contrary to the Officer's recommendation of approval.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The application site is located close to the eastern edge of the village of Stilton and relates to garden land of No. 25 Fen Street. The site is not designated Conservation Area and is situated within flood zone 1 as identified by the Environment Agency maps. There are no notable trees within the site but there is an existing hedge along the eastern site boundary. There is also a line of conifer hedging to the west of the site within the curtilage of number 21a Fen Street.
- 1.2 Planning permission was approved by members of the development management panel in September 2015 (planning ref: 15/00317/FUL) to clear the site of the existing garage and store, and to demolish an existing extension to the side of number 25 Fen Street such to enable the erection of a detached four bedroom bungalow. The approved bungalow measures approximately 12.8 metres by 7.2 metres with an eaves height of 2.5 metres and a ridge height of 7.1 metres. The approved bungalow includes a first floor and would be served by a double garage measuring 5.5 metres by 5.5 metres with an eaves height to match that of the approved dwelling. The approved dwellinghouse would be served by an access from Fen Street.
- 1.3 Condition two of planning permission 15/00317/FUL requires the development to be carried out in accordance with the approved plans listed in the table to the decision notice.
- 1.4 This application seeks permission for the variation of condition 2 of application number 15/00317/FUL to substitute drawing 13/27/1REVC for 13/27/1 REVD. Drawing 13/27/1 REVD proposes a 0.2 metre reduction to the width of the access in order to provide adequate

visibility splays to either side of the access over land within the ownership of the applicant. The reduction to the width of the access would also enable the retention of the existing extension to the side of number 25 Fen Street. The application does not propose any amendments to the approved dwelling or garage.

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 Practice Guidance 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)
- H31: "Residential privacy and amenity standards"
 - H32: "Sub-division of large curtilages"
 - H35: "Tandem development"
 - En11: "Archaeology"
 - En12: "Archaeological Implications"
 - En13: "Archaeological Implications"
 - En20: "Landscaping Schemes for New Development"
 - En25: "General Design Criteria"
 - T18: "Access requirements for new development"
- 3.2 Saved policies from the Huntingdonshire Local Plan Alterations (2002)
- HL5 - Quality and Density of Development
- 3.3 Adopted Huntingdonshire Local Development Framework Core Strategy (2009)
- CS1: "Sustainable development in Huntingdonshire"
 - CS3: "The Settlement Hierarchy"
 - CS10: "Contributions to Infrastructure Requirements"
- 3.4 Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013)
- Policy LP1: "Strategy and principles for development"
 - Policy LP2: "Contributing to Infrastructure Delivery"
 - Policy LP6: "Flood Risk and Water Management"

- Policy LP10: "Development in Small Settlements"
 - Policy LP13: "Quality of Design"
 - Policy LP15: "Ensuring a High Standard of Amenity"
 - Policy LP17: "Sustainable Travel"
 - Policy LP18: "Parking Provision"
 - Policy LP31: "Heritage Assets and their Settings"
- 3.5 Supplementary Planning Documents/Guidance:
- Huntingdonshire Design Guide (2007) - Parts 2 and 5
 - Huntingdonshire Local Development Framework - Developer Contributions (2011) - with regard to contributions to wheeled bins provision.

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

4. PLANNING HISTORY

- 4.1 1401808FUL, Erection of two detached bungalows, permission REFUSED, 26.01.2015. Subsequent appeal dismissed.
- 4.2 15/00317/FUL, Erection of a detached bungalow, permission GRANTED, 03.09.2015.

5. CONSULTATIONS

- 5.1 **Stilton Parish Council** recommends REFUSAL - The Parish Councils concerns about back land development still stand and there are also grave concerns about road safety. Increasing the width of the drive will allow access for larger vehicles which in turn will be entering and exiting the property directly opposite the villages Almshouses. Access for emergency vehicles is already restricted and more vehicles mean more obstructions (COPY ATTACHED).

Officer response - there is an extant permission for the development of this site and the current application seeks alterations to increase pedestrian to vehicle visibility.

- 5.2 **Cambridgeshire County Council Archaeology** – the application does not affect our previous advice - NO OBJECTIONS - subject to scheme of archaeological investigation.

Officer response – a planning condition is recommended to secure the scheme of investigation

- 5.3 **HDC Transportation Team** - NO OBJECTIONS

- 5.4 **CCC Highways** – The drawings have not been amended in accordance with the consultation response for the original application or include alteration to satisfy your conditions 5 and 6 of the approval decision. The drawing therefore should be amended to indicate those requirements.

Officer response – Confirm that the drawings have not been amended in accordance with the County Highways Comments – as with the previous application conditions are again recommended to address County Highways issues. Condition 5 of planning permission 15/00317/FUL requires the provision of 2m x 2m visibility splays

along the site frontage. Condition 6 of planning permission 15/00317/FUL requires the submission of details relating to the width and layout of the private drive to serve the dwellinghouse.

6. REPRESENTATIONS

- 6.1 Seven neighbouring properties were consulted. No third party representations received.

7. ASSESSMENT

- 7.1 The Planning Practice Guidance (PPG) notes that there are instances where new issues may arise after planning permission has been granted, which require modification of the approved proposals. It advises where these modifications are fundamental or substantial, a new planning application under section 73 of the Town and Country Planning Act 1990 will need to be submitted. Where less substantial changes are proposed a non-material amendment application can be submitted or a minor material amendment where there is a relevant condition that can be varied. There is no statutory definition within the PPG of a 'minor material amendment' but it states that it is likely to include any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved.
- 7.2 The principle of the development has been considered and established through the granting of planning permission 15/00317/FUL. In the considering of application 15/00317/FUL consideration was had for the impacts upon: the character and appearance of the area, heritage assets, neighbour amenity and highway safety.
- 7.3 This S73 application has been submitted to amend the width of the access to serve the approved dwellinghouse in order to provide adequate visibility splays to either side of the access. In turn, the reduction to the width of the access would enable the retention of the existing extension to the side of number 25 Fen Street, Stilton. Therefore, the relevant issues to consider in the determination of this application are: the impact upon the character and appearance of the area, the impact upon the heritage assets, the impact upon neighbour amenity and the impact upon highway safety.

Impact upon the character and appearance of the area:

- 7.4 Whilst there is a presumption in favour of sustainable development the National Planning Policy Framework defines sustainability as having three strands - social, economic and environmental. One of the NPPF's core principles is to 'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'. Good design is a key aspect of sustainable development and is indivisible from good planning. Paragraph 53 of the NPPF also states that LPAs should consider setting policies to resist inappropriate development of residential gardens where for example, development would harm the local area.
- 7.5 The saved policies in the Local Plan 1995, which are part of the development plan can, notwithstanding their age, be accorded due

weight according to their degree of consistency with the NPPF. Policy H32 of the Local Plan 1995 states that support will be offered only where the resultant dwelling and its curtilage are of a size and form sympathetic to the locality. Policy En25 of the Local Plan 1995 indicates that the District Council will expect new development to respect the scale, form, materials and design of established buildings.

- 7.6 No amendments to the design of the approved dwellinghouse or garage are proposed; purely a reduction to the width of the access. It is considered that the reduction to the width of the access is minor and would, in tandem with the retention of the extension to the side of number 25 Fen Street, reduce direct views of the approved dwelling from along Fen Street. It is therefore considered that the proposal to reduce the width of the access would not have a significant detrimental impact upon visual amenity or the wider street scene.

Neighbour Amenity:

- 7.7 Policy H35 of the Local Plan sets out that proposals for 'tandem development' (development which results in a dwelling being located in a backland position behind a frontage dwelling, often on a plot that has restricted highway frontage) will normally be resisted. The supporting text advises that "such forms of development often have amenity disbenefits for the frontage dwelling and create inappropriate and inconvenient location problems for private open space and car parking". The policy intends that proposals will be resisted if they result in the classic harm from tandem development. It is accepted that, whilst a saved policy of the Local Plan, policy H35 does effectively restrict this form of development regardless of site specific circumstances and is therefore inconsistent with the presumption in favour of sustainable development as set out in the NPPF. However, other local policies relating to new dwellings and site subdivision require the impacts of residential development upon the character and form of development in the area to be considered when assessing the merits of an application. This is considered to be in accordance with the stance of the NPPF and can therefore be afforded full weight when considering paragraph 215 of the NPPF.
- 7.8 In the determination of application 15/00317/FUL, it was concluded that the proposed development would not have a significant detrimental impact upon the residential amenities of neighbouring properties such to warrant refusal of the application. In reaching this conclusion, it was considered that the width of the access corridor serving the dwelling and the relationship with neighbouring properties was adequate such that the classic disbenefits of tandem development would not result in this case. Consequently, there would be no significant harm in terms of policy H35.
- 7.9 This application seeks to reduce the width of the access serving the approved dwellinghouse. A reduction to the width of the access would not result in any increase in impact upon the amenities of neighbouring properties. Whilst the retention of the extension to the side of number 25 Fen Street would result in accommodation at this property being situated closer to the access, the resultant impact would be upon a property within the same ownership; a relationship that the owners are clearly content with. Resultantly, the proposal is considered acceptable in this regard.

Highway Safety & Parking Provision:

- 7.10 In considering application 15/00317/FUL the HDC Transportation Officer advised that 2m x 2m vehicle to pedestrian visibility splays should be provided on both sides of the vehicular access and that the width of the private drive could be reduced to 3 metres. Whilst the plans submitted as part of the application did not demonstrate this, it was concluded that with a relocation of the access within the site boundary it would be possible to achieve an adequate paired access with No.25, making adequate provision for vehicle to pedestrian visibility.
- 7.11 The proposed substitution of drawings would reduce the width of the access by 0.2 metres to 3.8 metres. In a similar fashion to the previous application (15/00317/FUL) the HDC Highways Officer has outlined that 2m x 2m vehicle to pedestrian visibility splays should be provided on both sides of the vehicular access. Similar to the previous application, it is considered that with the relocation of the access within the site boundary, it would be possible to achieve a paired access with No.25 making adequate provision for pedestrian visibility. This could be secured by condition.
- 7.12 The amount of car parking being accommodated at the site has not changed from the approved application 15/00317/FUL.
- 7.13 Resultantly, the proposal is considered to be acceptable with regards to parking provision and the impact upon highway safety.
- 7.14 The comments of the CCC Highways Officer are noted however the initial response received referred to a lack of parking provision. The level of parking provision proposed was considered acceptable in the granting of planning permission 15/00317/FUL and this view remains unaltered. The attaching of conditions similar to those adhered to planning permission 15/00317/FUL could secure necessary visibility splays; in the interests of pedestrian and highway safety and this application only seeks to alter condition two and not to submit information secured by condition.

Heritage Assets:

- 7.15 Cambridgeshire County Council records indicate that the site lies in an area of high archaeological potential as the site lies within the probable Medieval street pattern of Stilton. In a similar vein to permission 15/00317/FUL, the County Council raises no objections to the development of this site but it is requested that the site should be subject to a programme of archaeological investigation. This is considered necessary and the investigation could be secured by condition to ensure any archaeological interest of the area is preserved either by record or in situ. Therefore no officer objections are raised regarding the impacts upon heritage assets.

Other matters:

- 7.16 Refuse Bins - all new residential developments in Huntingdonshire are required to make financial contributions to allow for the provision

of appropriate coloured waste storage containers (wheeled bins), as outlined in the Developer Contributions Supplementary Planning Document 2011. A completed Unilateral Undertaking dated 6th November 2015 has been received in compliance with the Developer Contributions SPD 2011.

- 7.17 In accordance with the PPG (Paragraph: 031 Reference ID: 21a-031-20140306), all conditions imposed will be repeated; however, conditions that have already been discharged will refer to the details already agreed.
- 7.18 The provision of Section 73(5) of the Town & Country Planning Act 1990 requires that no grant of permission shall extend the time in which development may be commenced. Development must therefore commence within a three year period from the granting of planning permission 15/00317/FUL. This can be secured by condition.

Conclusion:

- 7.19 The proposed changes are considered relatively minor in relation to the overall scale of the development and will not fundamentally change the character of the development as approved. It is therefore recommended that in this instance planning permission be granted.

8. RECOMMENDATION - APPROVAL subject to conditions to include the following

- Time Limit
- In accordance with plans submitted
- Access dimensions and pedestrian visibility splays
- Levels
- Materials
- Retain boundary treatments
- Archaeological work
- Refuse storage
- Remove permitted development rights

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CONTACT OFFICER:

Enquiries about this report to **Laura Nuttall Assistant Development Management Officer 01480 388407**

Huntingdonshire DC Public Access

From: Mary Croll <stiltonpc@yahoo.co.uk>
Sent: 02 November 2015 16:25
To: DevelopmentControl; Nuttall, Laura (Planning)
Subject: Application No. 15/01691/S73 25 & 27 Fen Street. Stilton

The above application has been refused by Stilton Parish Council.

The Parish Councils concerns about back land development still stand and there are also grave concerns about road safety. Increasing the width of the drive will allow access for larger vehicles which in turn will be entering and exiting the property directly opposite the villages Almshouses. Access for emergency vehicles is already restricted and more vehicles mean more obstructions.

Mary Croll,
Clerk to Stilton Parish Council.

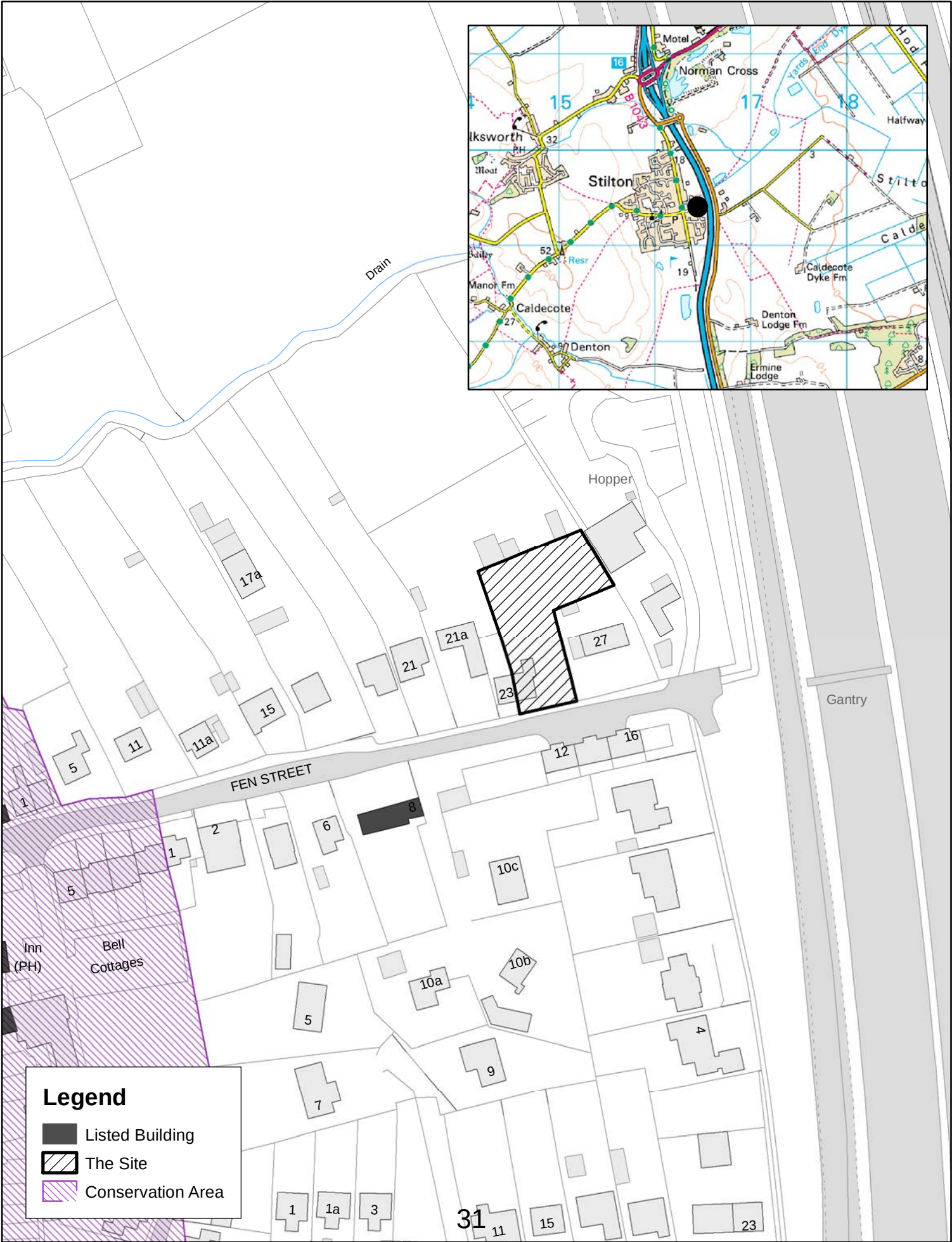
Development Management Panel



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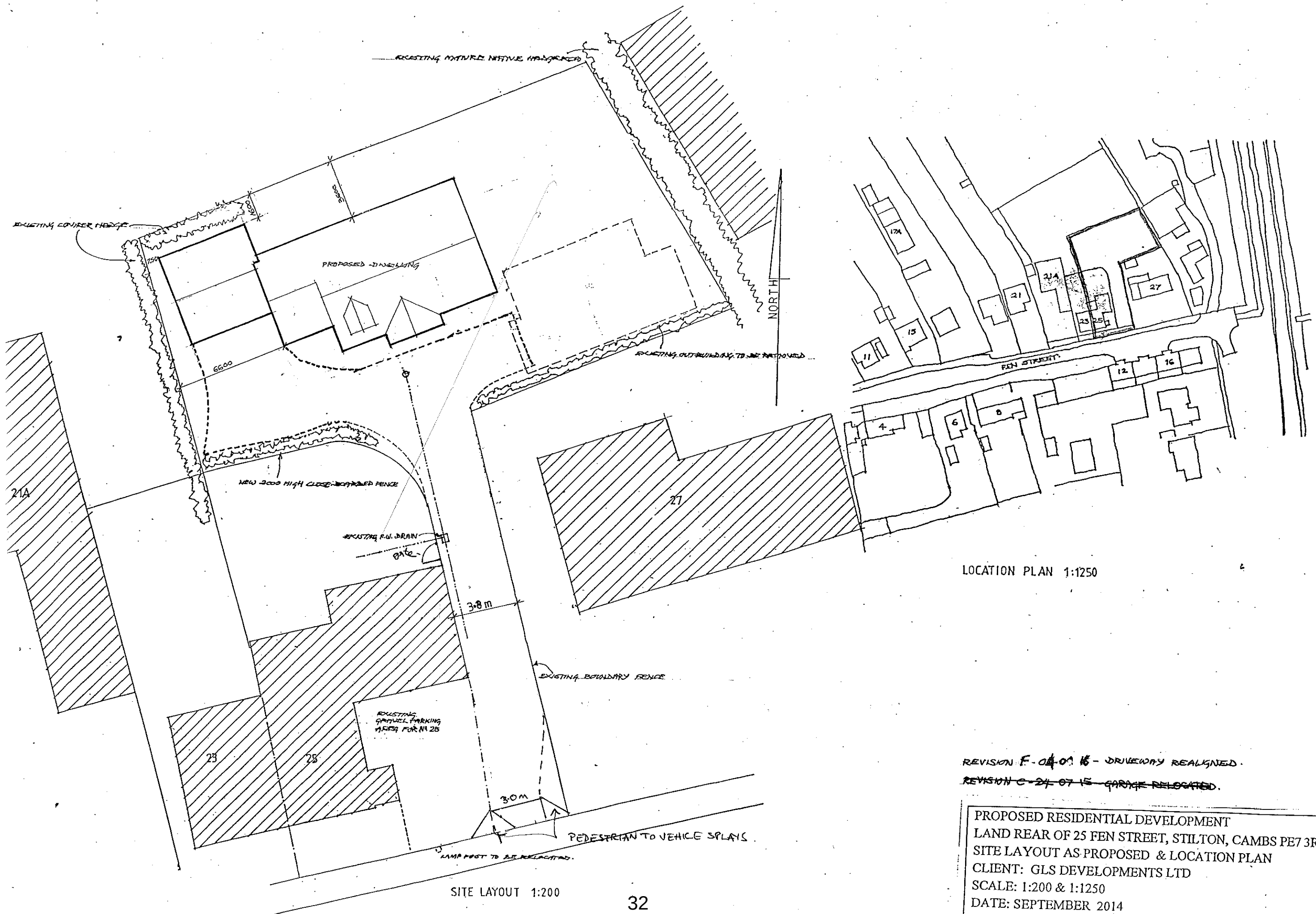
Application Ref: 15/01691/S73
Location:Stilton

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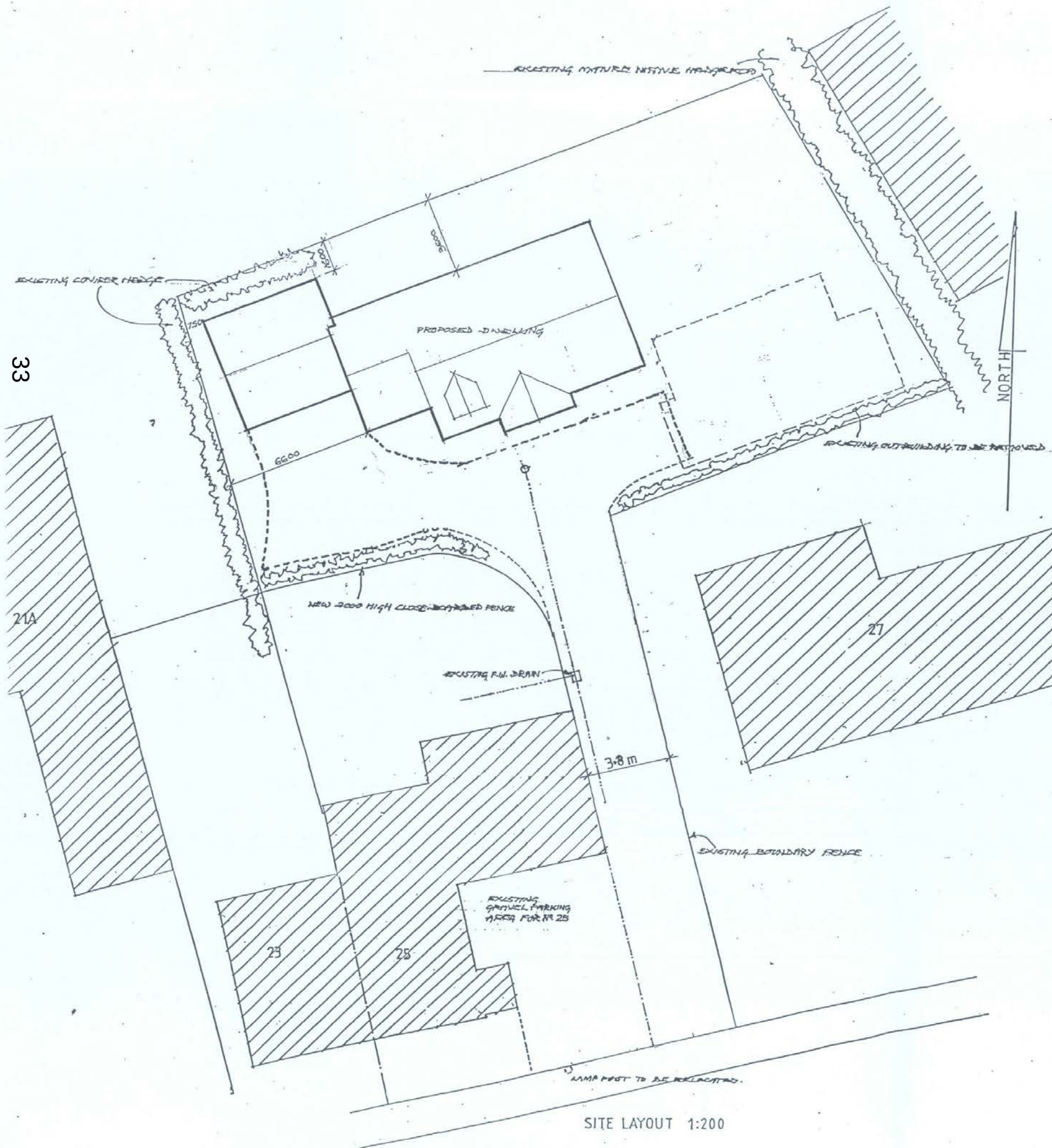
Legend

-  Listed Building
-  The Site
-  Conservation Area



REVISION F-04-07-16 - DRIVEWAY REALIGNED.
 REVISION C-24-07-15 - GARAGE RELOCATED.

PROPOSED RESIDENTIAL DEVELOPMENT
 LAND REAR OF 25 FEN STREET, STILTON, CAMBS PE7 3RJ
 SITE LAYOUT AS PROPOSED & LOCATION PLAN
 CLIENT: GLS DEVELOPMENTS LTD
 SCALE: 1:200 & 1:1250
 DATE: SEPTEMBER 2014
 NO. 13/27/1/REV 3000 EF



LOCATION PLAN 1:1250

REVISION D - 02 09 15 - DRIVEWAY REALIGNED.

REVISION C - 24 07 15 - GARAGE RELOCATED.

PROPOSED RESIDENTIAL DEVELOPMENT
 LAND REAR OF 25 FEN STREET, STILTON, CAMBS PE7 3RJ
 SITE LAYOUT AS PROPOSED & LOCATION PLAN
 CLIENT: GLS DEVELOPMENTS LTD
 SCALE: 1:200 & 1:1250
 DATE: SEPTEMBER 2014
 NO. 13/27/1/ REV 3/4 D

GREEN PAPERS FOLLOW

TOWN & COUNTRY PLANNING ACT 1990

Planning Permission

Mr David Mead
Partners In Planning and Architecture Ltd
10 Manor Mews
Bridge Street
St Ives
Cambridgeshire
PE27 5UW
United Kingdom

Huntingdonshire District Council in pursuance of powers under the above Act, hereby **GRANT PERMISSION** for:

Proposal: Erection of a detached bungalow

Site address: Land North Of 25 And 27 Fen Street Stilton

in accordance with your application received on 3rd March 2015 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Location and Site Plan	13/27/1/REV C		27.07.2015
Elevations	13/27/2 REV C		27.07.2015
Floor Plan/s	13/27/4 REV C		27.07.2015
Floor Plan/s	13/27/5 REV C		27.07.2015
Section	13/27/6 REV B		27.07.2015
Roof Plan	13/27/7 REV C		27.07.2015

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.



Andy Moffat
Head Of Development

Page 1 of 7

Date 3rd September 2015



1. Reason.
To comply with Section 91 of the Town and Country Planning Act 1990, as amended.
2. Condition.
The development hereby permitted shall be carried out in accordance with the approved plans listed in the table above.
2. Reason.
For the avoidance of doubt to ensure that the development is carried out in accordance with the approved plans.
3. Condition.
Details of the type, colour and texture of all materials to be used for the external surfaces of the dwelling shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development to which this permission relates. The development shall be carried out in accordance with the approved details.
3. Reason.
In the interests of visual amenity and to ensure a satisfactory external appearance and grouping of materials in accordance with Policy En25 of the Huntingdonshire Local Plan, 1995.
4. Condition.
No development shall commence until details of the proposed levels of all buildings or structures and the levels of the site and any changes proposed to the site shall be submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall then be constructed in accordance with the approved levels details unless otherwise agreed in writing by the Local Planning Authority.
4. Reason.
The site falls within a predominantly residential area, with neighbouring properties being situated within close proximity of the development. No details regarding existing and proposed levels within the site have been submitted. Further information is therefore required prior to the commencement of the development, in order to ensure a satisfactory relationship with neighbouring properties and in the interests visual amenity in accordance with policies En25 and H31 of Huntingdonshire Local Plan 1995 and policy HL5 of the Huntingdonshire Local Plan Alteration 2002.

5. Condition.

Amoffat.

Andy Moffat
Head Of Development

Page 2 of 7

Date 3rd September 2015



Prior to the occupation of the dwelling hereby approved, visibility splays of 2m x 2m along the site frontage shall be provided on both sides of the proposed access at its junction with Fen Street and shall be maintained thereafter in perpetuity.

5. Reason.

In the interests of highway safety.

6. Condition.

No development shall take place until details of the width and layout of the private drive to serve the dwelling hereby permitted have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the occupation of the dwelling.

6. Reason.

The plans submitted demonstrate a layout that would not achieve adequate vehicle to pedestrian visibility splays to both sides of the vehicular access. The relocation of the access within the site boundary and a reduction to the width of the access would enable adequate provision for vehicle to pedestrian visibility to be achieved to both sides of the access; in the interests of pedestrian and highway safety in accordance with policy T18 of the Huntingdonshire Local Plan 1995.

7. Condition.

The existing boundary treatments around the perimeter of the site shall be retained for the duration of the development hereby permitted, unless any variations are otherwise first approved in writing by the Local Planning Authority and then carried out in accordance with the approved details.

7. Reason.

In the interests of residential amenity in accordance with policy H31 of the Huntingdonshire Local Plan 1995.

8. Condition.

No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured 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.

8. Reason.



Andy Moffat
Head Of Development

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Date 3rd September 2015



Pathfinder House, St Mary's Street
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The application site is in an area of high archaeological potential. The site lies within the probable Medieval street pattern of Stilton. Fen Street runs from the 13th Century church of St Mary Magdalene (Historic Environment Record reference MCB2207) towards Stilton Fen, crossing the Roman road, Ermine Street (MCB15034), in the centre of the village. Archaeological investigations to the immediate south revealed evidence of Medieval and Post-Medieval occupation (MCB14635) and traces of ridge and furrow (medieval strip cultivation) survive in the surrounding fields (MCB11790, MCB12469). Further information is therefore required to safeguard archaeological interests in accordance with Policy En12 of the Huntingdonshire Local Plan, 1995.

9. Condition.

The development hereby permitted shall not be occupied until details of the arrangements for refuse storage have been submitted to and approved in writing by the local planning authority. The development hereby permitted shall not be occupied until the approved storage facilities are available for use and thereafter these facilities shall be retained for the duration of the development.

9. Reason.

In the interests of visual amenity in accordance with Policy En25 of the Huntingdonshire Local Plan, 1995.

10. Condition.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any Order revoking and re-enacting that order with or without modification), no development within Classes A, B and C of Part 1 to the Second Schedule of the Order shall be carried out.

10. Reason.

In the interests of residential amenity.

11. Note to applicant.

This permission is accompanied by a unilateral undertaking dated submitted pursuant to section 106 of the Town and Country Planning Act 1990, relating to a wheeled bin contribution arising from this development.

12. Note to applicant.

Note to applicant regarding Community Infrastructure Levy Charge.
Huntingdonshire District Council became a Community Infrastructure Levy (CIL) Charging Authority on the 1st May 2012. The Council is obliged to collect the levy from liable parties in instances where development received planning permission on or after the 1st May 2012. It is important that liable parties (usually developers or landowners) are correctly identified to the Council as early as possible. For more details on CIL, the developments the charges will apply

Amoffat.

Andy Moffat
Head Of Development

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to, how much the charge will be and the process involved, including the developers or landowners legal responsibilities, the CIL pages on the Council's website at www.huntingdonshire.gov.uk should be referred to. It should be noted that all development which creates one or more dwellings will be liable to be charged irrespective of the floor space charge. However, developments which create less than 100 square metres of new floor space and do not involve a dwelling or dwellings, will be exempt from CIL and will not be charged.

13. Note to applicant.

Statement as to how the Local Planning Authority (LPA) has worked with the applicant in a positive and proactive manner on seeking solutions:

The LPA positively encourages pre-application discussions and makes clear that applications will then normally be determined as submitted. Details of the 'Pre-Application Advice' process can be found on the Planning pages on the Council's website www.huntingdonshire.gov.uk. If, as proposed, a development is considered unacceptable and it is apparent how it can be revised to make it acceptable, the LPA will set out how it can be amended to make it acceptable as part of its response to a pre-application enquiry. When an application is received, conditions will be used where they can make a development acceptable. A clear reason for refusal identifies the specific reasons why the development is unacceptable and helps the applicant to determine whether and how the proposal can be revised to make it acceptable.

In relation to this application, it was considered and the process managed in accordance with Paragraphs 186 and 187 of the NPPF.

14. Note to applicant.

A fee is payable for each "request" when submitting details pursuant to a condition or conditions of this permission that require(s) details to be submitted to and approved by the Local Planning Authority (i.e. details submitted under Article 21 of the Town and Country Planning (General Development Procedure) Order). Further details on what constitutes a "request" can be found in the "Guidance Note - Fees for confirmation of compliance with condition attached to a planning permission". The appropriate fee can be found in the "Planning Fees Form". Both documents can be viewed via www.huntsdc.gov.uk. The Local Planning Authority should give written confirmation within a period of 8 weeks from the date on which the request and fee are received.



Andy Moffat
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NOTES

Rights of Appeal under the Town and Country Planning Act, 1990 Section 78

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant permission subject to conditions, he/she may appeal to the Secretary of State responsible for planning within;

- **Six months from the date of this decision notice.**

Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Alternatively all forms can be downloaded from their website www.planning-inspectorate.gov.uk. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the Development Orders and to any directions given under the Orders. He does not, in practice, refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State responsible for planning and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act, 1990.

Claiming Compensation

In certain circumstances, a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.



Andy Moffat
Head Of Development

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Date 3rd September 2015



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General Notes

This decision notice does not convey any approval or consent which may be required under any enactment, bye-law or regulation other than Section 57 of the Town and Country Planning Act 1990.



Andy Moffat
Head Of Development

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Date 3rd September 2015



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Case No: 15/00317/FUL (FULL PLANNING APPLICATION)

Proposal: ERECTION OF A DETACHED BUNGALOW

Location: LAND NORTH OF 25 AND 27 FEN STREET

Applicant:

Grid Ref: 516448 289408

Date of Registration: 03.03.2015

Parish: STILTON

RECOMMENDATION - APPROVAL

This application is reported to the Development Management Panel as the Parish Council's recommendation of refusal is contrary to the Officer's recommendation of approval.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The application site is located close to the eastern edge of the village of Stilton and relates to garden land of No. 25 Fen Street. The site is not designated Conservation Area and is situated within flood zone 1 as identified by the Environment Agency maps. There are no notable trees within the site but there is an existing hedge along the eastern site boundary. There is also a line of conifer hedging to the west of the site within the curtilage of number 21a Fen Street.
- 1.2 The application seeks planning permission to clear the site of the existing garage and store, and to demolish an existing extension to the side of number 25 Fen Street such to enable the erection of a detached four bedroom bungalow. The proposed bungalow would have a first floor which is shown on the plans submitted as well as an attached double garage. The proposed dwellinghouse would be served by the existing access from Fen Street, currently utilised by number 25 Fen Street. The width of the access would be increased through the demolition of a portion of the existing single storey structure forming number 25 Fen Street.
- 1.3 The proposed dwellinghouse would measure approximately 12.8 metres by 7.2 metres with an eaves height of 2.5 metres and a ridge height of 7.1 metres. An attached double garage is proposed to the western side of the dwellinghouse. The proposed garage would measure 5.5 metres by 5.5 metres and would have an eaves height to match that of the proposed dwelling. The attached garage would have a lower ridgeline than the host dwelling, at 6.17 metres in height. The main body of the proposed dwelling would be situated approx. 5.8 metres north of the site boundary to number 27 Fen Street and 10.3 metres from the rear elevation of this neighbouring property. The proposed dwelling would be located approx. 5.2 metres

north-east of the site boundary to number 25 Fen Street and 13 metres north of the rear elevation of number 25 Fen Street.

- 1.4 During the determination of this application revised plans were submitted, demonstrating an amendment to the siting of the proposed parking area and garage. The Parish Council and neighbouring properties were re-consulted following the submission of amended plans. It is acknowledged that Stilton Parish Council will not meet in August. However, given the nature of the Parish Council's comment objecting to the application, it is not considered that the amendment to the garage shown on the revised plans submitted would address their concerns.

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 Practice Guidance is also relevant.

3. PLANNING POLICIES

- 3.1 Saved policies from the Huntingdonshire Local Plan (1995)
- H31: "Residential privacy and amenity standards"
 - H32: "Sub-division of large curtilages"
 - H35: "Tandem development"
 - En11: "Archaeology"
 - En12: "Archaeological Implications"
 - En13: "Archaeological Implications"
 - En20: "Landscaping Schemes for New Development"
 - En25: "General Design Criteria"
 - T18: "Access requirements for new development"
- 3.2 Saved policies from the Huntingdonshire Local Plan Alterations (2002)
- HL5 - Quality and Density of Development
- 3.3 Adopted Huntingdonshire Local Development Framework Core Strategy (2009)
- CS1: "Sustainable development in Huntingdonshire"
 - CS3: "The Settlement Hierarchy"
 - CS10: "Contributions to Infrastructure Requirements"

- 3.4 Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013)
- Policy LP1: "Strategy and principles for development"
 - Policy LP2: "Contributing to Infrastructure Delivery"
 - Policy LP6: "Flood Risk and Water Management"
 - Policy LP10: "Development in Small Settlements"
 - Policy LP13: "Quality of Design"
 - Policy LP15: "Ensuring a High Standard of Amenity"
 - Policy LP17: "Sustainable Travel"
 - Policy LP18: "Parking Provision"
 - Policy LP31: "Heritage Assets and their Settings"
- 3.5 Supplementary Planning Documents/Guidance:
Huntingdonshire Design Guide (2007) - Parts 2 and 5
Huntingdonshire Local Development Framework - Developer Contributions (2011) - with regard to contributions to wheeled bins provision.

4. **PLANNING HISTORY**

- 4.1 1401808FUL, Erection of two detached bungalows, permission REFUSED, 26.01.2015.

This application was refused for 2 reasons:

1) "The proposal would result in a cramped form of backland development which would not be consistent with the prevailing pattern of development in the area and would be harmful to the spacious character of the locality" contrary to the NPPF and policies H32, HL5, CS1, LP10 and LP13.

2) Failure to submit a completed Unilateral Undertaking for Wheeled Bin contributions contrary to the provisions of the Developer Contributions Supplementary Planning Document 2011 and policy CS10 of the Adopted Huntingdonshire Core Strategy 2009.

The applicant has appealed this decision and the application is currently being considered by the Planning Inspectorate.

5. **CONSULTATIONS**

- 5.1 **Stilton Parish Council recommends REFUSAL** - The area proposed for development is acknowledged by the applicant to be garden land and as such any development would be a contradiction of HDC's own policy No. 35 in respect of 'tandem' development. (COPY ATTACHED)
- 5.2 Cambridgeshire County Council Archaeology - NO OBJECTIONS - subject to scheme of archaeological investigation.
- 5.3 HDC Transportation Team - NO OBJECTIONS - subject to a couple of minor amendments relating to pedestrian visibility.

6. **REPRESENTATIONS**

- 6.1 Seven neighbouring properties were consulted. TWO letters of OBJECTION have been received which raise the following summarised concerns:

- The proposed driveway providing access would run next to the ground floor bedroom of No. 27 and disrupt sleep
- Loss of privacy to garden
- Loss of light
- Loss of quiet and tranquil surroundings
- Create additional traffic along a congested street with limited access for emergency vehicles
- Large development for a small garden
- Overlooking
- Tandem "back land" development contrary to HDC policy
- Place pressure on services

7. SUMMARY OF ISSUES

7.1 The main issues to consider with this site are the:

- Principle of the Development
- Character and Appearance of the Area
- Heritage Assets
- Neighbour Amenity
- Highway Safety & Parking Provision

Principle of Development:

7.2 Paragraph 49 of the NPPF states that 'housing applications should be considered in the context of the presumption in favour of sustainable development'.

7.3 Paragraph 50 of the NPPF states 'to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should: plan for a mix of housing'.

7.4 Paragraph 65 of the NPPF states 'local planning authorities should not refuse planning permission for buildings or infrastructure which promotes high levels of sustainability because of concerns about incompatibility with an existing townscape'.

7.5 In order to assess the proposed development against the policies in the development plan, paragraph 215 of Annex 1 of the NPPF requires LPA's to give due weight to the relevant policies in existing plans according to their degree of consistency with the NPPF.

7.6 Policy CS3 of the Core Strategy identifies Stilton as a 'Smaller Settlement' where residential infilling (up to three dwellings) will be appropriate within the built-up area. This development plan is consistent with the NPPF as it concentrates development in the larger sustainable settlements that offer the best levels of services and facilities.

7.7 Emerging Local Plan policy LP10 states that proposals within the built-up area of a Small Settlement will be considered on individual sustainability merits taking into account a range of factors.

7.8 The site is considered to be within the built-up area of Stilton where residential development is acceptable in principle and residential development of the scale proposed complies with the adopted settlement policy CS3 of the Core Strategy. The proposal would also

comply with each of the criteria of emerging policy LP 10. Consequently, no objections are raised with regards to the principle of such a development in the locality, subject to other matters being satisfactorily resolved.

Character and Appearance of the Area:

- 7.9 Whilst there is a presumption in favour of sustainable development the National Planning Policy Framework defines sustainability as having three strands - social, economic and environmental. One of the NPPF's core principles is to 'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'. Good design is a key aspect of sustainable development and is indivisible from good planning. Paragraph 53 of the NPPF also states that LPAs should consider setting policies to resist inappropriate development of residential gardens where for example, development would harm the local area.
- 7.10 The saved policies in the Local Plan 1995, which are part of the development plan can, notwithstanding their age, be accorded due weight according to their degree of consistency with the NPPF. Policy H32 of the Local Plan 1995 states that support will be offered only where the resultant dwelling and its curtilage are of a size and form sympathetic to the locality. Policy En25 of the Local Plan 1995 indicates that the District Council will expect new development to respect the scale, form, materials and design of established buildings.
- 7.11 Due to the location of the proposed dwelling, the proposed development would conflict with Policy H35 of the Huntingdonshire Local Plan, Part One 1995 (the Local Plan), which resists proposals for 'tandem' or 'backland' development (i.e. development located behind a frontage dwelling). This policy, along with its supporting text, essentially imposes a presumption against this form of development regardless of the specific circumstances of the case, including any potential merits and is, therefore, inconsistent with the NPPF. The weight that can be afforded to this policy in relation to 'tandem' or 'backland' development is therefore extremely limited. The NPPF carries a presumption in favour of sustainable development. Where relevant policies of the development plan are out-of-date, planning permission should be granted unless any adverse impact of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF, or where specific policies of the Framework indicate development should be restricted.
- 7.12 The current proposal seeks planning permission for a single dwellinghouse, rather than two dwellings as proposed under planning permission 1401808FUL.
- 7.13 Properties within the vicinity of the site vary in design, scale and age, with bungalows found to the opposite side of Fen Street and the properties to either side of the site being two storeys in height. As such, the design and scale of the dwelling proposed would not appear out of place in context but would sit harmoniously alongside the existing properties within the vicinity. Other residential properties along Fen Street take a similar arrangement to the current proposal and do not have a direct frontage onto the Fen Street, such as number 17a. Therefore, whilst the proposal would constitute a form of

backland development, it is considered that a single dwellinghouse of the scale proposed could be accommodated within the site such to accord with the prevailing pattern of development in the area and respecting the spacious character of the surrounding area. The resultant curtilage following the subdivision would be of a size and form which is sympathetic to the locality as sought by Local Plan Policy H32. The proposal is therefore considered to accord with development plan policies H32 of the Local Plan, HL5 of the Local Plan Alterations and CS1 of the Core Strategy, and emerging policies LP10 and LP13 of the Draft Local Plan to 2036 (2013).

Neighbour Amenity:

- 7.14 Policy H35 of the Local Plan sets out that proposals for 'tandem development' (development which results in a dwelling being located in a backland position behind a frontage dwelling, often on a plot that has restricted highway frontage) will normally be resisted. The supporting text advises that "such forms of development often have amenity disbenefits for the frontage dwelling and create inappropriate and inconvenient location problems for private open space and car parking". The policy intends that proposals will be resisted if they result in the classic harm from tandem development. It is accepted that, whilst a saved policy of the Local Plan, policy H35 does effectively restrict this form of development regardless of site specific circumstances and is therefore inconsistent with the presumption in favour of sustainable development as set out in the NPPF. However, other local policies relating to new dwellings and site subdivision require the impacts of residential development upon the character and form of development in the area to be considered when assessing the merits of an application. This is considered to be in accordance with the stance of the NPPF and can therefore be afforded full weight when considering paragraph 215 of the NPPF.
- 7.15 It is considered that the width of the access corridor serving the proposed dwelling and the relationship with neighbouring properties is adequate such that the classic disbenefits of tandem development would not result in this case. There would therefore be no significant harm in terms of policy H35. There is a window within the western side elevation of No.27 which is alongside the existing and proposed driveway. The neighbour representation received has confirms that this window serves a room which is occupied as a ground floor bedroom. The existing situation of the driveway serving a garage to the rear of the site is noted. The single additional dwelling would create additional movements from visitors and deliveries. However, in light of the existing access arrangements and 1.8 metre high approx. close board fencing along the boundary to No.27 Fen Street, it is not considered that the additional movements to the side of No.27 would have a significant detrimental impact upon the amenity of No.27 Fen Street such as to substantiate refusal of this application.
- 7.16 The proposed dwelling would have an eaves height of 2.5 metres and a ridge height of 7.1 metres. The main body of the proposed dwelling would be situated approx. 5.8 metres north of the site boundary to number 27 Fen Street and 10.3 metres from the rear elevation of this neighbouring property. The proposed dwelling would be located approx. 5.2 metres north-east of the site boundary to number 25 Fen Street and 13 metres north of the rear elevation of number 25 Fen

Street. The attached garage serving the proposed dwelling would sit approx. 0.75 metres from the site boundary to number 21a Fen Street and approximately 7.8 metres east of this neighbouring dwellinghouse. The proposed dwellinghouse and garage would sit over 20 metres to the north-east of the rear elevation of number 23 Fen Street.

- 7.17 Given the separation distances to the boundaries and neighbouring dwellings, it is not considered that the proposed development would have a significant detrimental impact upon the residential amenities of neighbouring properties through overbearing impact. Furthermore, due to the separation distances involved and the siting of the proposed dwelling to the north or north-east of the neighbouring residential properties, it is not considered that the proposal would have significant detrimental impact upon the amenities of neighbouring properties through loss of sunlight or daylight. It is also acknowledged that the existing conifer hedge within the curtilage of number 21a Fen Street would provide a level of screening of the proposal.
- 7.18 The proposed dwellinghouse would host two velux windows and a dormer window to the front elevation. Due to the high level nature of the velux windows it is considered that these windows would not lead to undue overlooking. The proposed dormer window is aligned with the driveway, directing views towards Fen Street. Whilst the proposed dormer window would afford some views towards neighbouring properties, due to the positioning of the front gable of the dwellinghouse, direct views towards number 27 Fen Street would be prevented. The site is within the same ownership as number 25a Fen Street. Therefore, whilst the proposed dormer window would enable views towards this neighbouring property and this resultant relationship may not be the most desirable, the impact of the proposed development would be upon a property within the same ownership; a relationship that the owners are clearly content with. The proposed window to the first floor, western side elevation of the dwellinghouse would afford views towards the former Coal Yard and as such would not lead to undue overlooking, such to have a significant detrimental impact upon the residential amenities of neighbouring properties.
- 7.19 The more intense use of the site resulting from the proposed development would have some impact upon the amenities of the immediate neighbouring properties through greater noise, disturbance, vehicle generation and human activity. However, it is not considered that these would reach a level such to have a significant detrimental impact upon the amenities of neighbouring properties and justify refusal of the application.
- 7.20 Overall, it is therefore considered that the proposed development would not have a significant detrimental impact upon the residential amenities of the neighbouring properties such to warrant refusal of this application.

Highway Safety & Parking Provision:

- 7.21 In relation to the previous application for planning permission for two dwellings (ref: 1401808FUL), the HDC Transportation Officer advised

that 2m x 2m vehicle to pedestrian visibility splays should be provided on both sides of the vehicular access and that the width of the private drive should also be slightly increased from 4m to 4.1m. Whilst the plans submitted as part of this application did not demonstrate this, it was concluded that with a relocation of the access within the site boundary it would be possible to achieve an adequate paired access with No.25, making provision for pedestrian visibility on the eastern side.

- 7.22 In relation to this application, the HDC Transportation Officer has once again advised that there should be 2m x 2m vehicle to pedestrian visibility splays provided on both sides of the vehicular access. Furthermore, the Transport Officer has advised that as the proposal is for a single dwelling, the width of the access could be reduced to 3 metres. In a similar vein to the previous application, it is considered that with a relocation of the access within the site boundary, it would be possible to achieve a paired access with No.25 making adequate provision for pedestrian visibility. This could be secured by condition.
- 7.23 Provision for the parking of at least two vehicles would be provided to serve the proposed dwelling. An area for hardstanding would also be provided to enable the manoeuvring of vehicles within the site, such that they could join the highway in a forward moving gear. It is therefore considered that adequate parking provision would be provided.
- 7.24 Subject to the relocation of the access, such to achieve 2m x 2m vehicle to pedestrian visibility splays, the proposal is considered to be acceptable with regards to parking provision and the impact upon highway safety.

Heritage Assets:

- 7.25 Cambridgeshire County Council records indicate that the site lies in an area of high archaeological potential as the site lies within the probable Medieval street pattern of Stilton. No objections are raised to the development of this site but it is requested that the site should be subject to a programme of archaeological investigation. This is considered necessary and the investigation could be secured by condition to ensure any archaeological interest of the area is preserved either by record or in situ. Therefore no officer objections are raised regarding the impacts upon heritage assets.

Other Matters:

- 7.26 Further points outlined within the representations received -
- Loss of quiet and tranquil surroundings
It is considered that the relationship resulting between the proposed dwellinghouse and the existing neighbouring properties would not be uncharacteristic within a built-up area. It is therefore not considered that the noise levels resulting from the proposal would be significantly detrimental to the amenities of neighbouring properties. In addition, it is not considered that the noised levels resulting from the construction of the dwellinghouse would be overly detrimental such to warrant refusal of this application.

- Create additional traffic along a congested street with limited access for emergency vehicles

The number of trips likely to be generated as a result of an additional single dwellinghouse along Fen Street is unlikely to lead to significantly increase traffic flows along Fen Street. In addition, the Highways Officer has raised no objection to the proposal.

- Place pressure on services

The site falls within the built-up area of Stilton where services are readily available. This development will be CIL liable in accordance with the Council's adopted charging schedule; as this application site is for a minor development, CIL payments will cover footpath and access, health, community facilities, libraries and lifelong learning, and education in accordance with the Developer Contributions SPD (2011).

- 7.27 Refuse Bins - all new residential developments in Huntingdonshire are required to make financial contributions to allow for the provision of appropriate coloured waste storage containers (wheeled bins), as outlined in the Developer Contributions Supplementary Planning Document 2011. This is to be secured by a unilateral undertaking (UU); whilst a letter was sent out requesting the UU, this has not been received to date. The agent for the application has however confirmed that they will be submitting a completed unilateral undertaking. An update will be given to Members on this prior to the meeting of the Development Management Panel.

Conclusion:

- 7.28 The proposed development is considered to be compliant with relevant national and local planning policy as:

- * The principle of the proposal is acceptable.
- * The proposed new dwelling has been designed appropriately and would sit harmoniously alongside the existing built form along Fen Street.
- * The design, scale and siting of the proposal is not considered to have a significant detrimental impact upon the amenity of the neighbouring dwellings.
- * Subject to the relocation of the access, such to achieve 2m x 2m vehicle to pedestrian visibility splays, the proposal is considered to be acceptable with regards to parking provision and the impact upon highway safety.
- * The proposal is acceptable with regards to the impact upon heritage assets.

- 7.29 The proposal is therefore in accordance with the National Planning Policy Framework 2012, policies H31, H32, H35, En11, En12, En13, En25 and T18 of the Huntingdonshire Local Plan 1995, policy HL5 of the Huntingdonshire Local Plan Alterations (2002), policies CS1 and CS3 of the Adopted Core Strategy 2009, policies LP1, LP6, LP10, LP13, LP15, LP17, LP18 and LP31 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) and the Huntingdonshire Design Guide (2007).

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

- Time Limit (3yrs)
- In accordance with plans submitted
- Access dimensions and pedestrian visibility splays
- Levels
- Materials
- Retain boundary treatments
- Archaeological work
- Refuse storage
- Remove permitted development rights

CONTACT OFFICER:

Enquiries about this report to **Laura Nuttall Assistant Development Management Officer 01480 388407**

To: Owen, Dallas (Planning Serv.)(Dallas.Owen@huntingdonshire.gov.uk);
Flag Status: 0x00000000
Subject: Planning Application No. 15/00317/FUL erection of detached bungalow land north of 25 & 27 Fen Street, Stilton
From: Mary Croll
Sent: Wed 5/6/2015 12:26:36 AM
To: "dallas.owen@huntingdonshire.gov.uk" <dallas.owen@huntingdonshire.gov.uk>
Message-ID: <799338739.1342846.1430871996018.JavaMail.yahoo@mail.yahoo.com>
Subject: Planning Application No. 15/00317/FUL erection of detached bungalow land north of 25 & 27 Fen Street, Stilton
MIME-Version: 1.0
Content-Type: multipart/alternative;
boundary="----=_Part_1342845_268714725.1430871996015"
Content-Length: 2589
Return-Path: stiltonpc@yahoo.co.uk
X-MS-Exchange-Organization-AuthSource: PFH-EXCAS1.hdc.local
X-MS-Exchange-Organization-AuthAs: Anonymous
X-EXCLAIMER-MD-CONFIG: c8bc902d-8758-4d43-93f8-e1be0c6bf8e2

Refused.

This application appears to be a resubmission of the previous application No. 1401808FUL (case officer Laura Nuttall) which was also refused by Stilton Parish Council.

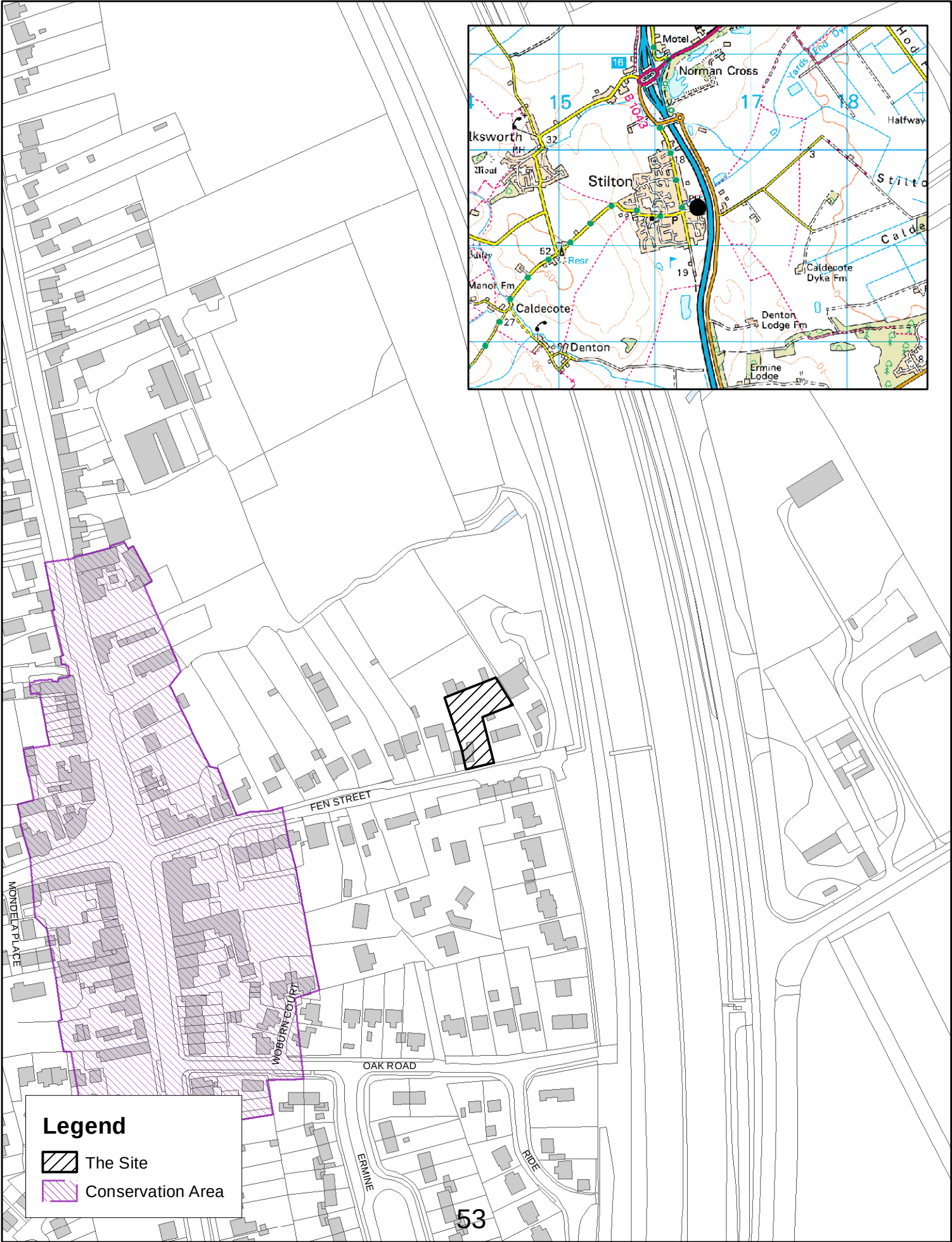
The area proposed for development is acknowledged by the applicant to be garden land and as such any development would be a contradiction of HDC's own Policy No 35 in respect of "Tandem Development.

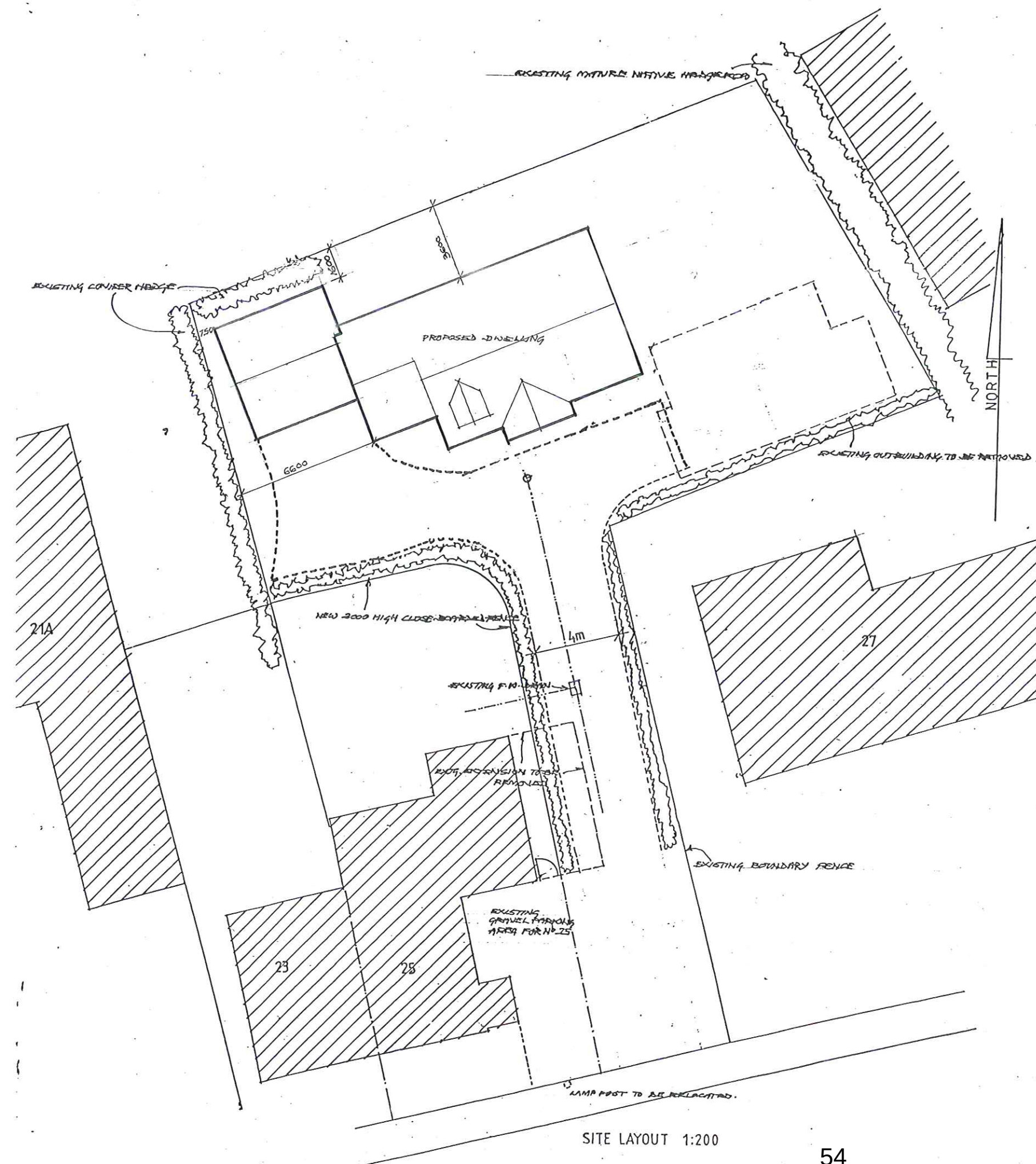
Mary Croll,
Clerk to Stilton Parish Council.

Development Management Panel

Scale =1:2,500
Date Created: 29/07/2015

Application Ref: 15/00317/FUL
Location: Stilton





LOCATION PLAN 1:1250

REVISION C-24 07 15 - GARAGE RELOCATED.

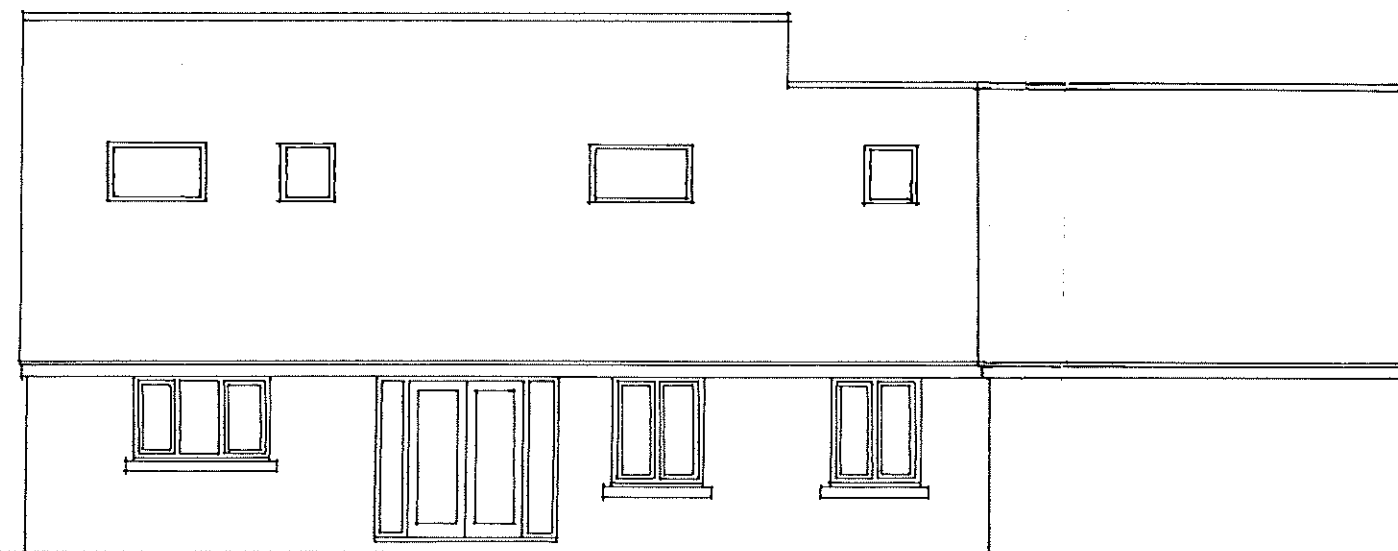
PROPOSED RESIDENTIAL DEVELOPMENT
 LAND REAR OF 25 FEN STREET, STILTON, CAMBS PE7 3RJ
 SITE LAYOUT AS PROPOSED & LOCATION PLAN
 CLIENT: GLS DEVELOPMENTS LTD
 SCALE: 1:200 & 1:1250
 DATE: SEPTEMBER 2014
 NO. 13/27/1/ Rev 3C
 NWV LTD P.O. BOX 580 HUNTER



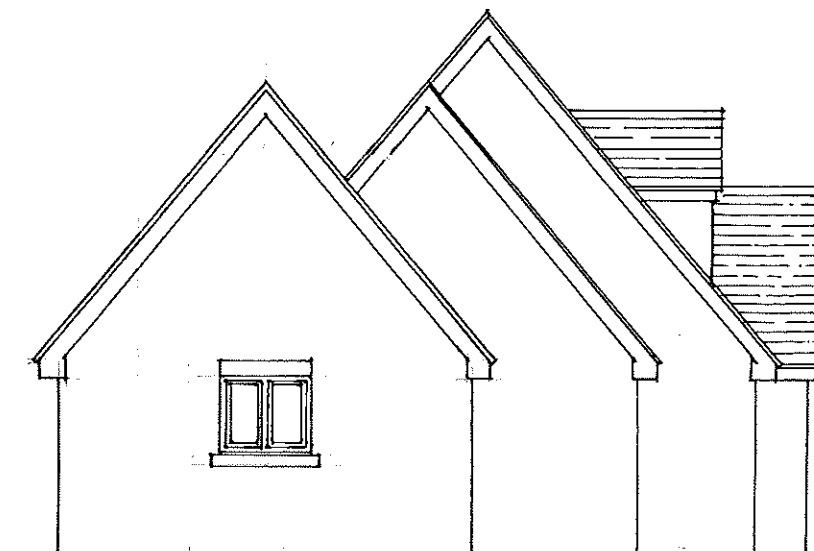
FRONT ELEVATION



SIDE ELEVATION



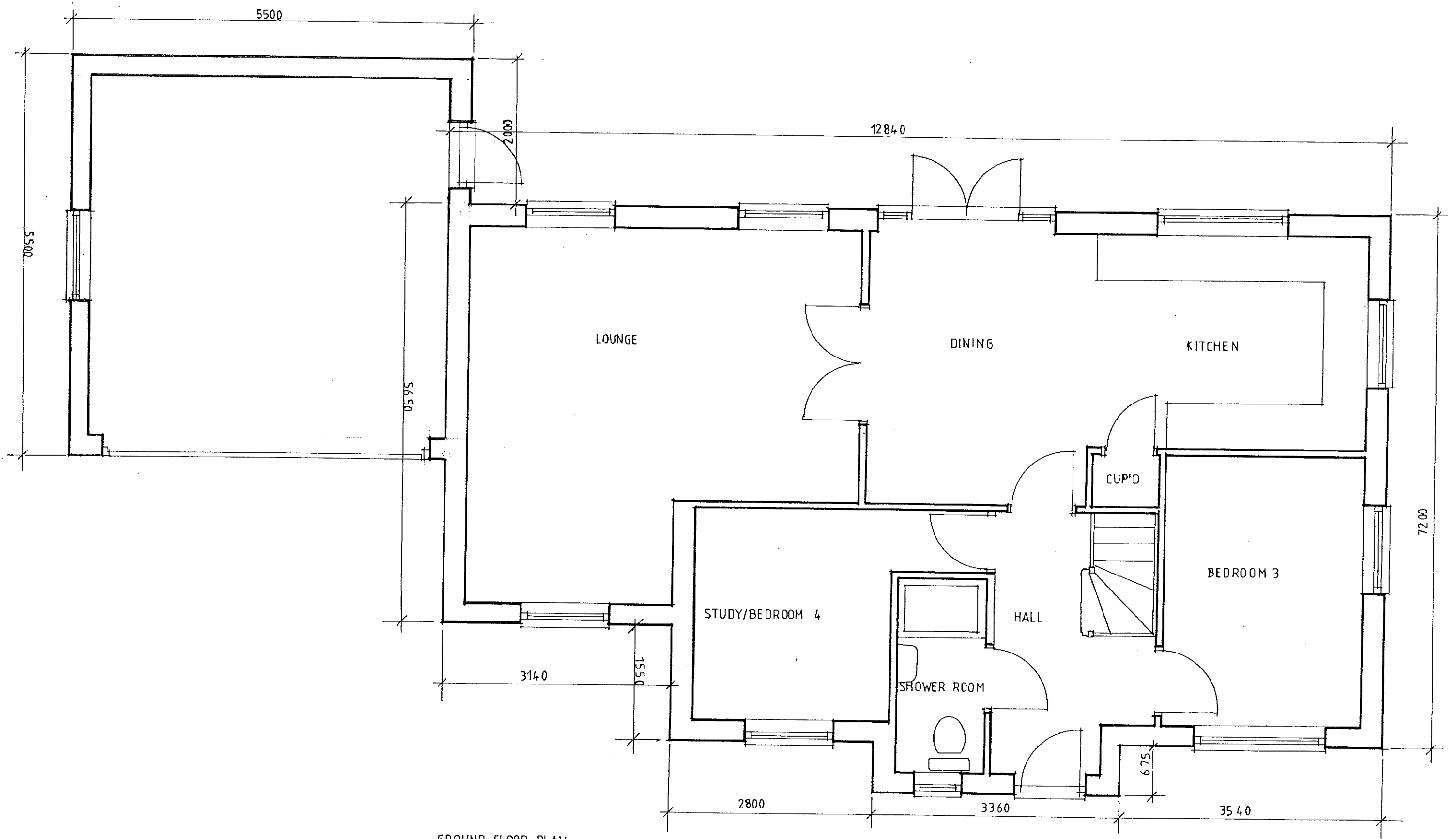
REAR ELEVATION



SIDE ELEVATION

REVISION C-24 07 15 - DETACHED GARAGE REMOVED FROM
SITE LAYOUT & ADDED TO WEST SIDE OF DWELLING.

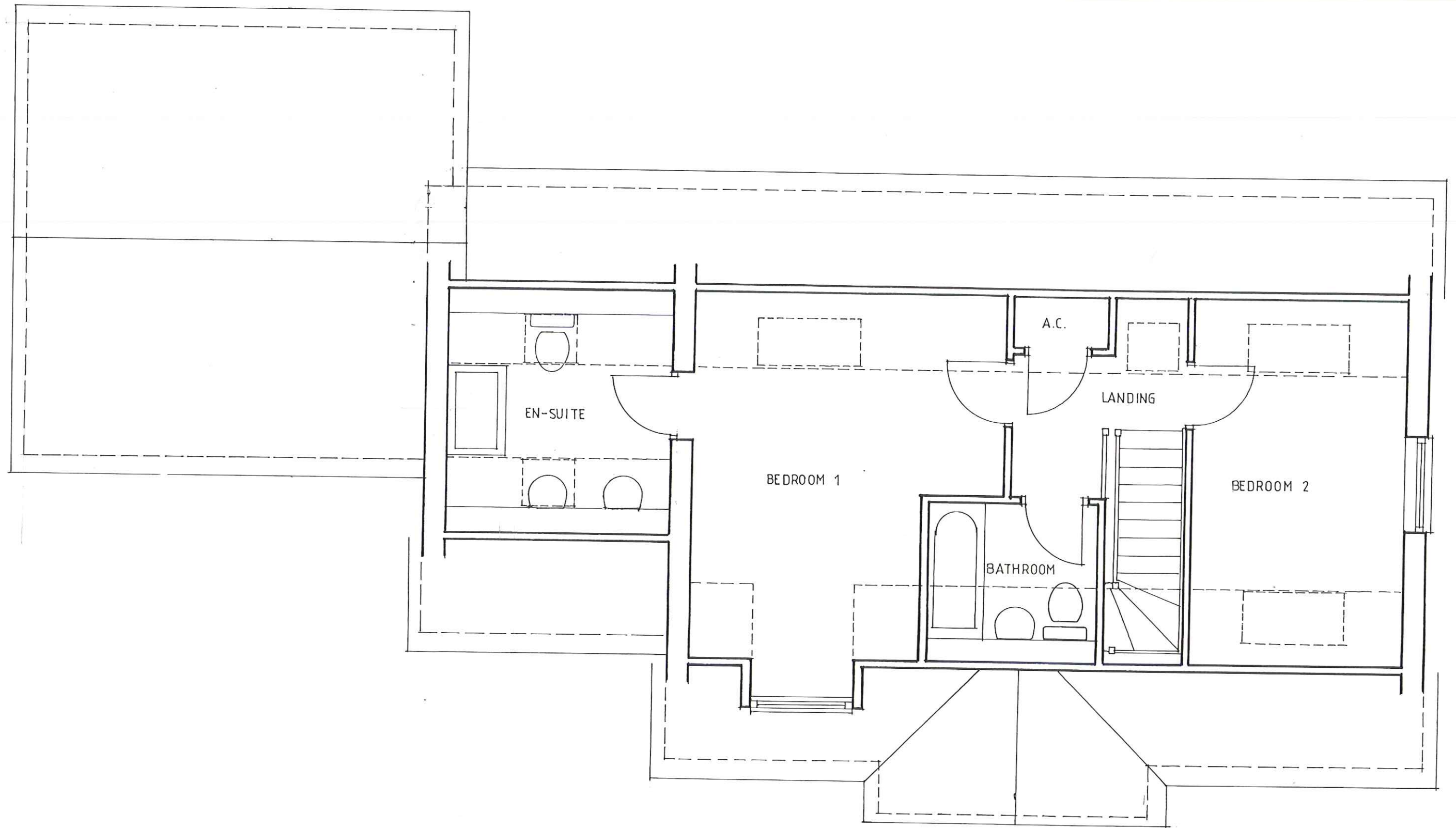
PROPOSED RESIDENTIAL DEVELOPMENT
25 FEN STREET, STILTON, CAMBS PE7 3RJ
PROPOSED FRONT, SIDE & REAR ELEVATIONS
CLIENT: GLS DEVELOPMENTS LTD
SCALE: 1:100
DATE: FEBRUARY 2015
NO. 13/27/2 REV C 24.7.15
NWV LTD, P O BOX 580, HUNTINGDON, CAMBS PE29 9EB



GROUND FLOOR PLAN

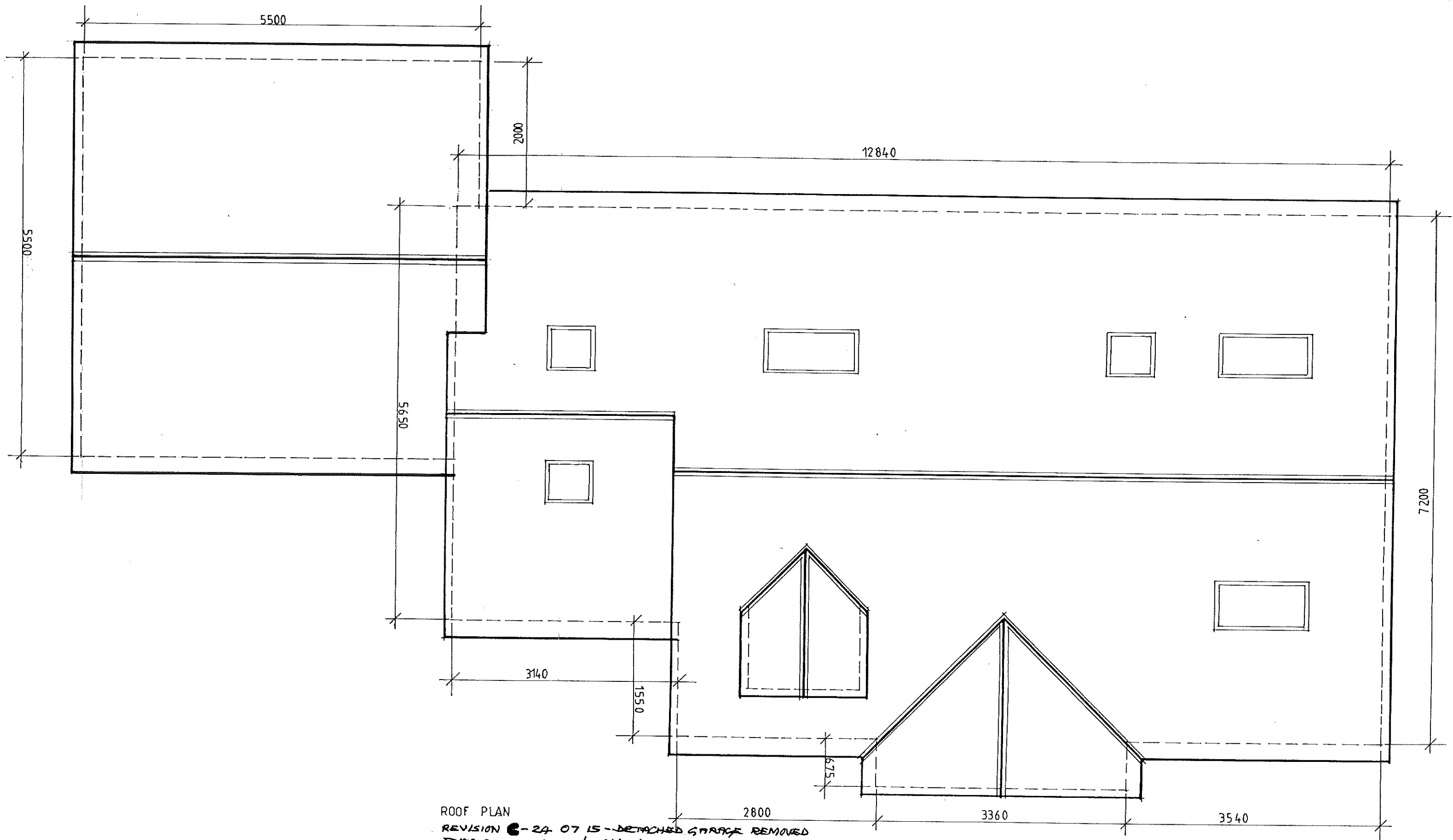
REVISION C - 24 07 15 - DETACHED GARAGE
OMITTED FROM SITE LAYOUT & ADDED TO WEST
SIDE OF DWELLING.

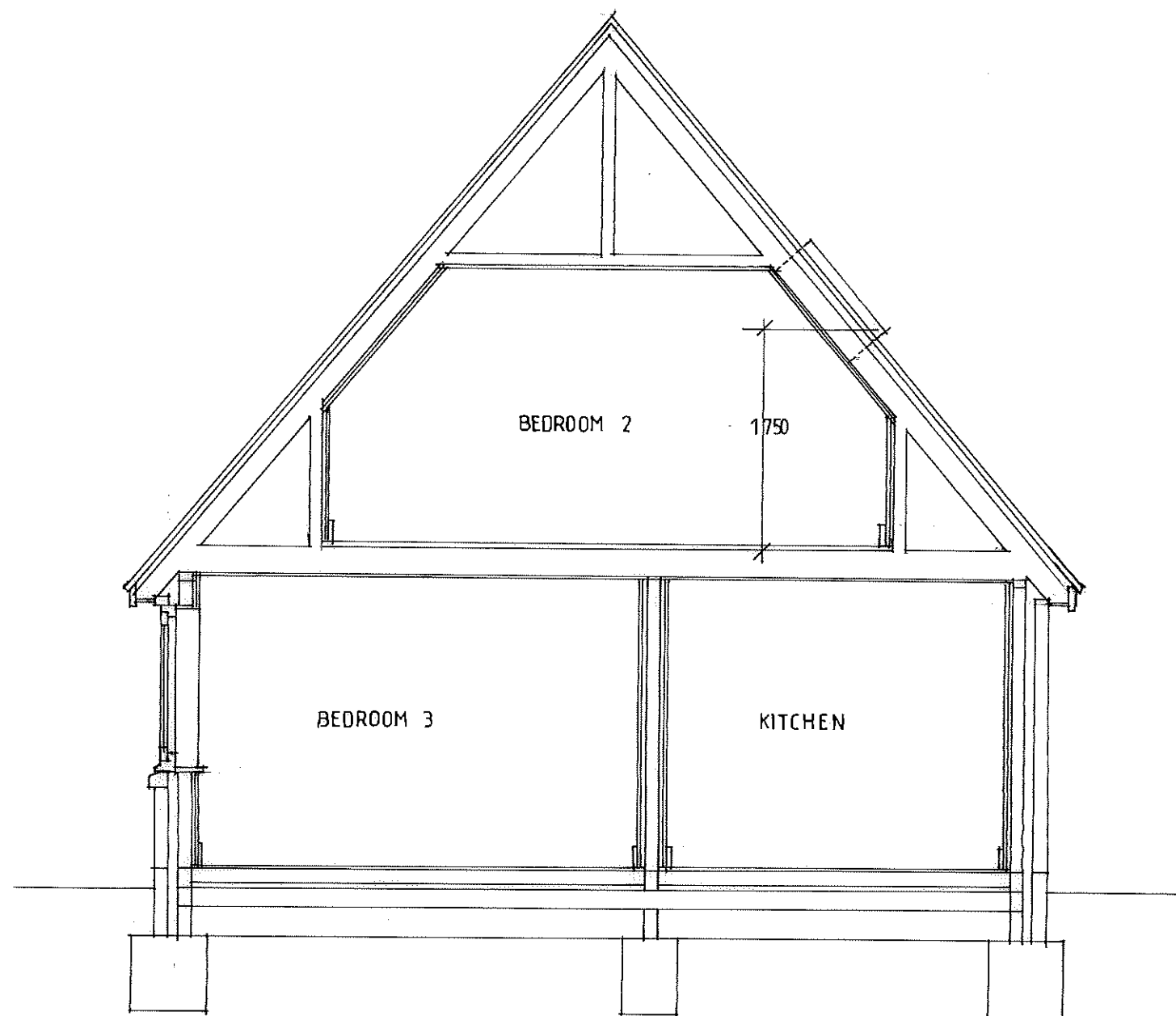
PROPOSED RESIDENTIAL DEVELOPMENT
25 FEN STREET, STILTON, CAMBS PE7 3RJ
PROPOSED GROUND FLOOR PLAN
CLIENT: GLS DEVELOPMENTS LTD
SCALE: 1:50
DATE: FEBRUARY 2015
NO. 13/27/4 REV C 24.7.15
NWV LTD, P O BOX 580, HUNTINGDON, CAMBS PE29 9EB



FIRST FLOOR PLAN
 REVISION C - 24.07 IS --DETACHED GARAGE
 OMITTED FROM SITE LAYOUT & ADDED TO WEST
 SIDE OF BUILDING.

PROPOSED RESIDENTIAL DEVELOPMENT
 25 FEN STREET, STILTON, CAMBS PE7 3RJ
 PROPOSED FIRST FLOOR PLAN
 CLIENT: GLS DEVELOPMENTS LTD
 SCALE: 1:50
 DATE: FEBRUARY 2015
 NO. 13/27/5 REV C 24.7.15
 NWV LTD, P O BOX 580, HUNTINGDON, CAMBS PE29 9EB





TYPICAL SECTION

PROPOSED RESIDENTIAL DEVELOPMENT
 25 FEN STREET, STILTON, CAMBS PE7 3RJ
 TYPICAL SECTION
 CLIENT: GLS DEVELOPMENTS LTD
 SCALE: 1:50
 DATE: FEBRUARY 2015
 NO. 13/27/6 REV B
 NWV LTD, P O BOX 580, HUNTINGDON, CAMBS PE29 9EB

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DEVELOPMENT MANAGEMENT PANEL

18th JANUARY 2016

Case No:	15/01495/S73 (RENEWAL OF CONSENT/VARY CONDITIONS)
Proposal:	VARIATION OF APPLICATION 1101924FUL TO ALTER LAYOUT INCLUDING HOUSE POSITIONS AND FLOOR LEVELS, DELETE LANDSCAPING TO SIDE OF ENTRANCE ROAD, REDUCE VERGE WIDTH AND ADD HARD PAVING AND RETAINING WALLS. DELETE HARD PAVING TO NO DIG FOOTWAY. REVISE POSITIONS OF GAS TANKS AND ERECT ENCLOSURES OVER 2M HIGH EITHER SIDE OF ENTRANCE ROAD.
Location:	LAND SOUTH WEST OF THE STABLES MAIN STREET UPTON PE28 5YB
Applicant:	SJF MANAGEMENT
Grid Ref:	517387 278393
Date of Registration:	27.08.2015
Parish:	UPTON AND COPPINGFORD

RECOMMENDATION - APPROVE

This application has been referred to Panel as the Parish Council recommendation of refusal is contrary to the officer recommendation to approve.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The 0.1ha site is approximately rectangular and fronts onto the unclassified Upton Hill/Main Street, on the western side of Upton next to the Upton Park mobile home park.
- 1.2 The site is elevated above the road/verge and is set behind a steep and narrow earth-bank and frontage hedge. The site levels vary but generally slope up from the road frontage to the rear/south-eastern boundary.
- 1.3 The two houses approved under 1101924FUL have been constructed and are occupied. However, the development has not been constructed in full accordance with the approved plans. This application seeks approval for the variations to the approved plans including:
 - * Alter layout including house positions
 - * Alter house finished floor levels
 - * Delete part of the soft landscaping along the sides of entrance road
 - * Reduce verge width and add hard paving with retaining walls
 - * Delete bin collection area from north-east side of road
 - * Replace hard paving to front no dig footway with gravel
 - * Revise position of underground gas tanks
 - * Revise boundary treatment to over 2m high either side of entrance road/by Upton House Cottage and plot 1.

- 1.4 The applicant has revised the plans and description during the processing of the application to provide a more accurate scheme and to respond to third party representations.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (2012)
Paragraph 7 - Achieving sustainable development
Paragraph 17 - Core planning principles
Section 6 - Delivering a wide choice of high quality homes
Section 7 - Requiring good design

3. PLANNING POLICIES

- 3.1 Saved policies from the Huntingdonshire Local Plan (1995)
- En18: Protection of countryside features
 - En25: General Design Criteria
 - H31: Residential privacy and amenity standards
 - H32: Sub-division of large curtilages
 - En20: Landscaping Scheme
 - T18: Access requirements for new development
- 3.2 Huntingdonshire Local Plan Alterations (2002)
- HL5 – Quality and Density of Development
- 3.3 Adopted Huntingdonshire Local Development Framework Core Strategy (2009)
- CS1: Sustainable development in Huntingdonshire
 - CS3: The Settlement Hierarchy
- 3.4 Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013)
- Policy LP 1 - Strategy and principles for development
 - Policy LP 5 - Renewable and Low Carbon Energy
 - Policy LP 6 - Flood Risk and Water Management
 - Policy LP 13 - Quality of Design
 - Policy LP 15 - Ensuring a High Standard of Amenity
 - Policy LP 28 - Biodiversity and Protected Habitats and Species
 - Policy LP 29 - Trees, Woodland and Related Features
- 3.5 Supplementary Planning Documents (SPDs):
- Huntingdonshire Design Guide SPD (2007)
 - Huntingdonshire Landscape and Townscape Assessment SPD (2007)

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

4. PLANNING HISTORY

- 4.1 **1101924FUL** – Erection of two dwellings – Approved in 2012 (Approved Site Layout Plan Attached).
- 4.2 **1301149NMA** - Amendment to Planning Permission 1101924FUL to delete dummy centre chimney to both units and add new chimney to external gable end wall to serve woodburners – Refused.

- 4.3 **1302010NMA** - Amendment to Planning Permission 1101924FUL to add the approved drawings to the conditions of the Planning Permission – Approved.
- 4.4 **1400116S73** - Variation of condition of Planning Permission 1101924FUL (as amended by 1302010NMA) to substitute drawing 09/679L/21 by 13.026/1E and drawing 09/679L/22 by 13.027/1F. Delete dummy centre chimney to both units and add new chimney to external gable end wall to serve wood burners, new window to gable end (bedroom 4 in unit 2) – Approved.
- 4.5 **15/01454/NMA** - Amendment to 1101924FUL: Re-align the main entrance driveway. Reduce the verge to 700mm wide. Delete soft landscaping from this area. Hard pave the verge with concrete block paving. Change the surface finish of the no-dig footway from concrete slabs to pea gravel. Replace access ramp with concrete steps. Re-position LPG tanks – Withdrawn.

5. CONSULTATIONS

- 5.1 **Upton and Coppingford Parish Council:** Original proposal: Recommend refusal (COPY ATTACHED) for the following reasons:
- * Parish Council approved the original plans 3 years ago
 - * Difficulty understanding the plans
 - * Not clear why there is a variation
 - * Driveway appears to have changed, impacting on ability for a safe exit

Amended plan: Any response will be reported to Panel.

- 5.2 **Huntingdonshire District Council Transportation:** Recommend approval.
- 5.3 **Cambridgeshire County Council West Highways Division:** Recommend approval of works in the highway.

6. REPRESENTATIONS

- 6.1 Original proposal: Objections from two properties, Spire View Cottage (plot 2) and Upton House Cottage (previously known as The Stables) for the following reasons:
- * Removal/reduction of soft landscaping
 - * Detrimental to character of Upton Hill/Out of keeping with the village street scene
 - * Wall to plot 1 higher than the fence and overbearing to Upton House Cottage
 - * Significant loss of amenity to Upton House Cottage - garden and ground floor rear windows are overlooked by anyone accessing plots 1 and 2 by foot or vehicle
 - * suggest the 1.8m closeboard fence is replaced by a 2.2m high closeboard fence along the boundary with Upton House Cottage for privacy and to block view of overbearing wall
 - * No tree protection fence has been in place throughout the build - tree listed as T2 has died, and should be replaced in accordance with condition 10
 - * Descriptions in the application form are incorrect

- * Plot 1 has been constructed in the wrong place
- * Developer is in breach of condition
- * Access is clear on original plans and forms part of legally binding contract with the developer but access width has been reduced by 1.2m
- * Splays cannot be achieved within the proposed changes
- * Reduction in the width of the boundary (landscaping) would impact on access, as larger vehicles would use this area to reverse
- * Within the boundary is the main sewer, and main inspection chamber is within this verge - heavy vehicles will drive over them
- * both plots are now occupied - any changes to the access/rights over/sewers etc. can only be changed with the agreement and consent of the land owners – need to change Title Deeds (officer response: this is a civil issue for the owners of the properties to pursue with the builder)
- * Any legal costs incurred by new owners from this point on could be recoverable from HDC (officer response: this is a civil issue for the owners of the properties to pursue with the builder; HDC cannot be held responsible for the developer failing to build-out in accordance with the approved drawings)
- * Drawings do not show adequate parking and turning space.
- * The position of the gas tank for plot 2 is incorrect and not where the gas tank is currently positioned.
- * Gas tank on plot 2 has been installed 2m inside plot 1's boundary causing a health and safety issue. The owners of plot 1 have requested to the developer that it be moved. The 150mm concrete kerb edgings have been replaced by 900mm concrete slabs by the developer contrary to the plans and renders gas tank liable to accidental damage.
- * Boundary between plots 1 & 2 is not shown on the drawings.

6.2 Amended plans: Any response will be reported to Panel.

7. ASSESSMENT

7.1 The principle of residential development has been established with the granting of planning permission for two dwellings reference 1101924FUL. The main issues for consideration therefore relate to the impact of the differences between the approved and proposed plans on:

- the character and appearance of the area
- residential amenity and
- highway safety.

Character and appearance of the area

7.2 The houses are of the same design and form as approved. The houses are in the approved materials, the curtilages are similar in size to before, the proposed car parking spaces between the houses have been retained and the front hedge has been retained.

7.3 Therefore the main issues to consider are the effect of the alterations to the layout and floor level on character and appearance of the area.

- 7.4 The changes include:
- * moving the access further north-east
 - * reducing the space for soft landscaping at the sides of the access
 - * including retaining walls in the highway
 - * increasing the height of the boundary enclosures to over 2m high either side of entrance road/by Upton House Cottage and plot 1
 - * moving the house on the north-eastern plot 1 by setting it approximately 0.4-0.8m further back and the distance between plot 1 and the north-eastern boundary was to be 12m but is now approximately 11.6-11.8m and
 - * plot 2 is now closer to the back boundary (approximately 1.4m instead of 2.5m) and approximately 0.8m closer to the south-western boundary and
 - * the finished floor levels are now 9.92 for plot 1 and 9.58 for plot 2, compared to the approved levels which were 9.85 and 9.55, respectively
- 7.5 The front hedge has been retained but the revised scheme has resulted in less space for landscaping next to the access and:
- * the north-eastern side wall for plot 1 is higher than originally proposed (2.7-2.85m compared to approximately 1.8m)
 - * the proposal is to increase the height of the north-eastern boundary fence by Upton House Cottage from a 1.2m-high ranch type fence at the northern end near the road and a 1.8m closeboarded fence nearer the southern end to a 2.2m high fence comprising a 1.8m fence with a 0.4m trellis fence on top
 - * a retaining wall is to be introduced at the front of the site.
- 7.6 The amendments urbanise the appearance of the access, which is in contrast with the rural character of the lane which is flanked by hedges as it extends south-west out of the village. However, on balance, it is considered that the proposals for the access and adjoining enclosures are acceptable and the limited harm does not merit the refusal of the application. The brick of the new wall adjoining plot 1 and the proposed retaining walls is acceptable as it matches the new houses. The potential intrusion is reduced as the new wall is seen against the backdrop of the 2-storey gable of plot 1, the proposed north-eastern retaining wall and fence would be seen against the backdrop of the 2-storey wing of Upton House Cottage, the applicant has agreed to stain the fence green to soften its impact and the use of asphalt and dark grey blockwork for the part of the access nearest the highway is acceptable.
- 7.7 A replacement for tree T2 would now be on land outside the applicant's control and therefore cannot be secured by condition. However, the applicant has been asked to assess if he can come to an agreement to replace it as it would help to soften the impact of the development. If no agreement can be reached about the replacement it is not essential that the tree be replaced.
- 7.8 It is considered that the adjustments to the house positions and levels are acceptable in terms of effect on the character and appearance of the area.
- 7.9 It is concluded that the proposal is acceptable in terms of impact on the character and appearance of the area and complies with the NPPF and policies En25 and H32 of the Huntingdonshire Local Plan

1995, HL5 of the Huntingdonshire Local Plan Alterations (2002), CS1 of the Adopted Huntingdonshire Core Strategy 2009, LP13 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) and the Huntingdonshire Design Guide Supplementary Planning Document 2007.

Impact on residential amenity

- 7.10 The development is far enough from the flats in Rectory House to the rear and from Granary Cottage on the other side of the road, to avoid significant detrimental impact upon their privacy or amenities.
- 7.11 The main issue is the effect on the flanking properties, the mobile home at 40 Upton Park to the south-west and Upton House Cottage to the north-east (which incorporates The Stables) the ownership of which was severed from the application site since the new houses were permitted in 2012.
- 7.12 The access is closer to Upton House Cottage and its private amenity space than was approved and so no space is available for soft landscaping between the boundary and fence on land in the applicant's control. However, it is considered that the amended location does not result in undue harm to the occupiers of Upton House Cottage from activity and disturbance along the access.
- 7.13 Views and overlooking of Upton House Cottage from plot 1 are adequately screened by the north-eastern garden wall of plot 1. However, the new fence by the access does not adequately screen Upton House Cottage and its private amenity space from views from the access or path in front of plot 1. The applicant therefore proposes the increase in height of fence.
- 7.14 The occupier of Upton House Cottage seeks a 2.2m high closeboarded fence between the access and Upton House Cottage proposed fencing but it is considered that the proposed 1.8m fence with 0.4m trellis would suffice as a privacy screen to views of Upton House Cottage from the access and the elevated front steps and path of plot 1.
- 7.15 The objections of the occupier of Upton House Cottage to the plot 1's wall between plot 1 and the access have been considered but are not considered to materially harm the outlook of the neighbour due to the adequate distance between them.
- 7.16 40 Upton Park is orientated to have a principal elevation fronting Plot 2/ Spire View Cottage. The proposed 1.8m fence is permitted development and will help to provide a suitable screen. The reduced space between plot 2 and the common boundary with no. 40 is acceptable.
- 7.17 The revised positions and floor levels of the dwellings are acceptable and avoid undue overbearing, overlooking and overshadowing effects on 40 Upton Park and Upton House Cottage.
- 7.18 It is considered that the proposal provides satisfactory amenities for the occupiers of the new dwellings and conditions can secure the erection of the revised boundary fence within a reasonable timescale

between Upton House Cottage and the new access to provide privacy to the occupiers of Upton House Cottage.

- 7.19 It is considered that the proposal complies with policies H31 of the Huntingdonshire Local Plan (1995) and the guidance of the Huntingdonshire Design Guide Supplementary Planning Document 2007 as appropriate standards of privacy and amenity can be maintained for the occupiers of the adjoining dwellings.

Highway safety

- 7.20 The site is in a 30 miles per hour maximum speed zone, the frontage road is narrow and there is no public footpath either side of the road outside the site.
- 7.21 The Transportation Officer is satisfied that the access is safe and visibility splays can be secured on land in the applicants control and on highway land. Conditions can be secured to secure the visibility splays.
- 7.22 There is adequate car parking and turning space within the site and there is space for cycle parking on site. It is not uncommon within smaller settlement such as this for delivery vehicles to access the sites from the main road in a safe manner and such an arrangement would be acceptable in this instance.
- 7.23 The proposal is considered to be satisfactory in highway safety terms and accords with policy T18 of the Huntingdonshire Local Plan 1995.

Conclusion:

- 7.24 Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that planning permission be granted for the reasons set out above subject to the consideration of any representations that may be submitted on the amended plans.

- 8. RECOMMENDATION - APPROVAL** subject to conditions to include the following

- Plans listed in table
- Access
- Visibility splays
- Car parking and turning
- Retain front hedge
- Hard landscaping implementation, including fence adjoining Upton House Cottage
- Remove permitted development for extensions/alterations.

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 **Sheila Lindsay Development Management Officer 01480 388247**

Huntingdonshire DC Public Access

From: Caroline Bradley <uptoncoppingfordpc@aol.co.uk>
Sent: 29 September 2015 22:00
To: DevelopmentControl
Subject: 15/01495/S73 Variation to 1101924FUL

Ref: Land South West of The Stables, Main Street, Upton

Upton & Coppingford Parish Council met last night and unanimously, agreed to recommend REFUSAL for the following reasons:

- The Parish Council approved the plans 3 years ago and support this decision
- There is difficulty understanding the plans because they do not support each other, therefore, making it difficult to tell what the difference will be and the implications of this
- It is not clear why there has been a variation to the original planning application as the Parish Council would have expected inspections to have taken place during construction
- The Parish Council believe that the part of the plan relating to the driveway has changed, significantly, affecting the ability for a safe exit. However, the Parish Council are not able to verify this because the plans are so unclear

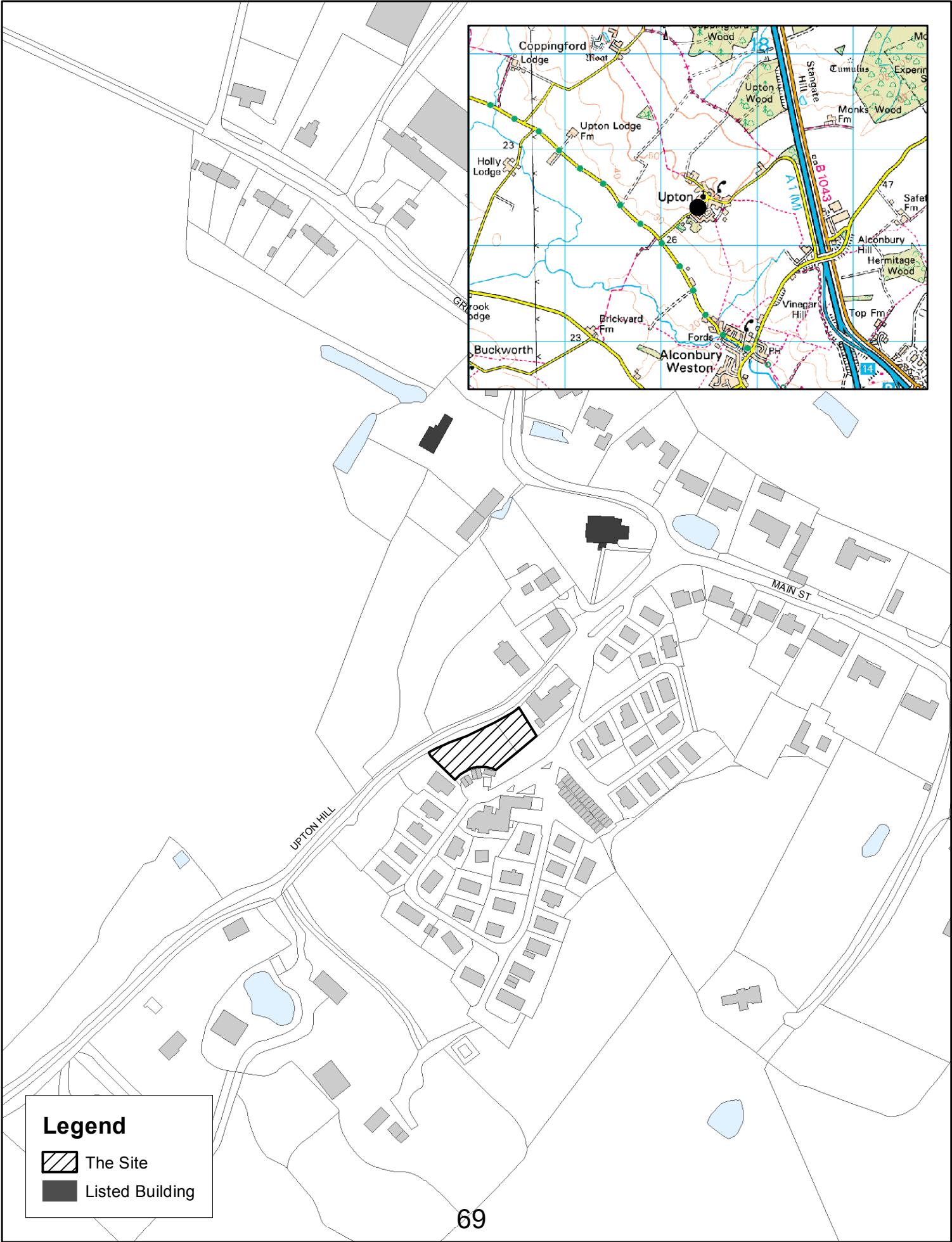
Yours faithfully

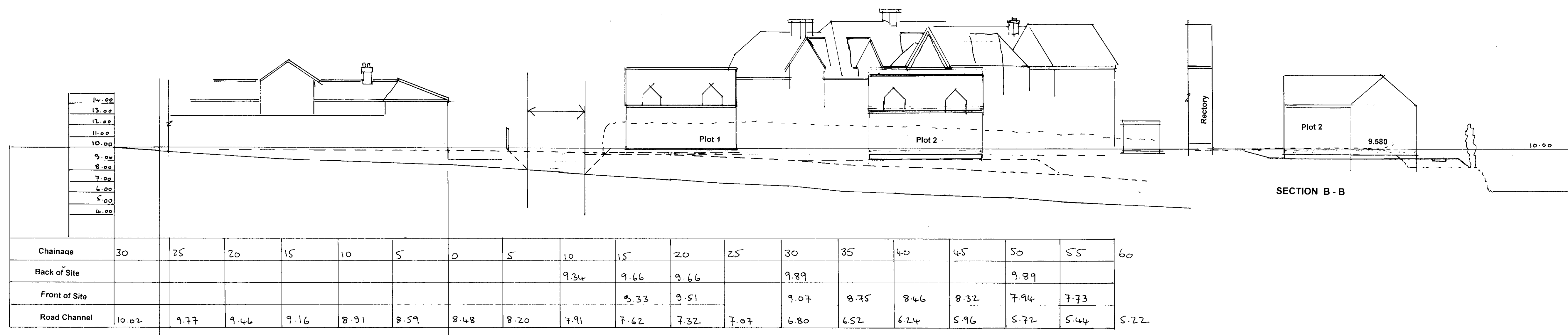
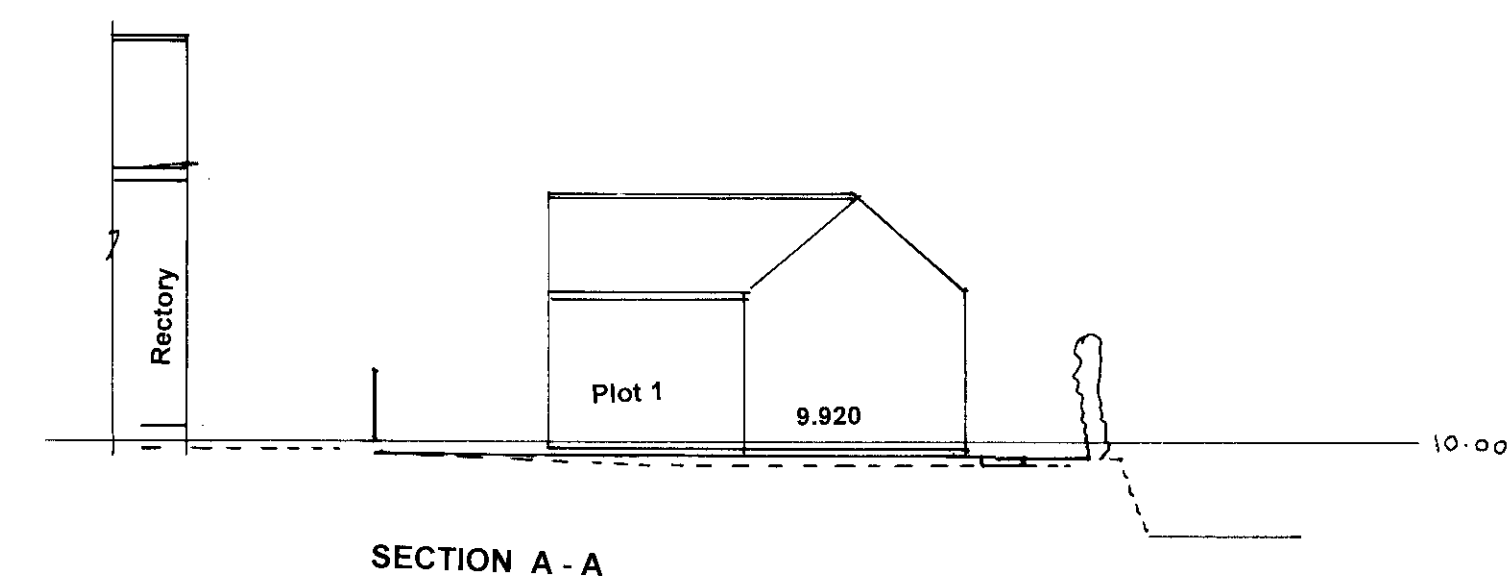
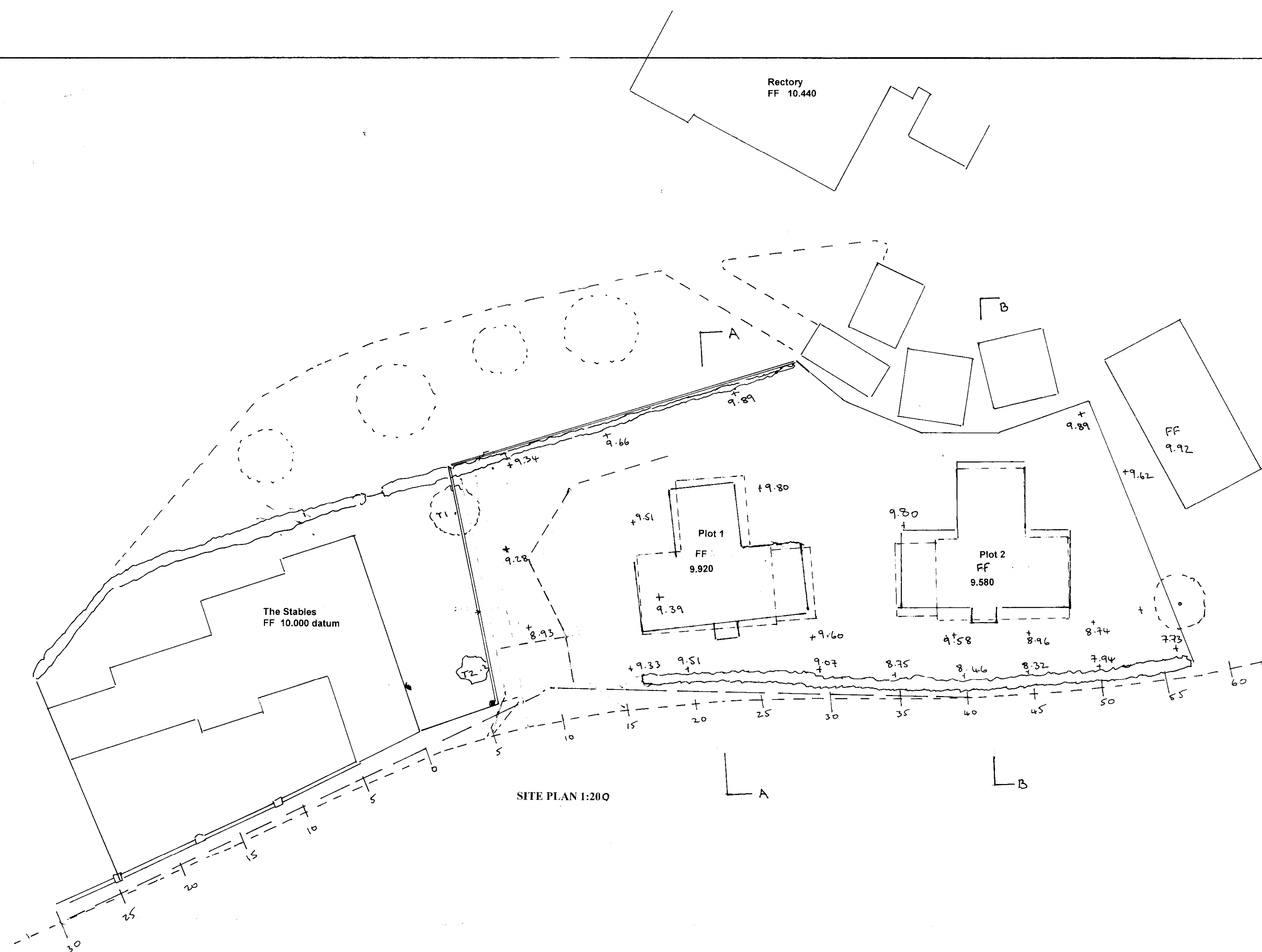
Caroline Bradley
Clerk to the Parish of Upton & Coppingford

Development Management Panel

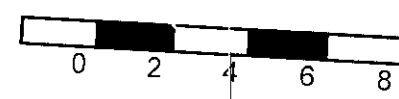
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Application Ref: 15/01495/S73
Location: Upton and Coppingford

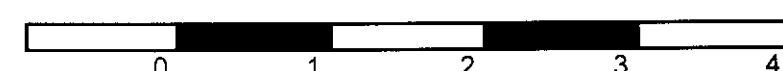




SCALE 1:200



SCALE 1:50



PROPOSED DETACHED DWELLINGS
AT
THE STABLES
MAIN STREET
UPTON

SITE WORKS 1

N. P. BRANSTON mscs., mscib
400 EASTFIELD ROAD,
PETERBOROUGH,
PE1 4RP
phone: 01733-348119
email: phil@branstons.co.uk

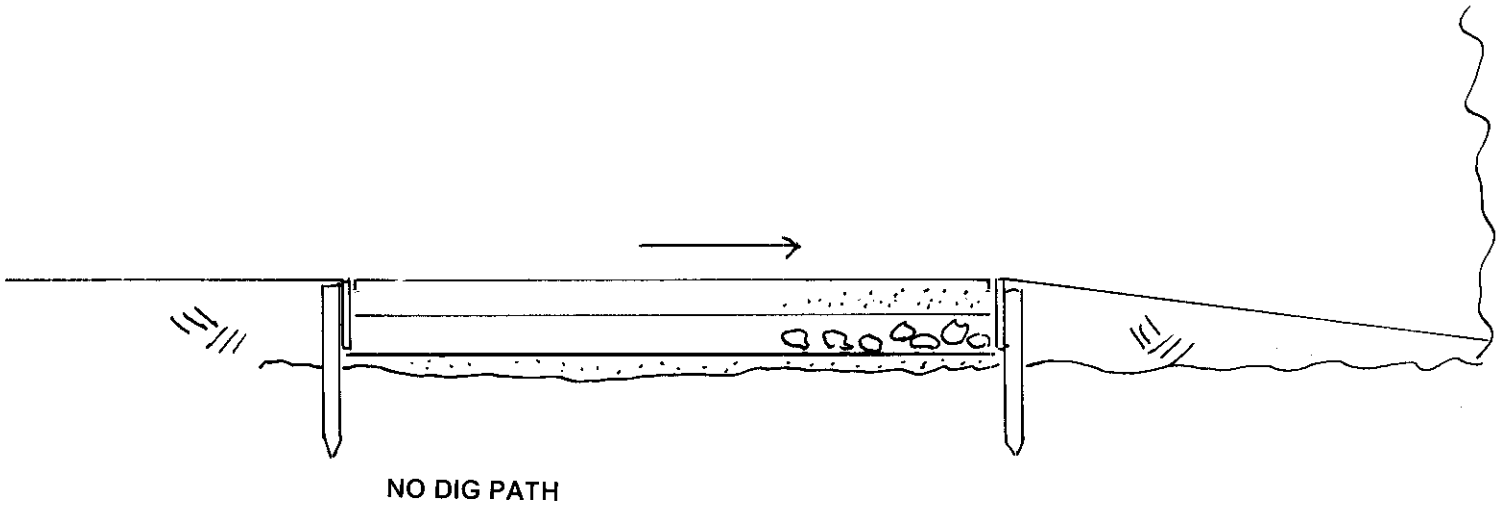
Scales: 1:100 1:50

Date: JUNE 2013

Drawing Number:

13.028/1

DRAWING 1 OF 2

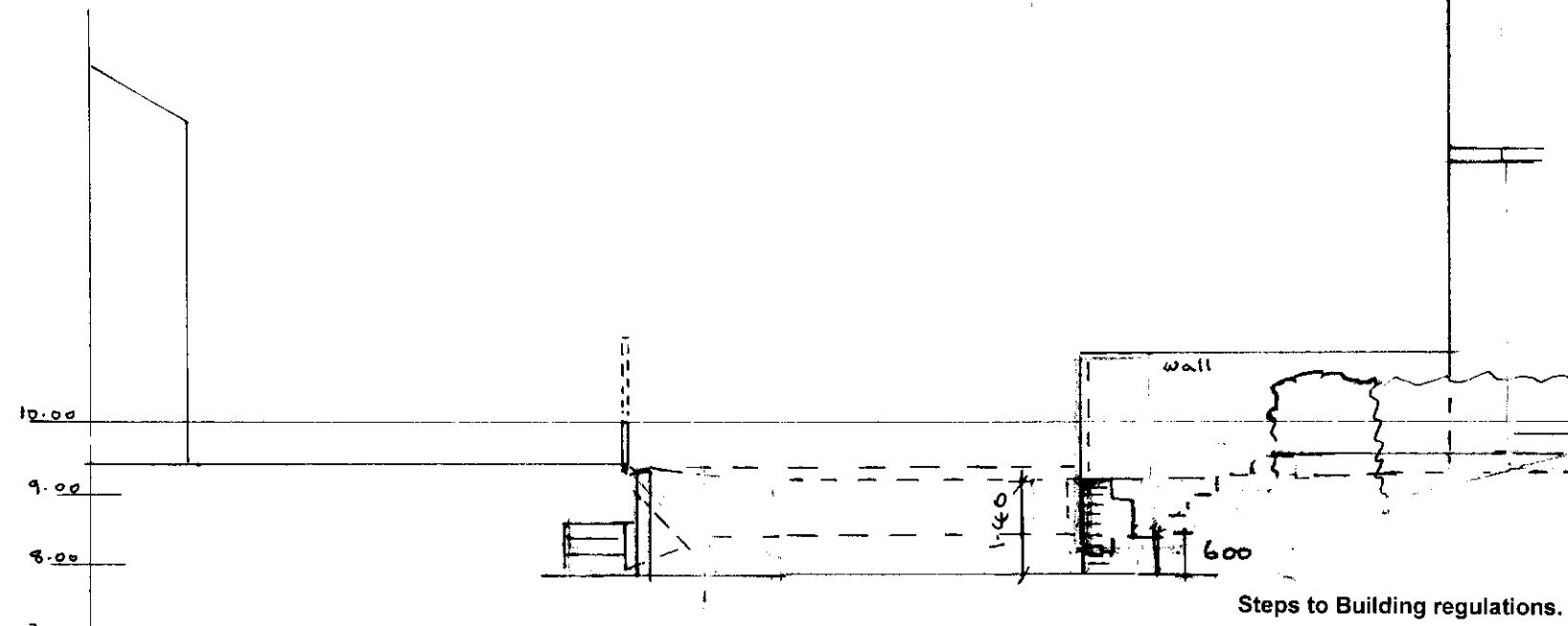


No Dig Path
50mm Pea gravel
100mm of 50mm clean limestone hardcore top blinded on layer of geomesh.
Formation made up and levelled with local sand.
Haunches made up with topsoil and grass seeded.
25 x 150mm treated softwood edging.

Brick retaining wall in matching bricks to edge of driveway,

Materials:
Bricks

Roof tiles
Windows White upvc
Doors rear White upvc
Front Timber green cuprinol.
Fascias White upvc
RW pipes etc Black upvc

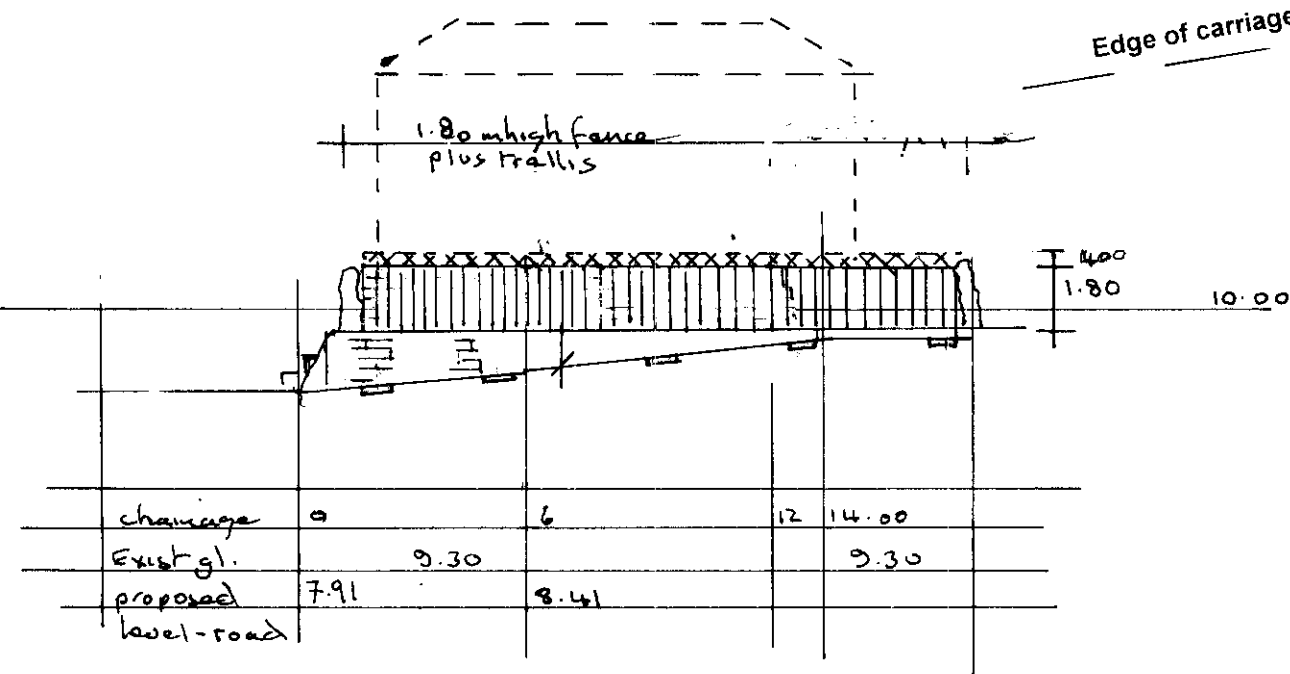


VIEW ON ACCESS ENTRANCE 1:100

Amendments.
Driveway entrance realigned.
Landscaping to side of entrance road deleted.
Verge width reduced and hard paved.
Non dig front path surface amended to pea gravel. Disabled access via rear driveway.

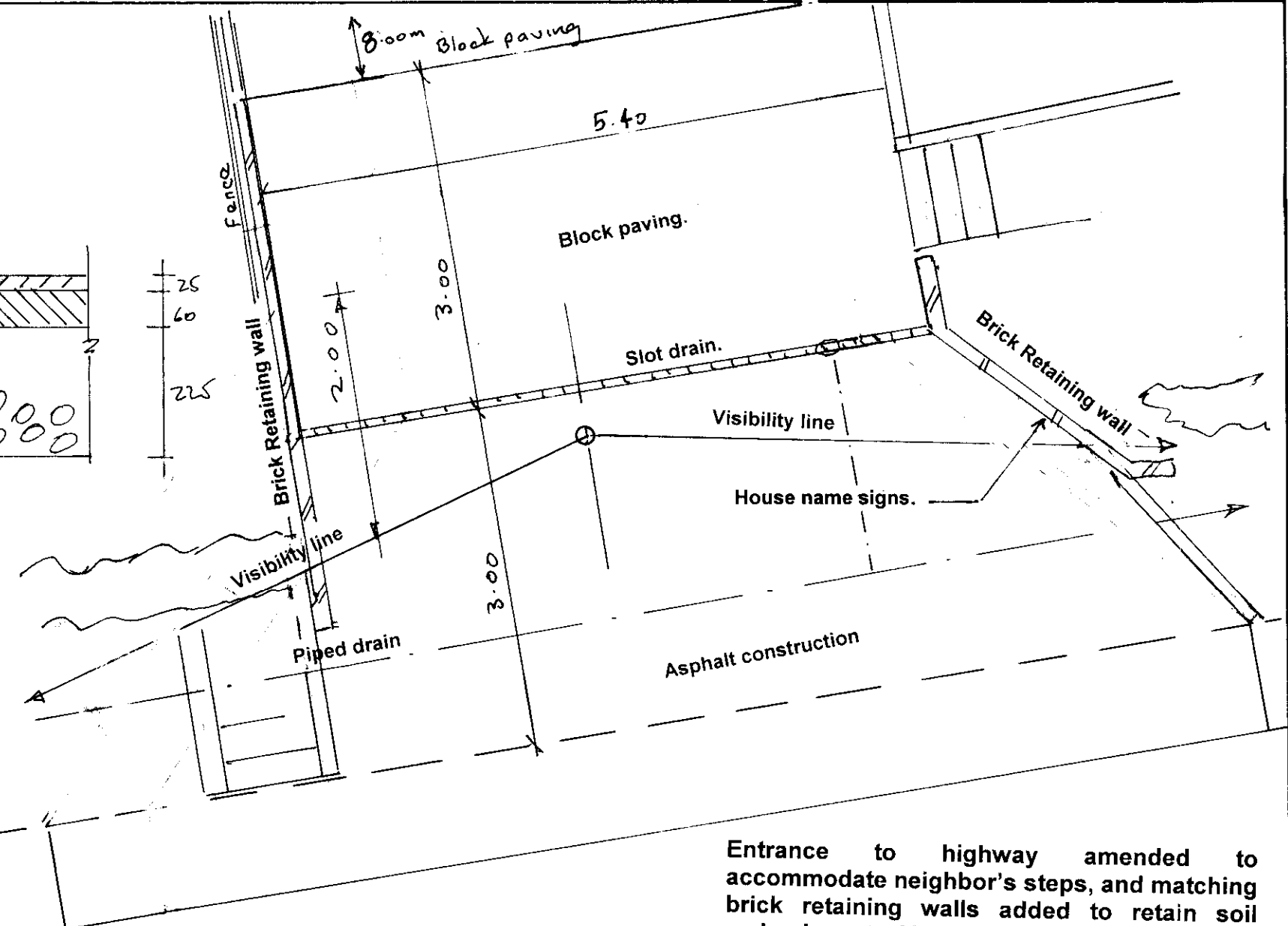
Driveway Verge.
60mm thick concrete blocks colour Red, on 50mm sand bed on 100mm crushed stone hardcore.

topsoil
bricks to match the house.
gravel.
Detail at Bank Juncture.

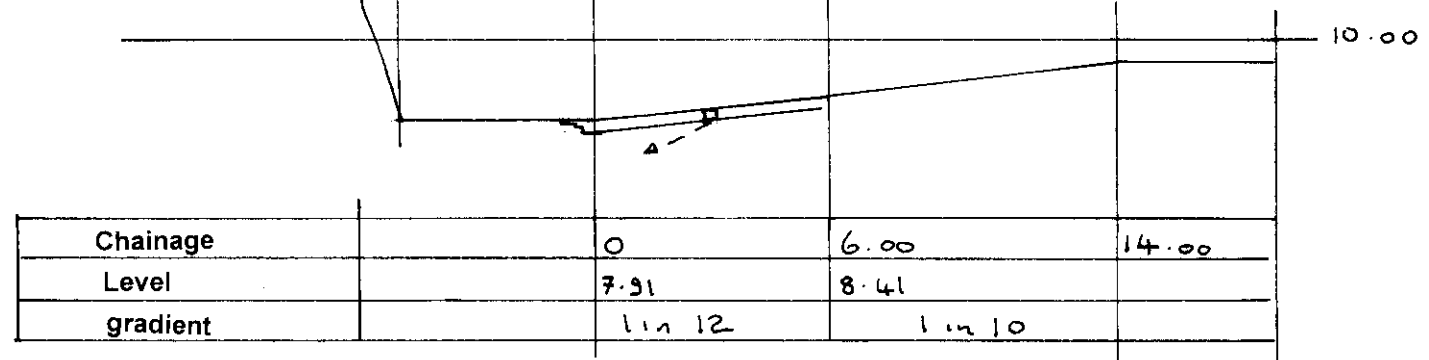


Elevation To The Stables

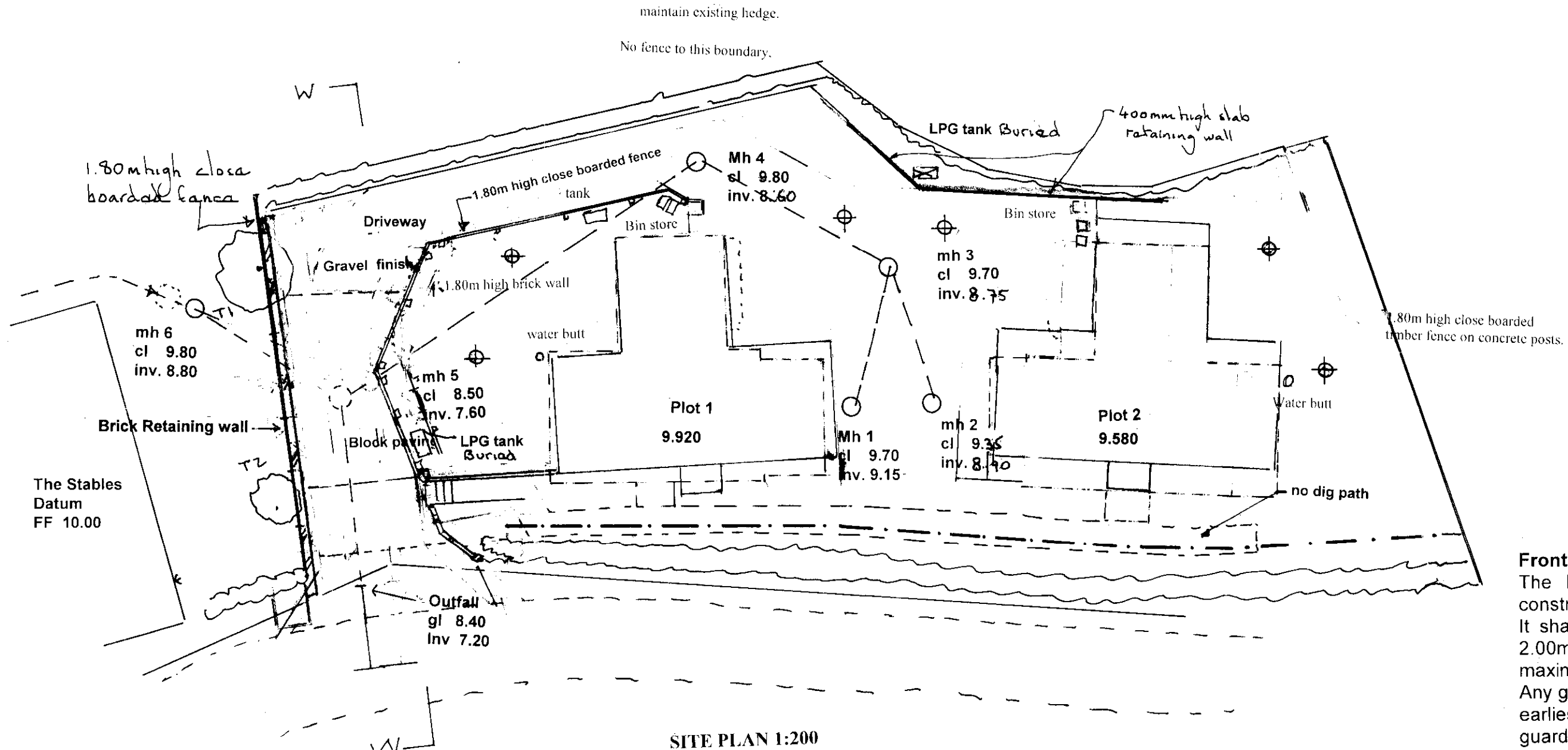
Section W-W 1:200



Entrance to highway amended to accommodate neighbor's steps, and matching brick retaining walls added to retain soil embankment. Visibility lines retained and maintained.



Section Three Access Road W-W 1:200



SITE PLAN 1:200

Front Elm Hedge.
The hedge shall be protected for the entire construction period.
It shall be lopped to a height of min 1.50 and 2.00m. It shall be allowed to thicken to a maximum of 2.00m.
Any gaps shall be infilled with new saplings in the earliest planting season and protected (rabbit guards and posts) and maintained.

To be maintained at a maximum height of 2.00m and a minimum height of 1.50m

Block paving - Marshalls Tegula 80mm colour Pennant Grey.

Banks to be battered back to existing levels.

Water Butts
Green plastic on black base
210 litre - fed from rwdp.

Driveway Connection To Highway.

25mm Hot rolled asphalt
60mm Dense bit base course.
225mm Consolidated hardcore MOT Type 1.
All in accordance with Cambridgeshire County Council Estate Roads Specification - Appendix: 5, 11 and 12.
Separation by HD grated Slot drain (Acco or similar approved) connected via. Gully to existing storm drain in verge.
150 x 125mm pcc bull nosed kerbs to edge on concrete bed and haunch.

Block Paving.

80mm thick concrete blocks, on 50mm sand bed on min 300mm crushed consolidated limestone hardcore. Edges on concrete bed and haunch.

Visibility lines
All vegetation above 700mm in height on verges and banks to be removed and maintained as such.

House positions amended to as built.
Potted outlines show original approved positions.

FENCE AMENDED.

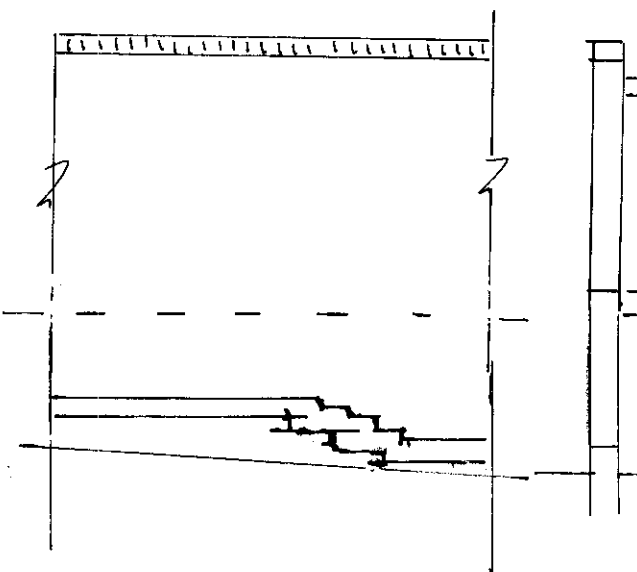
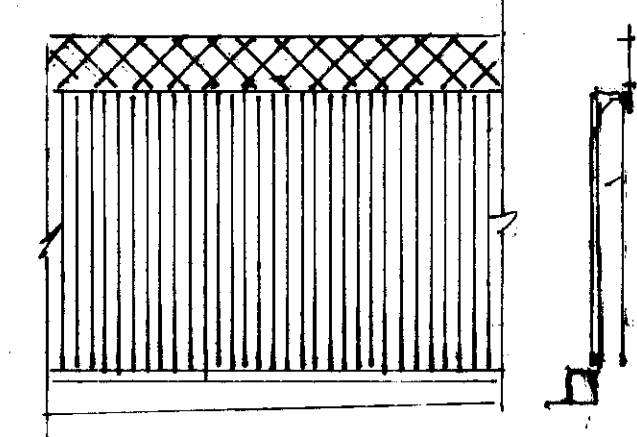
1.80m High close boarded fence for complete length topped with 400mm high trellis. Fence painted green Cuprinol "Seagrass".

As Built and Proposed Final Changes.

Minor changes to house positions, and minor changes to floor levels, Plot 1 finished floor level increase from 9.850 to 9.920m an increase of 70mm, and Plot 2 increase from 9.550 to 9.580m an increase of 30mm.
Delete landscaping to side of entrance road, reduce verge width and add hard paving.
Delete hard paving to no dig footway.
Revise positions of gas tanks.
Erect enclosures to entrance road over 2.00m in height.
Small retaining wall to end of hedge at roadway/drive entrance.

21st December 2015

Boundary Wall to Plot 1
Matching Brick to houses with red brick engineering brick coping, 1.80m high above plot 1 ground level, 1.80 to 2.85m high on driveway side. 2 Courses red engineering brick dpc. Matching brick retaining wall to main entrance by roadway to hedge end.



Tree Protection Fence

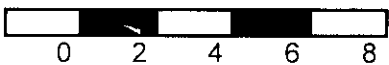
Tree Protection Fence
To British Standard 5837:2012 Figure 3. With fixed notice PROTECTED AREA - DO NOT ENTER.

Driveway
Min 250mm crushed limestone foundation with 50mm of 20mm gravel.
50 x 150mm concrete edging kerbs on concrete bed and haunch.

Soakaway positions

Grass reinforcement mesh to be incorporate to steep sloping grass banks.

SCALE 1:200



PROPOSED DETACHED DWELLINGS
AT
THE STABLES
MAIN STREET
UPTON

SITE WORKS 2

N. P. BRANSTON mscs, mciob
400 EASTFIELD ROAD,
PETERBOROUGH
PE1 4RE
phone: 01733-348119
email: pnb@branstonsite.net

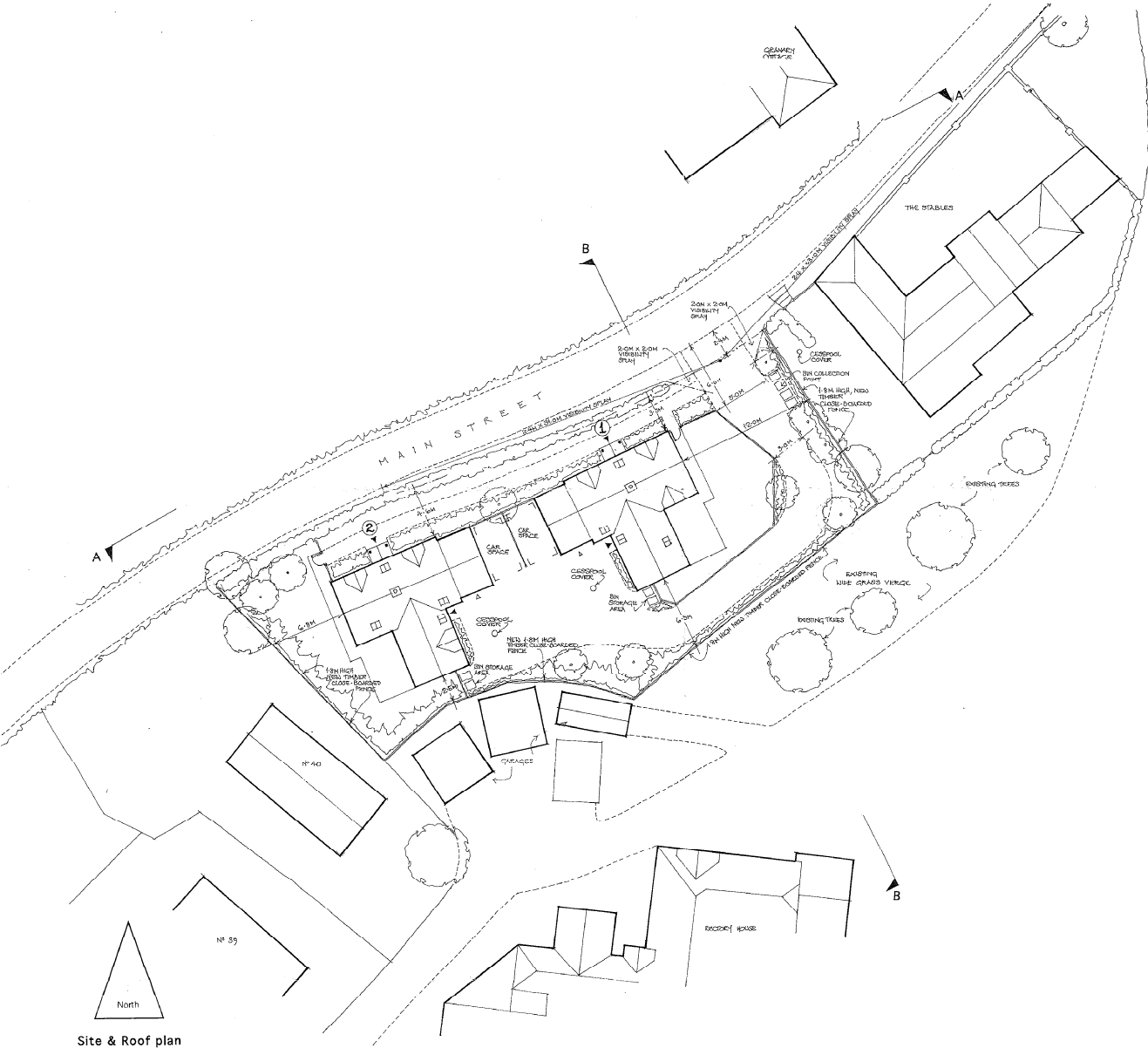
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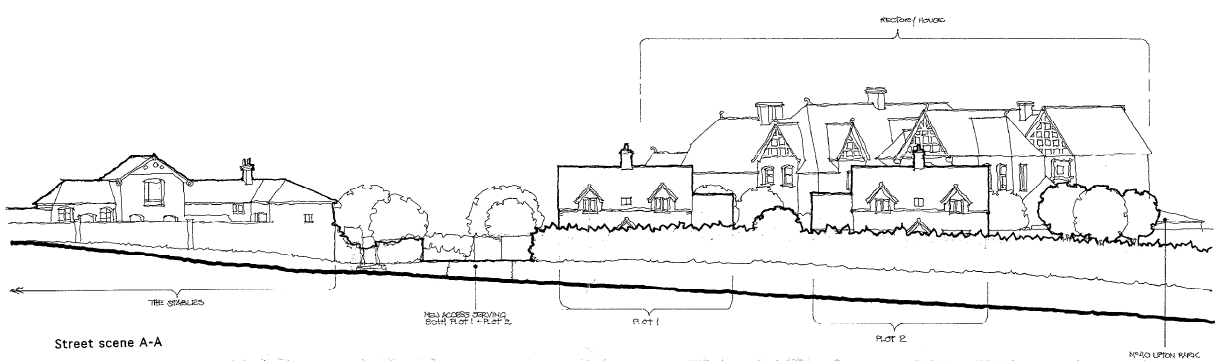
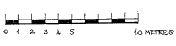
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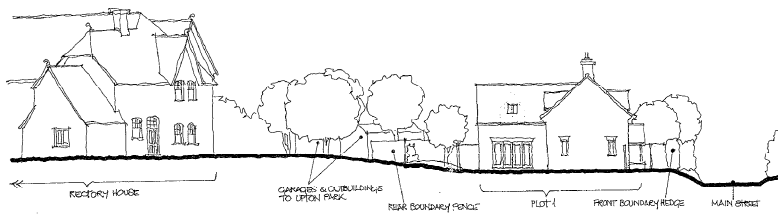
GREEN PAPERS FOLLOW



Site & Roof plan



Street scene A-A



Site Section B-B

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DEVELOPMENT MANAGEMENT PANEL

18 JANUARY 2016

Case No: 15/02064/FUL (FULL PLANNING APPLICATION)

Proposal: ERECTION OF A DETACHED TWO STOREY DWELLING

Location: LAND ADJACENT 49 LUCKS LANE PE19 5TQ

Applicant: MR & MRS G BASS

Grid Ref: 519357 267217

Date of Registration: 09.11.2015

Parish: BUCKDEN

RECOMMENDATION - APPROVE

This application has been referred to Development Management Panel because the Parish Council's recommendation of refusal is contrary to the officer recommendation of approval.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The site is located within the Key Service Centre of Buckden, in a predominantly residential area on the western side of Lucks Lane. The buildings along Lucks Lane are sited in a linear form and are similar in design and form. The buildings are of typical 1970s design, with flat roof garages attached forming a common link with their neighbours. The separation distances between the dwellings vary along the row.
- 1.2 The site consists of land associated with 49 Lucks Lane, currently forming the rear/side garden and the driveway. Single storey ancillary buildings are currently positioned to the side of no. 49.
- 1.3 The site is not in the designated Conservation Area for the village, nor are there any buildings of historic merit or value close by.
- 1.4 The application seeks planning permission for a two storey dwelling set between the existing dwellings at 47 and 49 Lucks Lane. Two car parking spaces are shown to the side of the proposed new dwelling. The host dwelling retains its garage and one space in front of it.
- 1.5 A unilateral Undertaking for the provision of wheeled refuse bins by the Council has been provided by the applicants.
- 1.6 Planning was granted for an identical two-storey detached house in 2012 under application 1201261FUL. The proposed dwelling would be located in the same position on the site, with a gap of 3.37 metres retained to no.49 and a gap of 5.04 metres to no.47.

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, the most relevant of which are:
- delivering a wide choice of high quality homes
 - requiring good design

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"
 - H31: "Residential privacy and amenity standards"
 - H32: "Sub-division of large curtilages"
- 3.2 Saved policies from the Huntingdonshire Local Plan Alterations (2002)
- HL5 - Quality and Density of Development
- 3.3 Adopted Huntingdonshire Local Development Framework Core Strategy 2009
- CS3: "The Settlement Hierarchy".
- 3.4 Huntingdonshire draft Local Plan to 2036 - Stage 3 (2013)
- LP 1 - Strategy and principles for development
 - LP 9 - Development in Key Service Centres
 - LP 13 - Quality of Design
 - LP 15 - Ensuring a High Standard of Amenity

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

4. PLANNING HISTORY

- 4.1 1201261FUL - two storey detached three-bedroom dwelling - granted

5. CONSULTATIONS

- 5.1 **Buckden PC:** recommend refusal because "the site provides a natural break between the properties in the red brick style of The Osiers development and those properties in the darker brick style of the Springfield Close development and closing this gap and leaving no break is seen as detrimental to the street scene".
- 5.2 **Local Highway Authority** - No objections, no changes to the public highway are required. Any garages should be large enough to accommodate vehicles and enable two parking spaces for the existing and the proposed dwellings to be provided.

6. REPRESENTATIONS

6.1 None.

7. ASSESSMENT

7.1 The principle of housing development in this location has previously been agreed under 1201261FUL. The key issues for consideration therefore relate to:

- impact on character
- impact on neighbouring amenity
- highway safety/parking

Impact on character:

7.2 The western side of Lucks Lane is generally characterised by two storey dwellings set in linear form. The existing buildings along this row form a generally regular pattern in the street scene, with the buildings using the majority of the width of their respective plots. The site subject to this application however has more space around the building compared to others in this row.

7.3 The new dwelling proposed has been designed using similar detailing and design to the existing properties, albeit with a narrower frontage. The simple design would be in keeping with the adjacent dwellings along this row. It is accepted that the proposal would change the pattern of development along this part of Lucks Lane with the introduction of the new dwelling on this site, but the site/the space between nos. 47 and 49 already departs from the more regular pattern of development on Luck's Lane. The proposal would be an acceptable addition to the street scene.

7.4 The application would comply with policies En25 and H32 of the Huntingdonshire Local Plan (1995) and LP13 of the Huntingdonshire draft Local Plan to 2036 - Stage 3 (2013).

Neighbour amenity:

7.5 The main two-storey built form would be positioned adjacent to no.49. There would only be a small single flat roofed element projecting to the rear. The impact on the residents of this property would be acceptable. The dwelling would be located between 2.34 and 3.6 metres from the shared boundary with no.47. Whilst the new dwelling would be located to the south of no.47, the dwelling would not be overbearing and the residents of no.47 would not be adversely affected by loss of light or overshadowing. The dwelling meets the 45-degree light rule for both neighbouring properties. The two first floor windows on the side elevation facing no.47 serve a bathroom and en-suite, and could be conditioned to be obscure glazed.

7.6 The application is deemed to be acceptable, as it complies with policies H31 of the Huntingdonshire Local Plan (1995) and LP15 of the Huntingdonshire draft Local Plan to 2036 - Stage 3 (2013).

Highways safety/parking

- 7.7 The site is located on a non-classified road where driveways without turning areas and on-street parking already exist. The access offers similar vehicular access arrangements to the existing residential properties adjacent, in respect of turning and parking. Two car parking spaces would be provided for each dwelling. There is no objection to the application on highway safety grounds, and the parking provision is acceptable.

Conclusion

- 7.8 Having regard to applicable national and local planning policies, and having taken all relevant consideration into account, it is recommended that planning permission should be approved.

8. **RECOMMENDATION** - **APPROVAL** subject to conditions to include the following

- standard 3 year time limit
- drawings numbers
- external materials to match no.49
- flat roof at the rear not to be used as a balcony/outdoor amenity area
- first floor windows on side elevation facing no.47 to be obscurely glazed and fanlight opening only
- garage at no.49 to be retained for the parking of cars

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 **Harry Heywood Development Management Officer 01480 387163**

Head of Planning Services
Pathfinder House
St. Mary's Street
Huntingdon
Cambridgeshire PE 29 3TN

Application Number: 15/02064/FUL

Case Officer: Harry Heywood

Proposal: Erection of a detached, two storey, three bedroom dwelling

Location: Land Adjacent 49 Lucks Lane.

Observations of BUCKDEN Parish Council.

☒ Recommend **refusal** because The site provides a natural break between the properties in the red brick style of The Osiers development and those properties in the darker brick style of the Springfield Close development and closing this gap and leaving no break is seen as detrimental to the street scene.



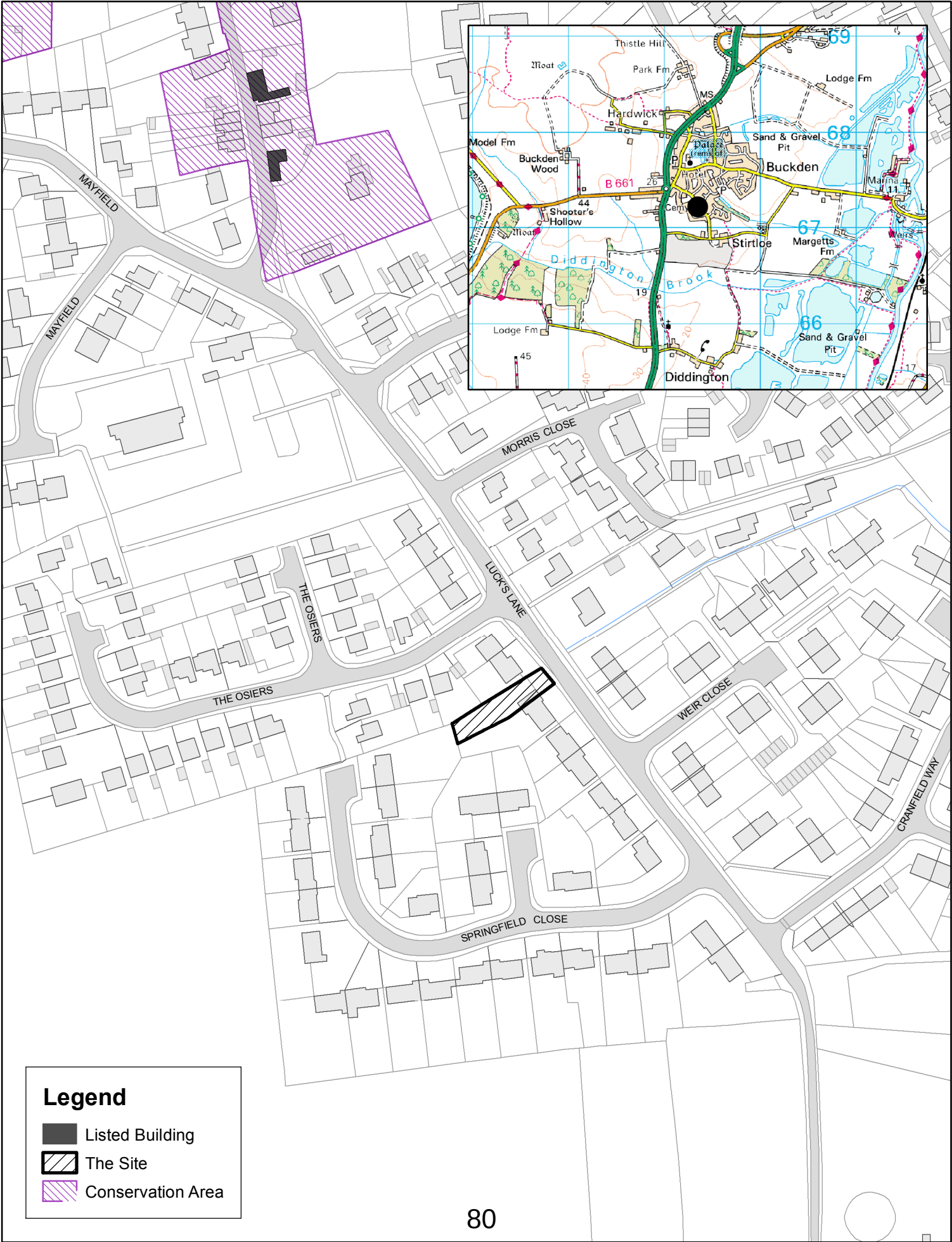
Clerk to BUCKDEN Parish Council. Date : 02 December 2015

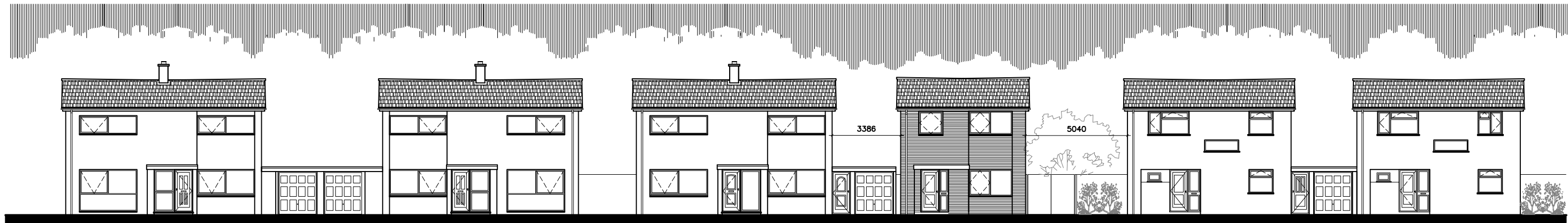
Development Management Panel



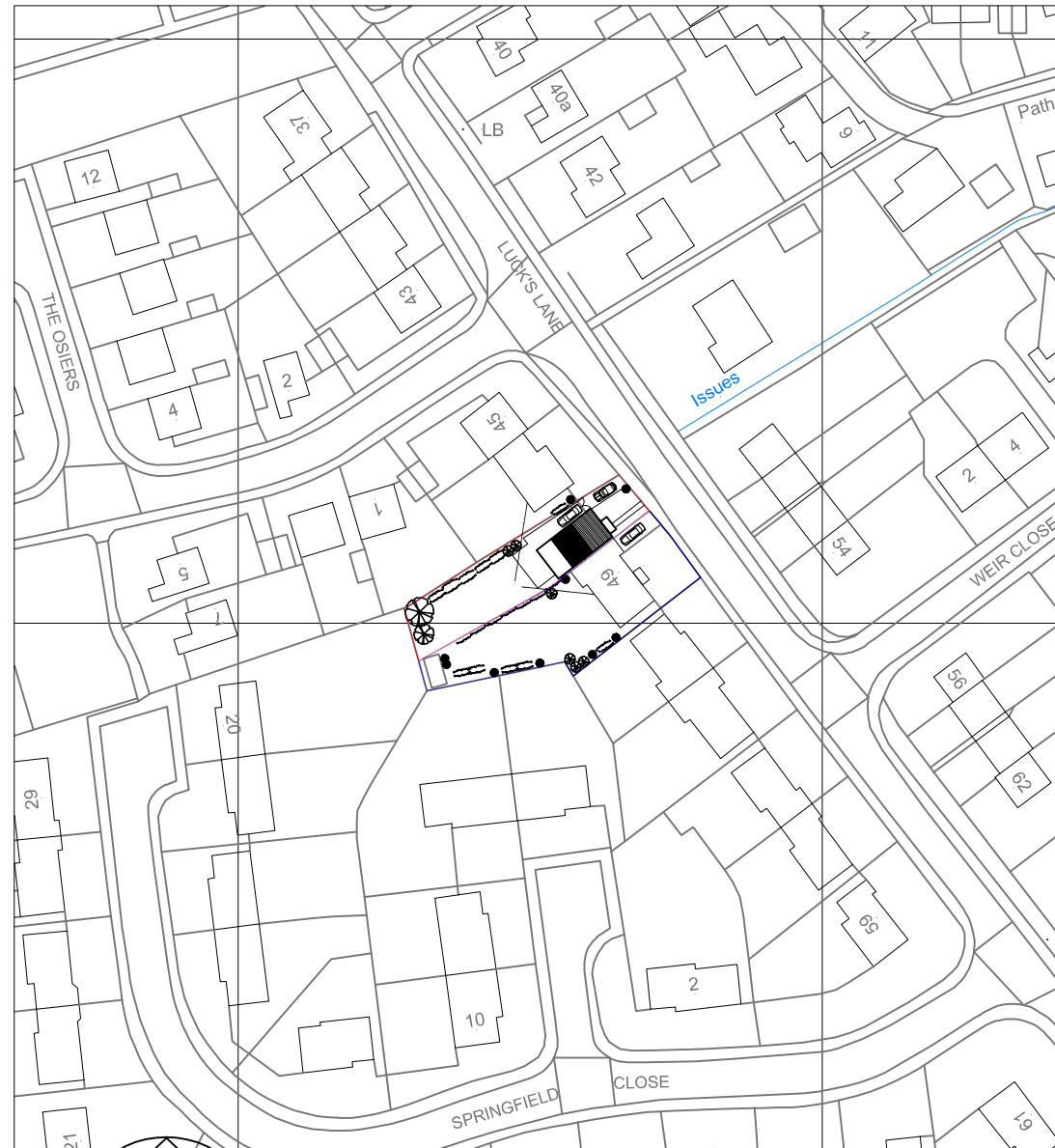
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Application Ref: 15/02064/FUL
Location: Buckden

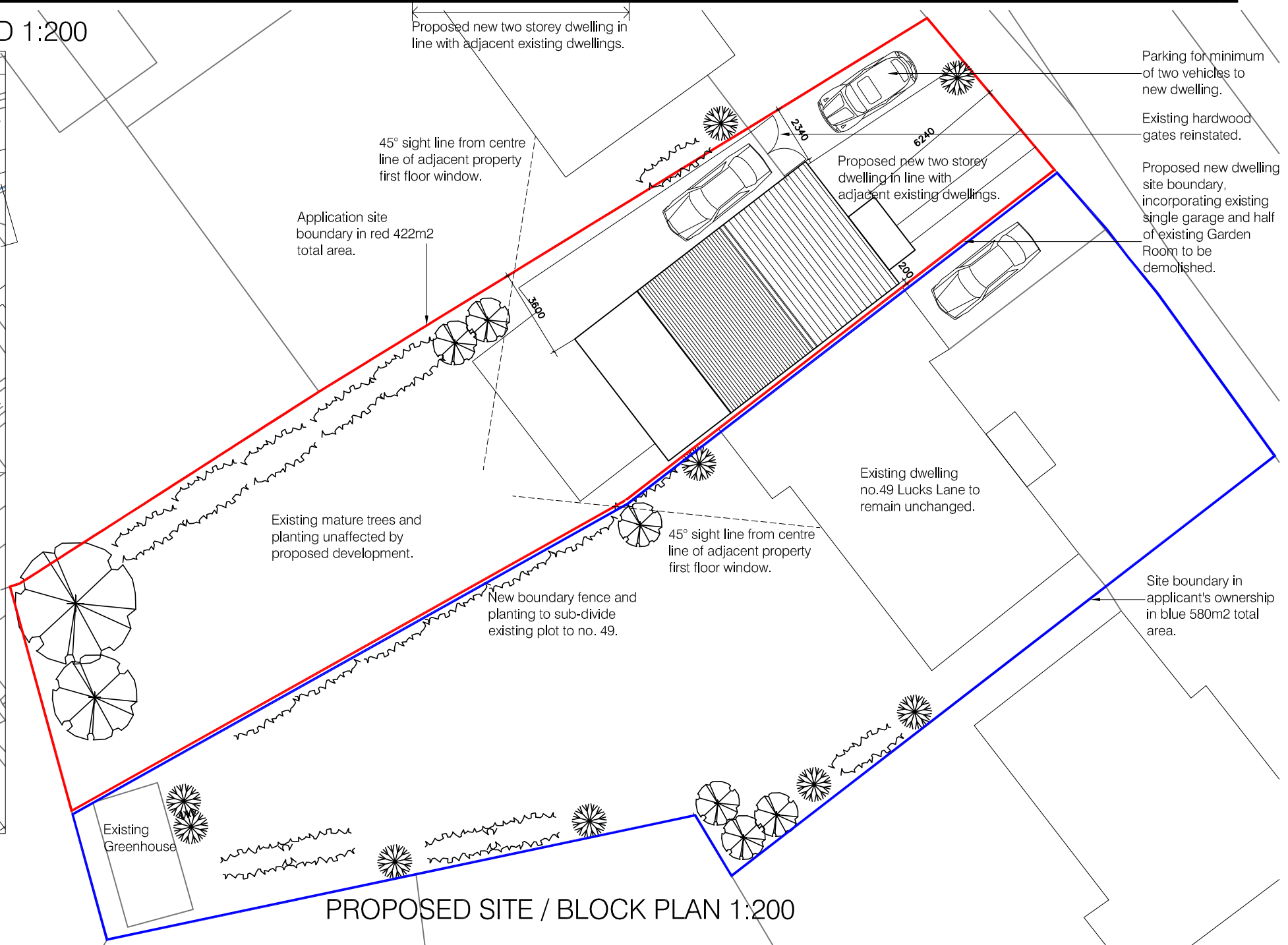




PROPOSED ELEVATION IN CONTEXT FROM ROAD 1:200



PROPOSED LOCATION PLAN 1:1250



PROPOSED SITE / BLOCK PLAN 1:200



Archade Architects
 Nigel Rockley BA (Arch) DipArch DipAP RIBA
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 Mobile: 07949 406015
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 Web: www.archade.co.uk

Title:
**PROPOSED NEW DWELLING ADJACENT TO
 49 LUCKS LANE BUCKDEN**

Client:
MR. & MRS. G. BASS

Drawing:
PROPOSED SITE PLANS AND ELEVATIONS

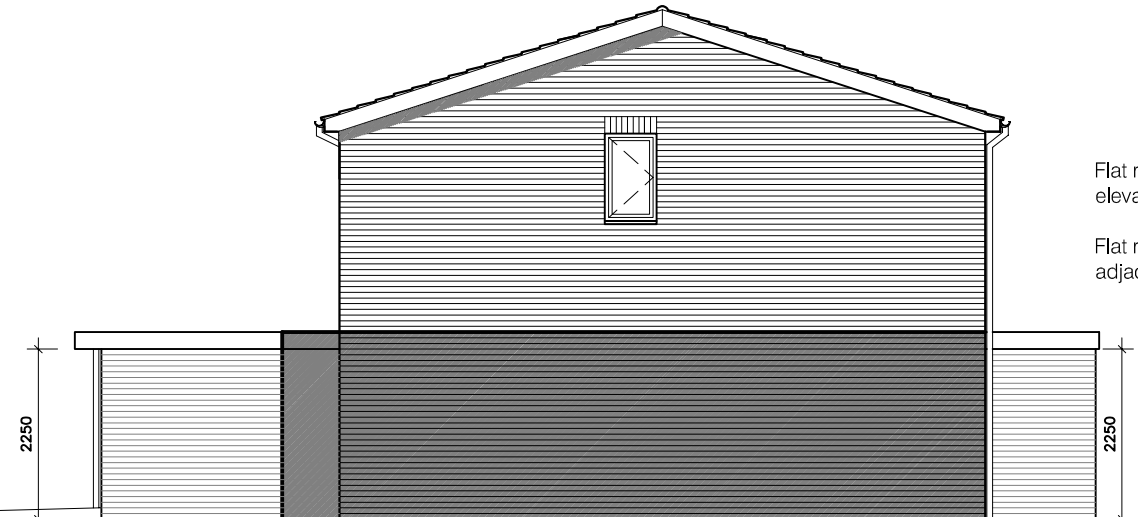
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Facing brickwork set back brick width from corner piers to match no 49 .

Double glazed uPVC windows and external doors to new dwelling pre-finished in white.



EAST ELEVATION 1:100



Flat roof to Living Room to rear elevation.

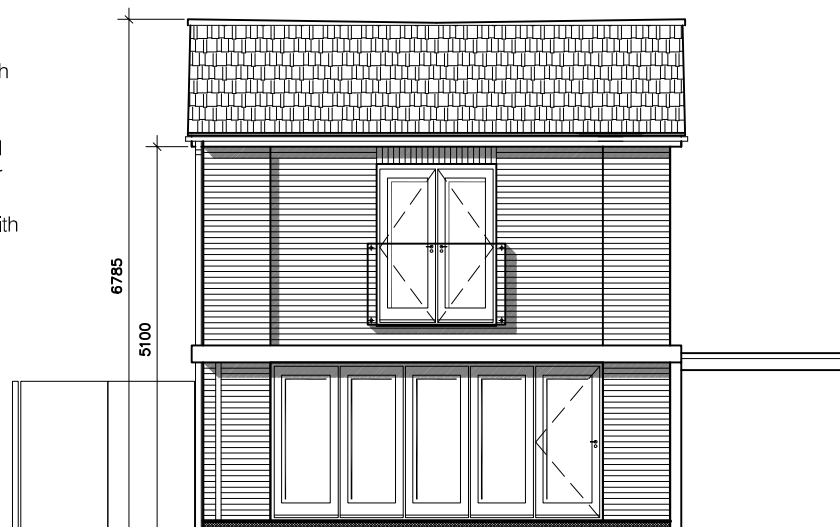
Flat roof to porch to match existing adjacent property no.49.

SOUTH ELEVATION 1:100

White uPVC barge boards to match no.49.

Inward opening fully double glazed doors in white uPVC to new Master Bedroom, with toughened glass 'Juliet' balcony fixed back to wall with stainless steel fixings.

Sliding bi-fold fully double glazed doors in aluminium to Living Room pre-finished powder coated white.



WEST ELEVATION 1:100



Grey concrete roof tiles to new dwelling to match existing adjacent property no.49.

Double glazed uPVC windows to Bathroom and En-Suite pre-finished in white and glazed with obscure glass.

White uPVC fascia boards, soffits and barge boards to match no.49.

White uPVC rainwater half round gutters and 75mm Ø downpipes.

Dark brown/gray facing brickwork to new dwelling to match existing adjacent property no.49.

NORTH ELEVATION 1:100



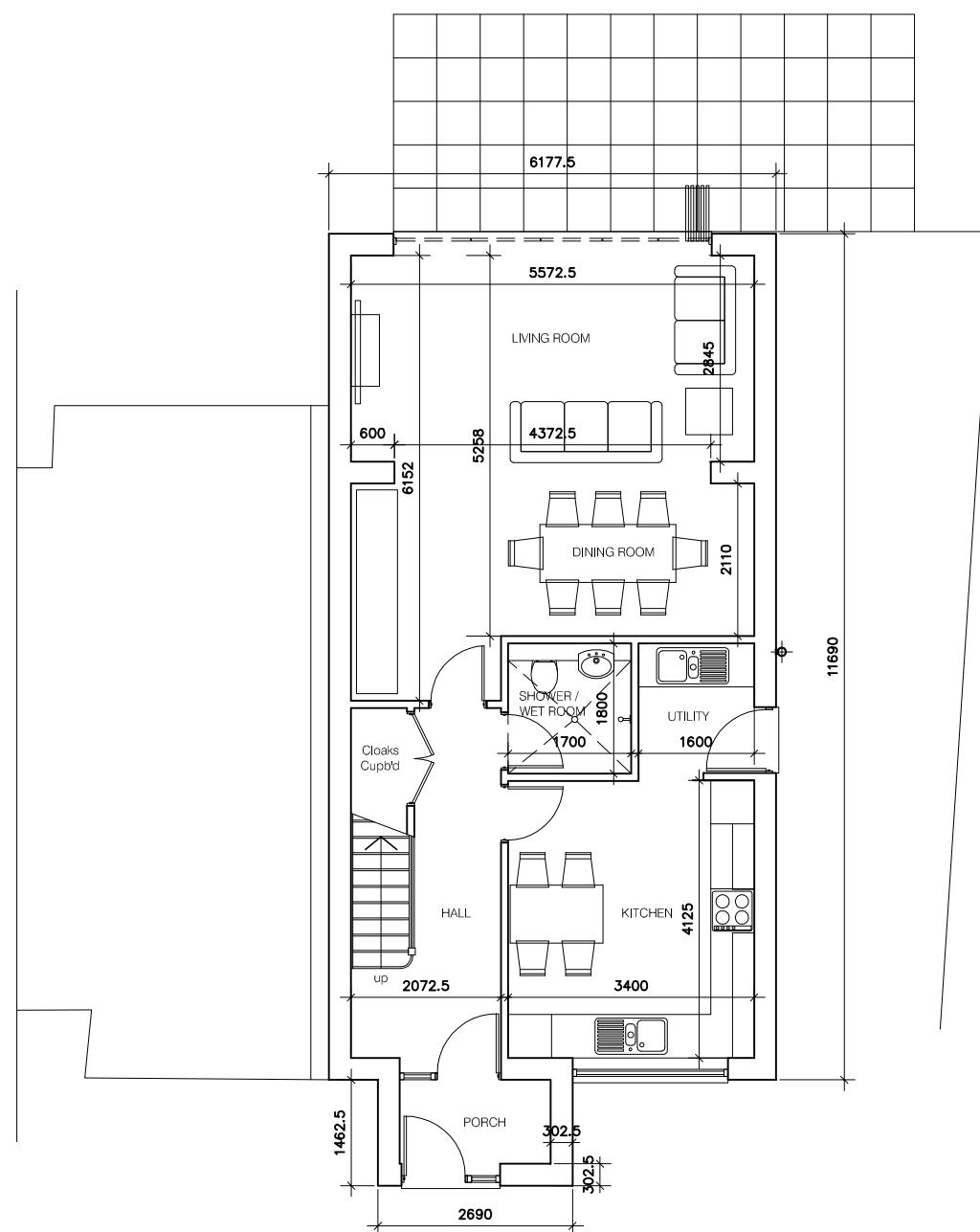
Archade Architects
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Title:
**PROPOSED NEW DWELLING ADJACENT TO
 49 LUCKS LANE BUCKDEN**

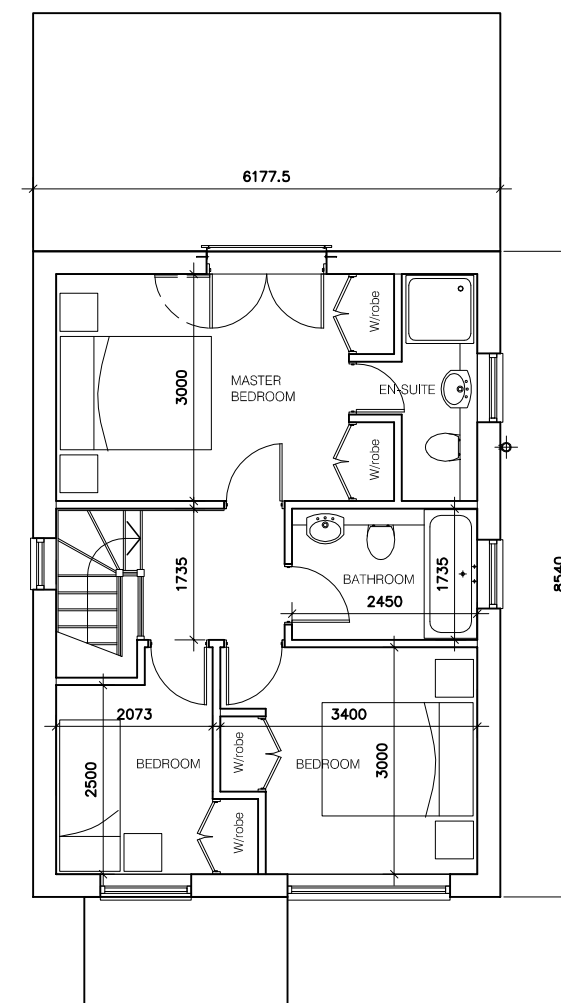
Client:
MR. & MRS. G. BASS

Drawing:
PROPOSED ELEVATIONS

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GROUND FLOOR 1:100

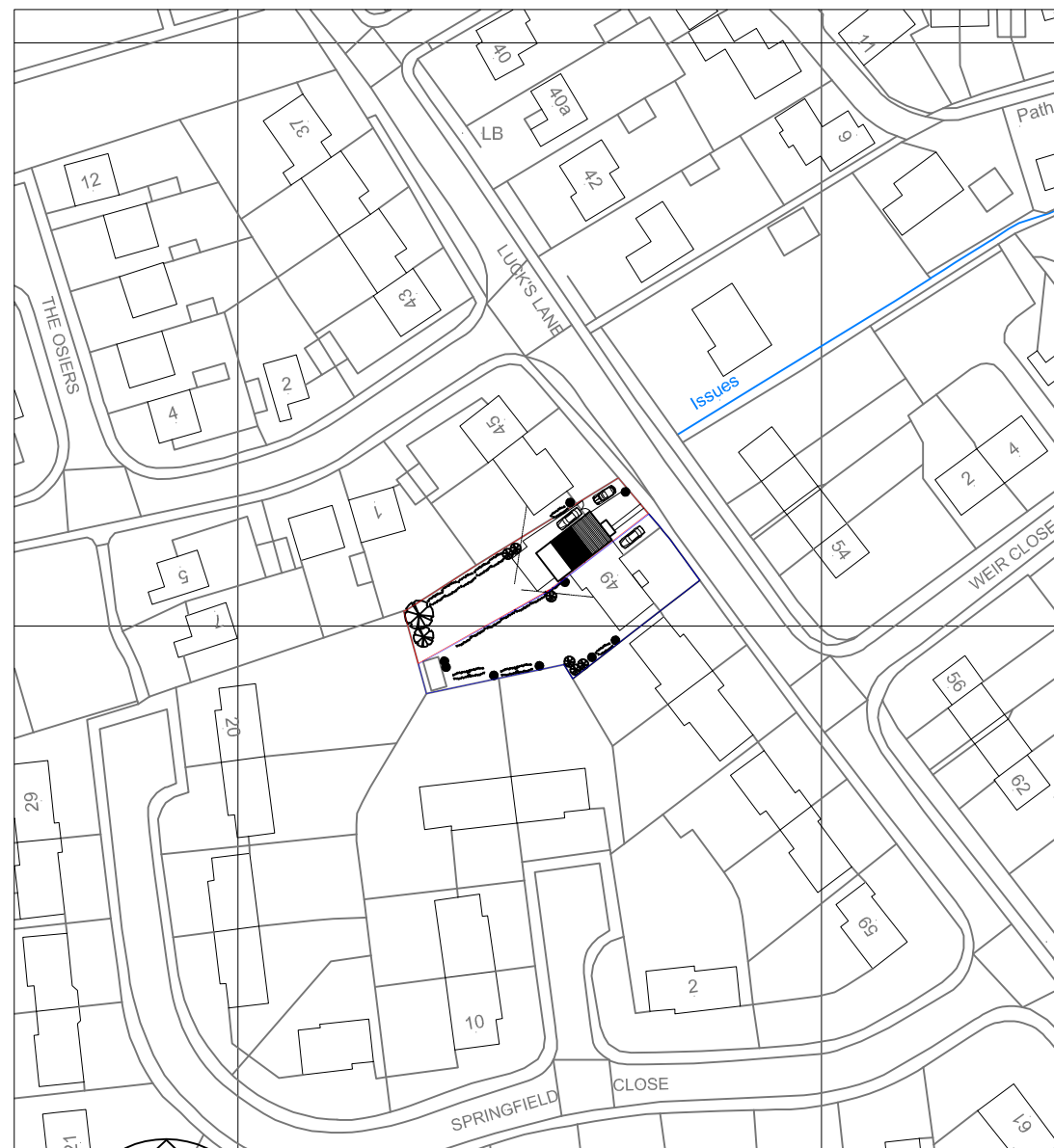


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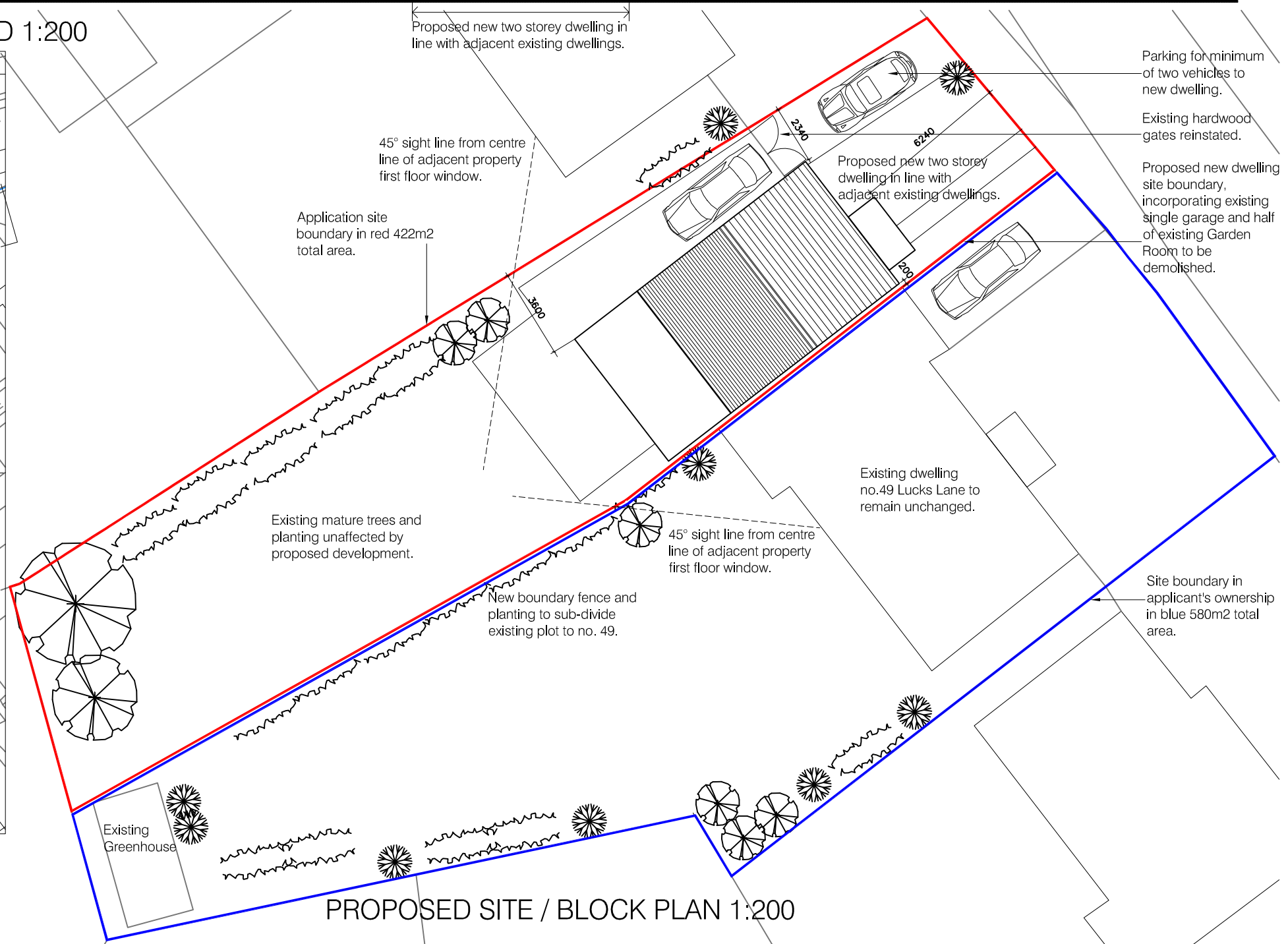
GREEN PAPERS FOLLOW



PROPOSED ELEVATION IN CONTEXT FROM ROAD 1:200



PROPOSED LOCATION PLAN 1:1250



PROPOSED SITE / BLOCK PLAN 1:200



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 Web: www.archade.co.uk

Title:
**PROPOSED NEW DWELLING ADJACENT TO
 49 LUCKS LANE BUCKDEN**

Client:
MR. & MRS. G. BASS

Drawing:
PROPOSED SITE PLANS AND ELEVATIONS

Drawing No: 02	Revisions:	Date: July 2012	Scale: 1:1250 1:200 @ A3	For Planning Purposes Only. All dimensions to be verified on site. All working dimensions to be taken from site. All copyright reserved.
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DEVELOPMENT MANAGEMENT PANEL

18th JANUARY 2016

Case No: 15/01722/FUL (FULL PLANNING APPLICATION) & 15/01723/LBC (LISTED BUILDING CONSENT)

Proposal: CONVERSION OF EXISTING BED AND BREAKFAST ACCOMMODATION TO A SINGLE DWELLING. ERECTION OF TWO DWELLINGS.

Location: RACE HORSE 43 HIGH STREET CATWORTH PE28 0PF

Applicant: MR G MARKS

Grid Ref: 508567 273236

Date of Registration: 05.10.2015

Parish: CATWORTH

RECOMMENDATION - REFUSE

This application is referred to the Development Management Panel as Catworth Parish Council's recommendation of approval is contrary to the Officer's recommendation of refusal.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 This report considers the application for planning permission (15/01722/FUL) and listed building consent (15/01723/LBC).
- 1.2 This application relates to the site of The Racehorse public house in the village of Catworth.
- 1.3 The Racehorse public house is a grade II listed building and lies adjacent to another listed building to the east - 39 & 41 High Street - Catworth Post Office.
- 1.4 The site lies within the Catworth Conservation Area.
- 1.5 The application is for the Conversion of existing bed and breakfast accommodation to a single dwelling and the erection of two dwellings.

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.
- 2.2 Under the heading of Delivering Sustainable Development, the Framework sets out the Government's planning policies, the most relevant paragraphs are: 7, 9, 17, 58, 60, 61, 128, 129 and 131-134.

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)
 - EN2: Character and setting of Listed Buildings
 - EN5: Development in Conservation Areas
 - EN6: Design Standards in Conservation Area
 - EN9: Conservation Areas
 - EN25: General Design Criteria
 - H23: Housing Development
 - H31: Residential privacy and amenity standards
- 3.2 Saved policies from the Huntingdonshire Local Plan Alterations (2002)
 - HL5 - Quality and Density of Development
- 3.3 Adopted Huntingdonshire Local Development Framework Core Strategy (2009)
 - CS1: Sustainable Development in Huntingdonshire
 - CS3: The Settlement Hierarchy
 - CS10: Contributions to Infrastructure Requirements
- 3.4 Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013)
 - LP1: Strategy and principles for development
 - LP2: Contributing to Infrastructure Delivery
 - LP10: Development in Small Settlements
 - LP11: The Relationship between the Built-up Area and the Countryside
 - LP13: Quality of Design
 - LP15: Ensuring a High Standard of Amenity
 - LP17: Sustainable Travel
 - LP18: Parking Provision
 - LP24: Housing Mix
 - LP31: Heritage Assets and their Settings
- 3.5 Supplementary Planning Documents:
 - Huntingdonshire Design Guide Supplementary Planning Document 2007

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

4. PLANNING HISTORY

- 4.1 0600870FUL - Erection of four dwelling units as an annex to the Racehorse Inn to provide staff accommodation and short term lets - Refused for the following reasons:
 - *Detrimental impact on views into and out of the Conservation Area
 - *Detrimental impact on setting of the listed building

5. CONSULTATIONS

- 5.1 **Catworth Parish Council:** "Catworth Parish Council recommends approval of these plans".
- 5.2 **Cambridgeshire County Council:** "We do not object to development from proceeding in this location but consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of a condition".

6. REPRESENTATIONS

- 6.1 Four representations have been received in support of the proposal, highlighting that the proposal:
- *Will increase the number of new properties in the village;
 - *Will assist with the long term retention of the public house which is an important asset to the community; and the
 - *Dwellings will not alter look of the village or be highly visible.
- 6.2 Two representations have been received, objecting to the proposal and highlighting concerns relating to:
- *Overbearing impact;
 - *Detrimental impact on Conservation Area and setting of listed building;
 - *Increase in level of parking on road due to loss of parking area/overspill area;
 - *Conflict with Policy LP30 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (*Officer note: this is not a relevant policy consideration, as it refers to the provision of open space in new developments over 10 units*);
 - *Level of clarity of the proposed plans with regard to the positioning of the proposed dwellings;
 - *Potential for damage to existing hedge;
 - *Loss of B&B will reduce employment and put the future of the public house at risk.

7. ASSESSMENT

- 7.1 The main issues to consider are:
- The principle of development;
 - The impact on residential amenity;
 - The impact of the proposal upon character and heritage assets - listed buildings and Conservation Area; and
 - The impact upon highway safety/parking.

The principle of development:

- 7.2 The presumption in favour of sustainable development is clearly outlined within the NPPF, with the goal of creating positive improvements in the quality of the built, natural and historic environment, which includes widening the choice of high quality homes.
- 7.3 The conversion of the existing B&B would appear to be broadly supported by paragraph 17 of the NPPF (reuse and conversion of existing buildings), but the removal of an employment generating unit which can support leisure and tourism objectives would appear to

simultaneously conflict with the stated aim of supporting thriving rural communities.

- 7.3 In terms of the two new dwellings to the rear of the site, a previous application (0600870FUL) concluded that two dwellings (in the same part of the site) fell within the environmental limits of the village, as defined by the 1995 Local Plan. As can be seen from the reasons for refusal of application 0600870FUL, whilst the development was acceptable in purely settlement policy terms, the creation of units to the rear of the site was concluded to be out of character with the pattern of development in the area and as a result, detrimentally impacting on the Conservation Area and the setting of a listed building to an unacceptable level.
- 7.4 This view remains. Any new dwellings on this part of the site would be unacceptable in principle, due to the adverse impact of any new dwellings on the character of the area.
- 7.5 Policy CS3 of the 2009 Core Strategy is also part of the Development Plan for the area, and has significant weight in the determination of this application. This states that in Smaller Settlements, such as Catworth, "residential infilling will be appropriate within the built-up area." Paragraph 5.15 of the 2009 Core Strategy states that "undeveloped land within the curtilage of buildings at the edge of the settlement, where these relate more to the surrounding countryside than they do the built-up parts of the village" are not part of the built-up area.
- 7.6 The proposed dwellings are located on an open part of the site, on the southwest boundary of the village. The land is used as a garden for the Public House, with benches and the land is therefore considered to relate more to the built-up area than the countryside. However, whilst this means the development is acceptable in purely settlement strategy terms, and policy CS3, the development of this parcel of land would have a harmful impact on the character of the area.
- 7.7 Policy LP10 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) identifies Catworth as a 'Small Settlement', where proposals within the built-up area are acceptable in principle. Policy LP11 states that the built-up area excludes "gardens, paddocks, agricultural land 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". Again, in purely settlement strategy terms, the development accords with this policy. However, the harm to the character of the area means that residential development of this parcel of land could not be supported.

The impact of the proposal upon character and heritage assets - listed buildings and Conservation Area:

- 7.8 S.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
- 7.9 S.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states 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.

- 7.10 Paragraphs 58, 60 and 61 of the NPPF states amongst other issues that development should respond to the local character and history, promote or enforce local distinctiveness and ensure integration of new development into the natural, built and historic environment.

**Erection of two dwellings:
Character/Conservation Area:**

- 7.11 The existing pattern of development in the locality is predominantly and distinctly characterised by frontage development. It is considered that the proposal would not relate to this existing pattern or the hierarchy of existing structures on the application site and would therefore create a negative impact upon both the character and appearance of the area. In addition, the erection of two dwellings in this location would disrupt the existing views across the open countryside, where these views serve an important role reinforcing the rural setting of the wider village. Consequently, views into, out of and across the Conservation Area would be interrupted.
- 7.12 Whilst the contention that buildings were previously located to the rear of the site may be substantiated with further investigation, the submitted information fails to provide sufficient justification to move away from the prevailing pattern of frontage development; a pattern which appears to have remained largely unaltered from the early 1900s and as such is an important aspect of the historic settlement morphology.
- 7.13 The dwelling adjacent to the application site (37A High Street) could be described as an anomaly to this pattern of development, however it must be noted that this development is of a single storey scale. It was allowed at appeal in 1983, and remains an anomaly within an area defined by frontage development.

Listed Buildings:

- 7.14 The proposal would represent development within the curtilage of a listed building (Racehorse). HDC Conservation raised concerns regarding the design of the dwellings:
- *The scale of the dwellings and the omission of a level of subservience with the existing buildings on the site;
 - *The appearance of the dwellings, which are considered to have a mixed, undefined character due to the juxtaposition of modern/traditional, cottage/outbuilding design features; and
 - *The introduction of paving slabs to an existing grassed area which would generate a modern, domestic appearance to the rear of the site.
- 7.15 The dwellings, due to their height, scale and positioning across almost the entire width of the plot, would block views of, and from, the Racehorse. It would result in the subdivision of the Racehorse's historic curtilage and harm to its rural context. The open space positively contributes to the setting of the Racehorse. The loss of this

openness, with new dwellings, gardens, parking, hardstanding and new boundaries, would harm the setting and diminish the significance of the Listed Building. This would be harmful and unacceptable because the harm would not be outweighed by the public benefit.

- 7.16 39 and 41 High Street is a grade II Listed Building, located to the east of the Racehorse. When viewing this building from the north, the roofs of the new dwellings would appear in the background. They would also detract from views from the countryside. As the rural location contributes positively to the setting of this Listed Building, the new dwellings would harm the significance of the Listed Building.

**Conversion of existing bed and breakfast accommodation:
Character/Conservation Area:**

- 7.17 The subdivision of the site to create a new residential curtilage, and all the residential paraphernalia associated with such a use (e.g. new boundary treatments, parking) would be clearly visible from within the wider street scene. The increased domestic appearance of the site would be harmful to the rural character of the conservation area.

Listed Buildings:

- 7.18 The existing B&B is a curtilage listed outbuilding. It has historic value as an ancillary building to the Racehorse, and it positively contributes to its setting. The primary concern raised by HDC Conservation Officers relate to an irreversible diminishment in the historic association between the public house and the existing B&B as a result of the proposed conversion. The new dwelling to be created from the B&B would have its own separate garden, parking and turning area. The outbuilding's character as an ancillary building would be lost. Furthermore, the loss of openness in this part of the site would adversely impact on the setting of the Racehorse.
- 7.19 There are concerns regarding the internal alterations that may be required to enable the conversion, and the adverse impact on the historic fabric and character of the building. Limited detail was included with the application. The addition of rooflights is considered to alter the character of the outbuilding to an unacceptable level.
- 7.20 As such, the proposed development is considered to be contrary to EN2, EN5, EN6, EN9 and En25 of the Huntingdonshire Local Plan (1995), policies LP1, LP13 and LP31 of the draft Local Plan to 2036: Stage 3, paragraphs 129 and 131-134 of the NPPF, and S.66 and S.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 7.21 With regard to paragraph 134 of the NPPF, the impact of the development is considered to create less than substantial harm to both the setting of the listed buildings, the curtilage listed building and the Conservation Area. Whilst it is recognised that the addition of three units of market housing has an intrinsic public benefit, this is not considered to outweigh the harm to the setting of the listed buildings and Conservation Area. Due regard is also given to HDC currently meeting the five year housing supply target.

**Erection of two dwellings:
The impact on residential amenity:**

- 7.22 The proposed dwellings are not considered to create a detrimental impact upon the amenity of neighbours in terms of overlooking/a loss of privacy due to the scale, orientation and positioning of the fenestration. Whilst the proposed dwellings may impact the level of direct afternoon sunlight which reaches the rear amenity space of the neighbouring dwelling to the east (37a High Street), this impact is not considered to be unacceptable and a reason for refusal on this basis would be unjustified. Similarly, despite the proposed dwellings reaching approximately 7.62m in height and being positioned approximately 1.2m from the boundary; a refusal based upon an overbearing impact would be unjustified given the orientation and positioning of neighbouring dwellings and the screening provided by the existing boundary treatment.
- 7.23 The proposed development is considered to be acceptable with regard to the impact upon the existing neighbours of the site.

Conversion of existing bed and breakfast accommodation:

- 7.24 The conversion of existing bed and breakfast accommodation is not considered to create a detrimental impact upon the amenity of the occupants of neighbouring dwellings by way of being overbearing or in terms of a loss of light/overshadowing, as no extensions to the existing structure are proposed. Whilst the proposed development includes additional openings at first floor level, these additions are considered to be acceptable due to their scale, orientation and positioning.
- 7.25 However concerns are raised with regard to the level of amenity for prospective occupiers of the converted B&B in particular, given the proximity of the development to the rear of the public house and the potential for disturbance in the form of noise, odour and unsocial hours of activity.
- 7.26 Comments from HDC Environmental Health regarding this matter were still outstanding at the time of writing, however should comments be received these can be added to the Friday letter/Late reps sheet for consideration by members.

The impact upon highway safety/parking:

- 7.27 The proposed site plan (1122-08A) suggests that adequate off-street parking and provision for turning space has been incorporated in the design, in order to allow vehicles to enter and leave the site in a forward gear. Given the level of parking space which will remain for use by patrons of the public house, the proposed development is not considered to negatively impact highway safety and is therefore considered to be acceptable.
- 7.28 The concerns expressed within the submitted representations are understood, however it must be noted that there are very few extant parking restrictions on High Street and to refuse permission on highway safety/parking grounds would be unjustified.

Conclusion:

7.29 Having regard to applicable national and local planning policies, the proposed development would result in less than substantial harm to the heritage assets, however the public benefits of the proposal are not considered to outweigh the negative impacts upon the setting and significance of the listed buildings and the Conservation Area, or the concurrent detrimental effect on the character and appearance of the wider area.

7.30 It is therefore recommended that both applications should be refused.

8. RECOMMENDATION 15/01722/FUL – REFUSE for the following reasons:

1.The proposed new build dwellings, by virtue of their backland position on an open piece of land on the very edge of the built-up area, would represent an incongruous form of development in an area of transition to the open countryside. The proposal would fail to respect the overriding and established linear/frontage form of development that characterises the area. The proposal would therefore be unacceptable and would fail to comply with policies En25, H33 and H35 of the Huntingdonshire Local Plan 1995 and LP13 of the Local Plan to 2036: Stage 3.

2.The proposed new build dwellings, by virtue of the loss of the open garden area associated with the Race Horse listed building, their height, scale, lack of subservience to the existing historic buildings on the site, and design, would adversely impact on views of, and from, this listed building and the conservation area. The dwellings would also have a harmful impact on the setting and significance of the adjacent grade II listed building, 39-41 High Street. The dwellings would therefore fail to sustain or enhance the character and appearance of the conservation area, and would undermine the significance of the adjacent listed buildings and their setting. The harm caused would be "less than substantial" to the significance of the buildings as designated heritage assets, but the harm would not be outweighed by the public benefit of the proposal. The proposal would fail to fulfil the requirements under Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. It would also fail to comply with policies En2, En5, En6, En9 and En25 of the Local Plan (1995); CS1 of the Core Strategy 2009; LP13 and LP31 of the draft Local Plan to 2036: Stage 3 (2013), and the NPPF paragraphs 17 (bullet point 10), 56, 58, 64, 131 and 132.

3. The conversion of the curtilage listed B&B building would, by virtue of the subdivision from the Racehorse and the creation of a new, separate residential curtilage, diminish the historic relationship with the Racehorse. The loss of openness would adversely impact the setting of the Racehorse. Furthermore, insufficient detail was included to ascertain whether the historic fabric of the B&B would be negatively impacted by the proposed internal alterations. The harm caused would be "less than substantial" to the significance of the building as a designated heritage asset, but the harm would not be outweighed by the public benefit of the proposal. As such, the proposal would be contrary to policies En2 of the Huntingdonshire

Local Plan (1995), LP31 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013), paragraphs 129 and 131-134 of the NPPF, and S.66 and S.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

8. RECOMMENDATION 15/01723/LBC – REFUSE for the following reason:

1. The conversion of the curtilage listed B&B building would, by virtue of the subdivision from the Racehorse and the creation of a new, separate residential curtilage, diminish the historic relationship with the Racehorse. Furthermore, insufficient detail was included to ascertain whether the historic fabric of the B&B would be negatively impacted by the proposed internal alterations. The harm caused would be "less than substantial" to the significance of the building as a designated heritage asset, but the harm would not be outweighed by the public benefit of the proposal. As such, the proposal would be contrary to policies En2 of the Huntingdonshire Local Plan (1995), LP31 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013), paragraphs 129 and 131-134 of the NPPF, and S.66 and S.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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 James Lloyd Development Management Officer 01480 388389**

APPLICATION NUMBER:	15/01722/FUL	CASE OFFICER:	Mr James Lloyds
----------------------------	--------------	----------------------	-----------------

PROPOSAL:	Conversion of existing bed and breakfast accommodation to a single dwelling. Erection of two dwellings.
LOCATION:	Race Horse 43 High Street Catworth

OBSERVATIONS OF CATWORTH PARISH COUNCIL

☒ APPROVE

Recommend approval: Catworth Parish Council recommends approval of these plans.

Ms Ramune Mimiene, Clerk to Catworth Parish Council.



Date: 12 November 2015

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.

PLANNING SERVICES

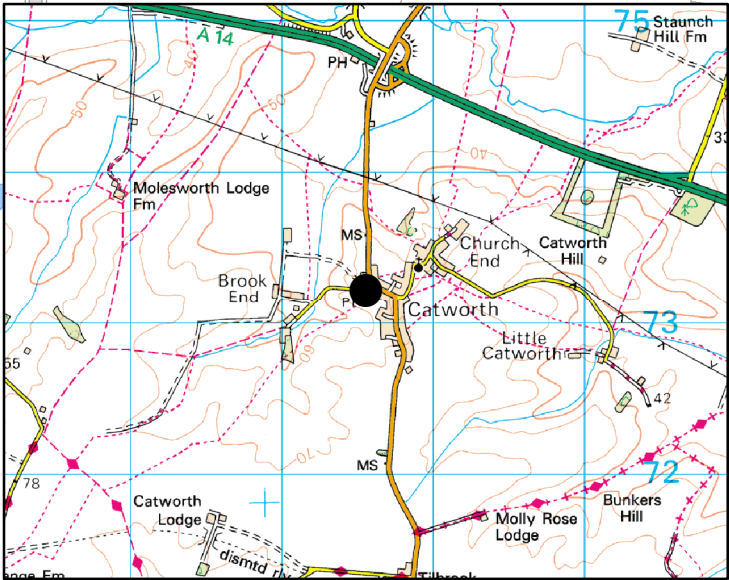
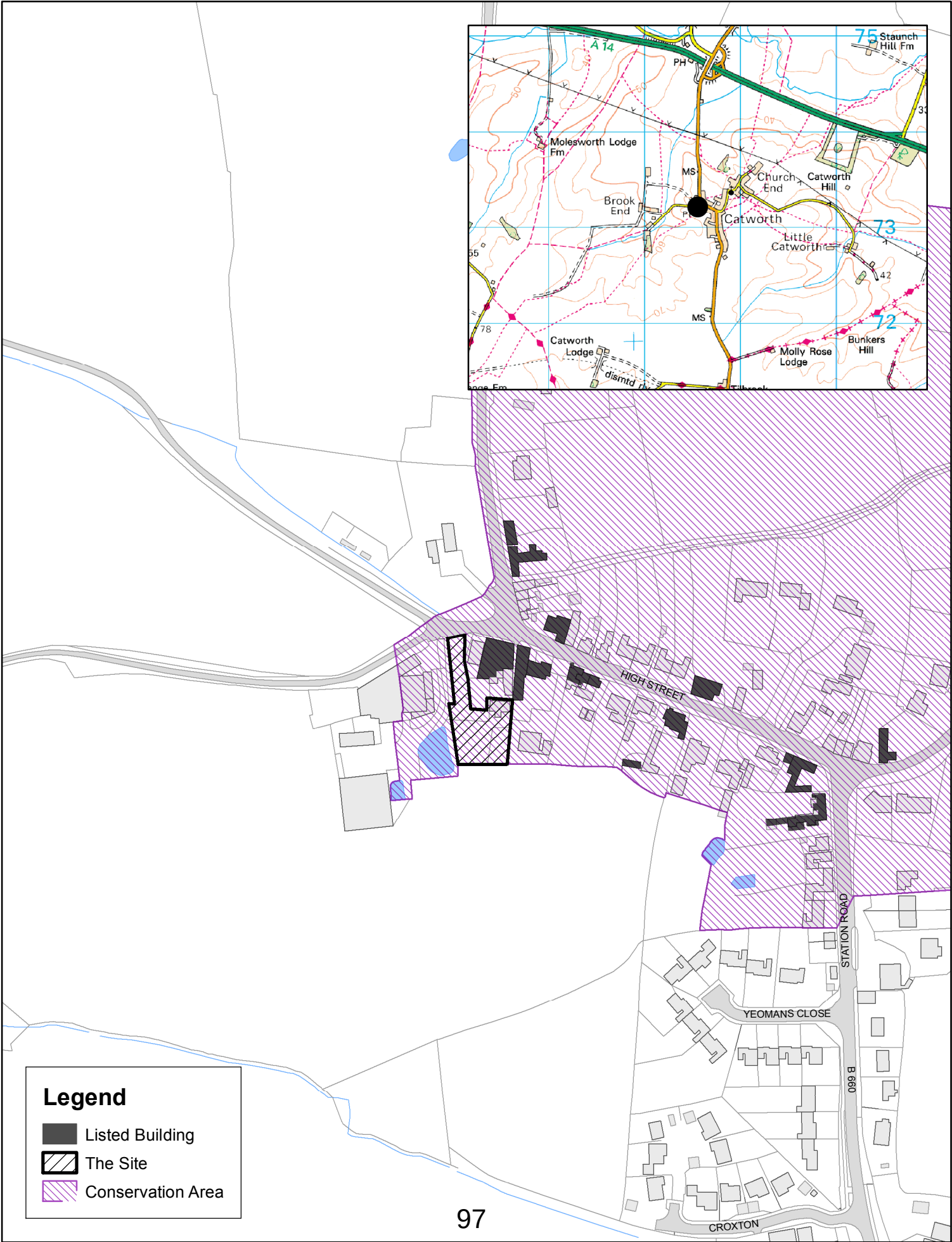
dcparish.rtf

Development Management Panel



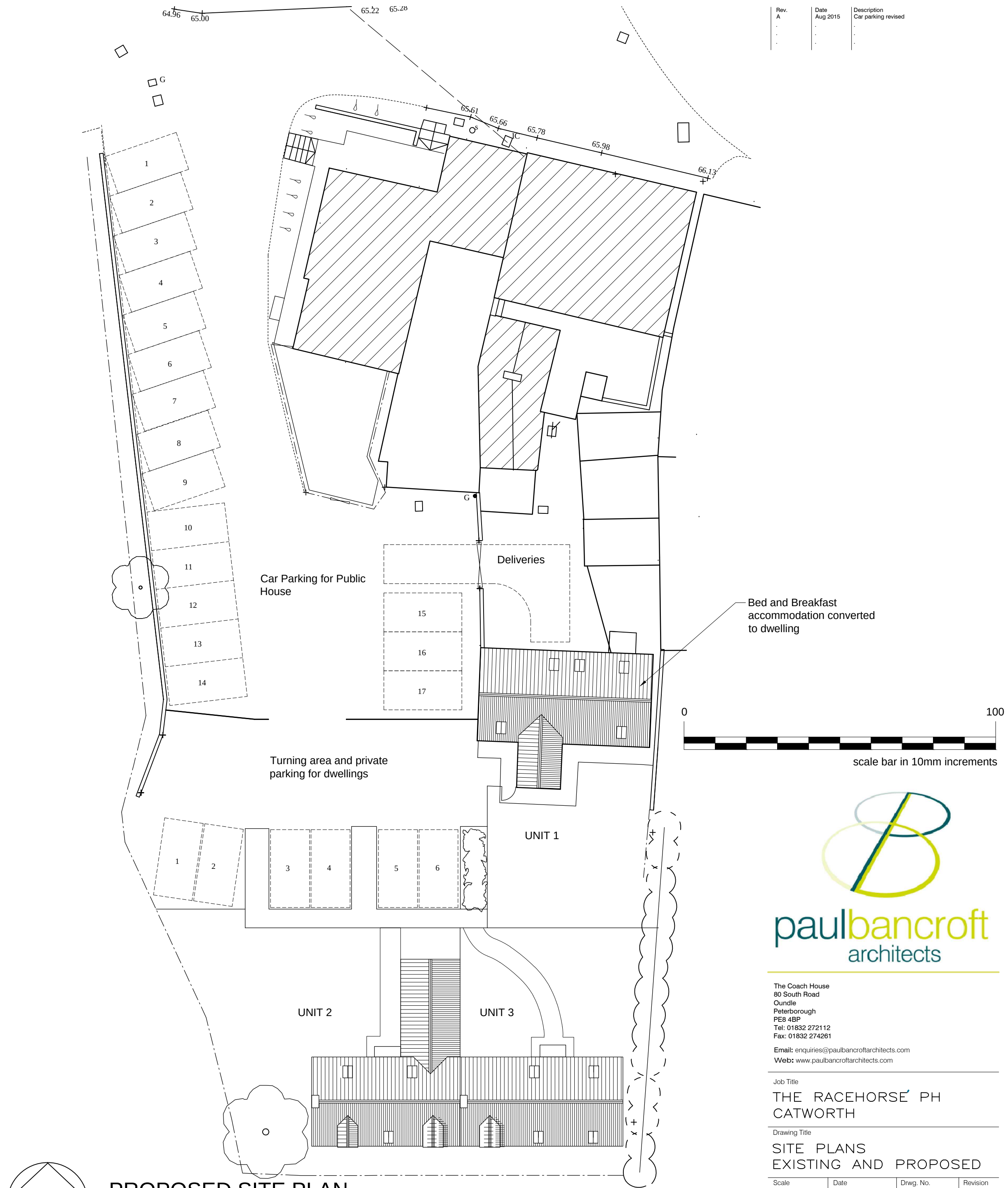
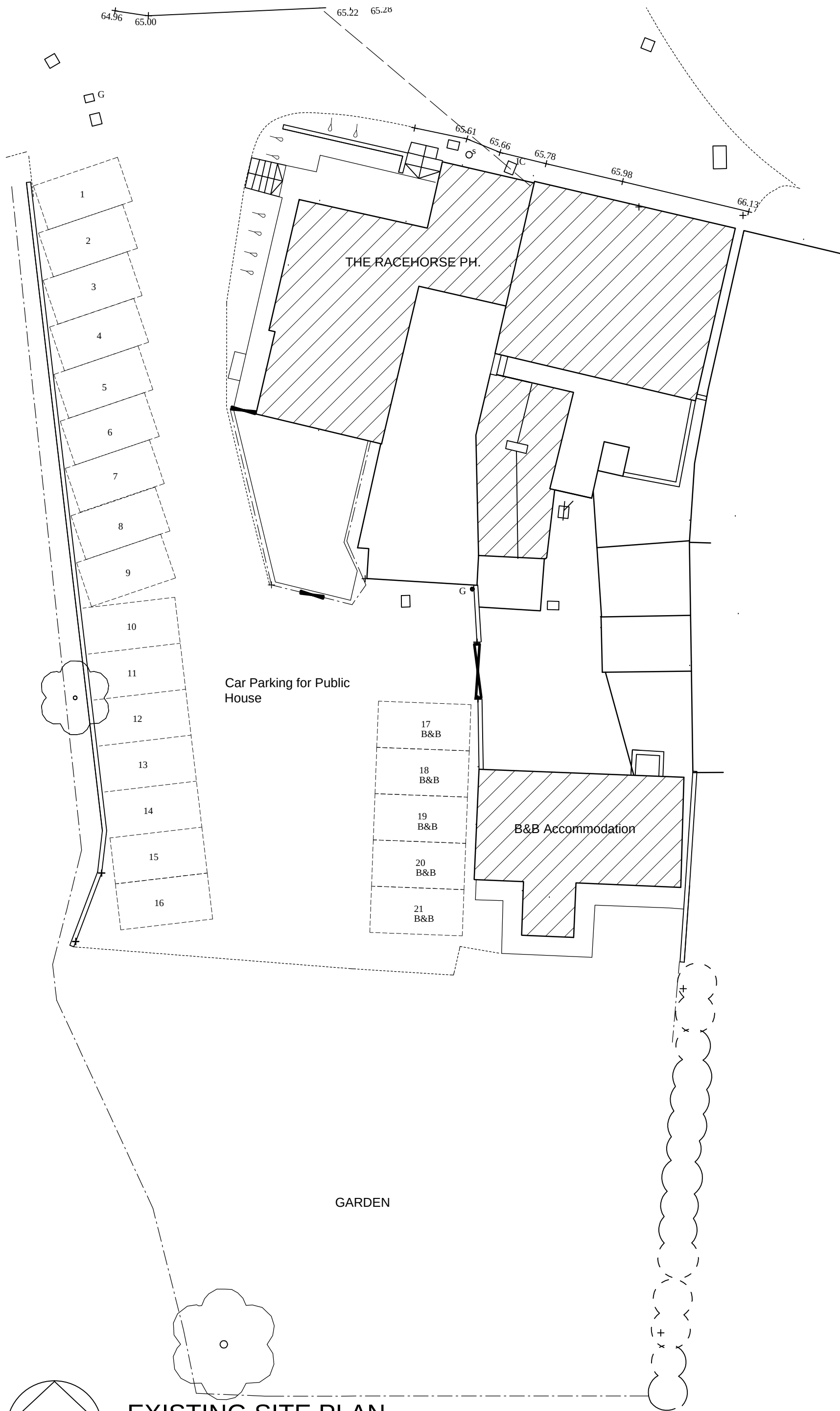
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Date Created: 17/12/2015

Application Ref: 15/1722/FUL and 15/01723/LBC
Location: Catworth



Legend

- Listed Building
- The Site
- Conservation Area



Rev.	Date	Description
A	Aug 2015	Car parking revised



The Coach House
80 South Road
Oundle
Peterborough
PE8 4BP
Tel: 01832 272112
Fax: 01832 274261
Email: enquiries@paulbancroftarchitects.com
Web: www.paulbancroftarchitects.com

Job Title
THE RACEHORSE PH
CATWORTH

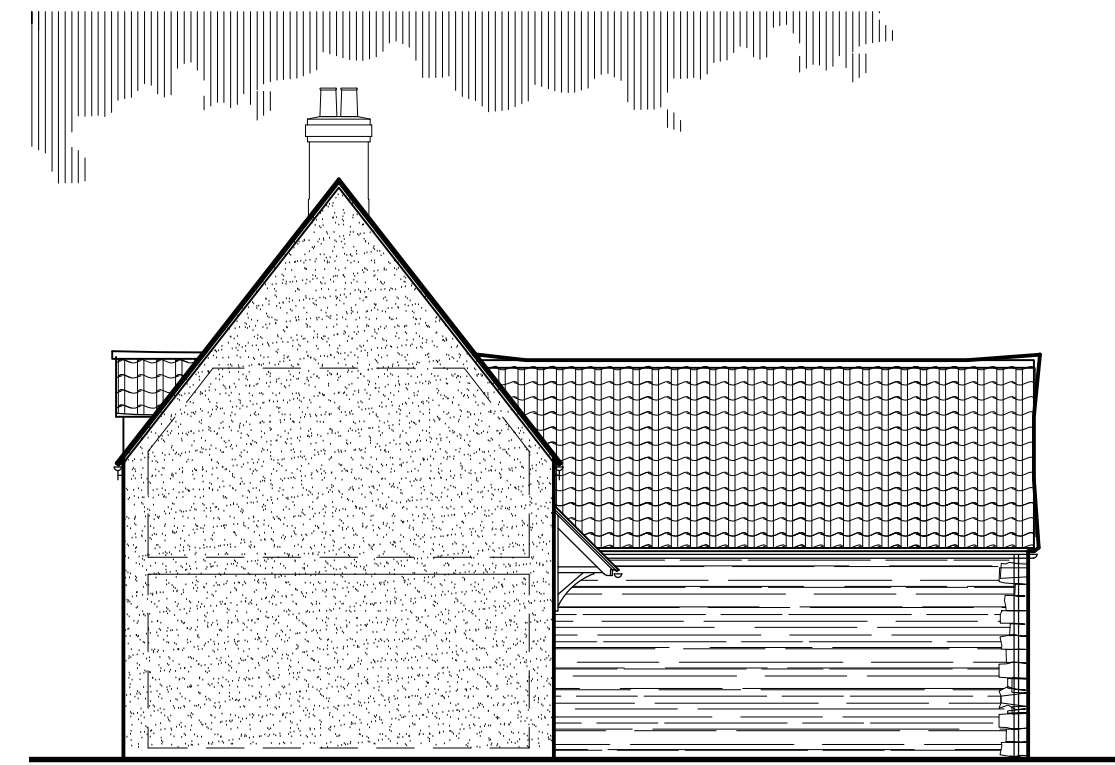
Drawing Title
SITE PLANS
EXISTING AND PROPOSED

Scale	Date	Dwg. No.	Revision
1:200	Aug 2015	1122-08	A

This drawing shall NOT be scaled other than for planning purposes
All dimensions to be verified on site
All working dimensions to be taken from site
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SOUTH ELEVATION



EAST ELEVATION

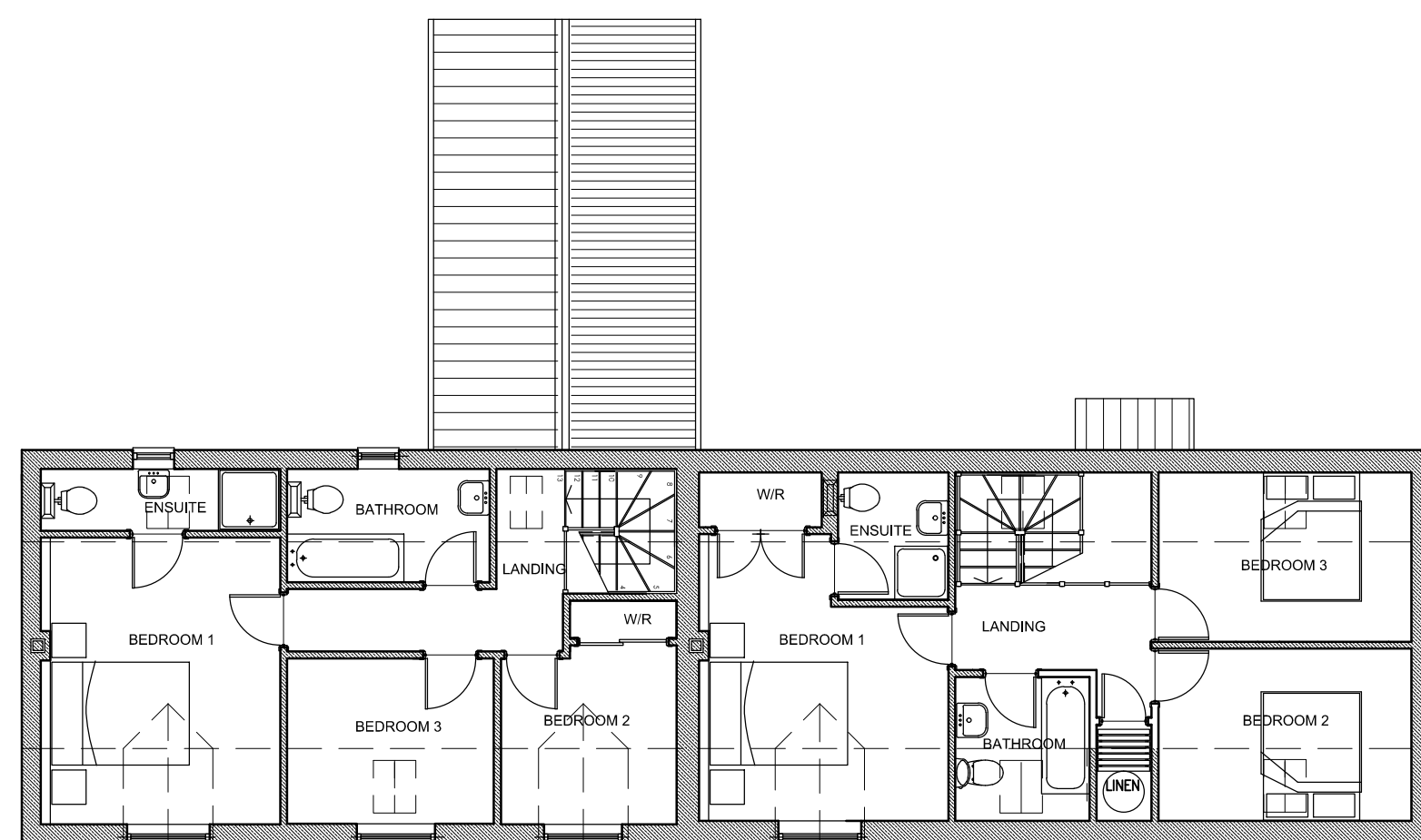


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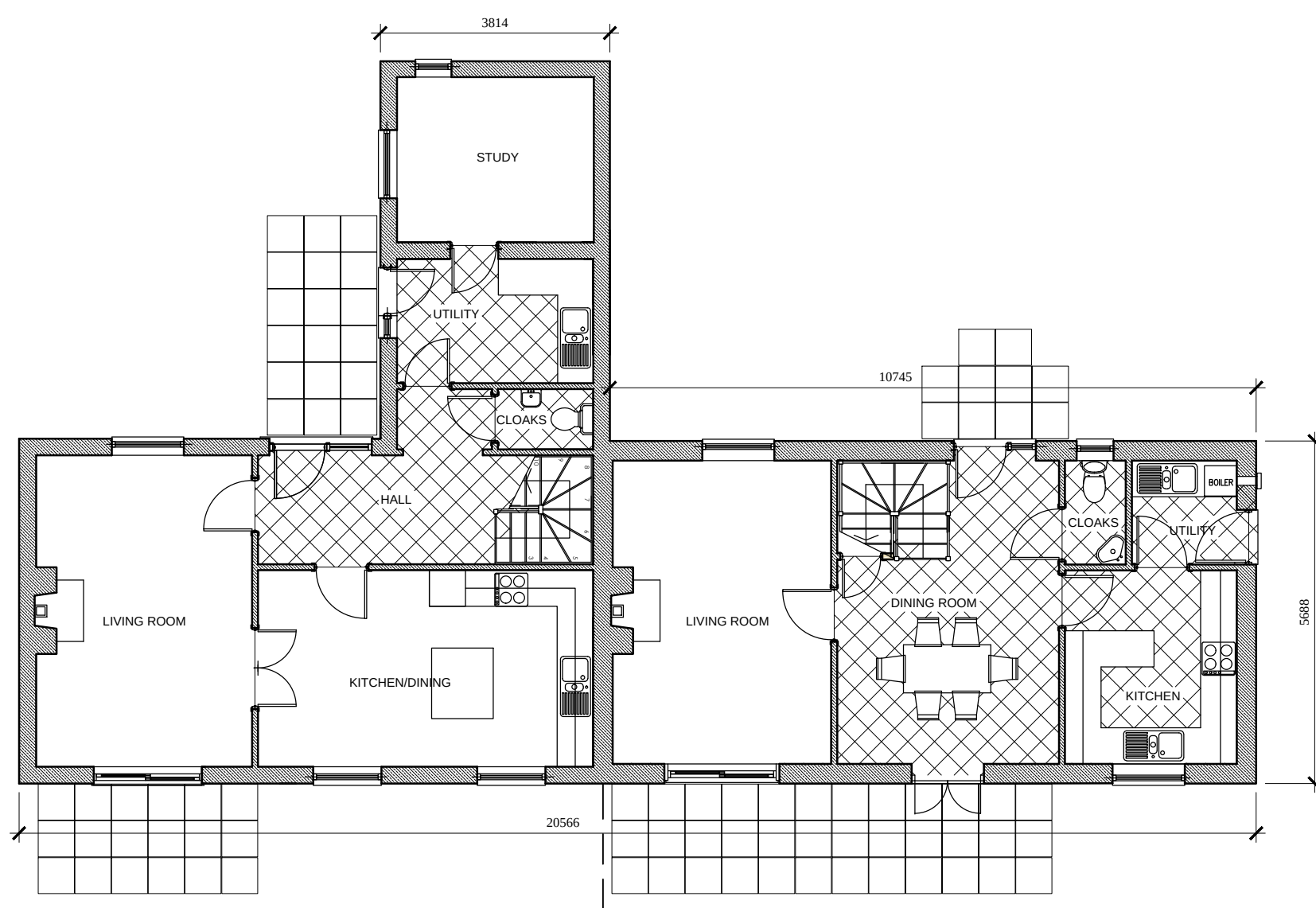


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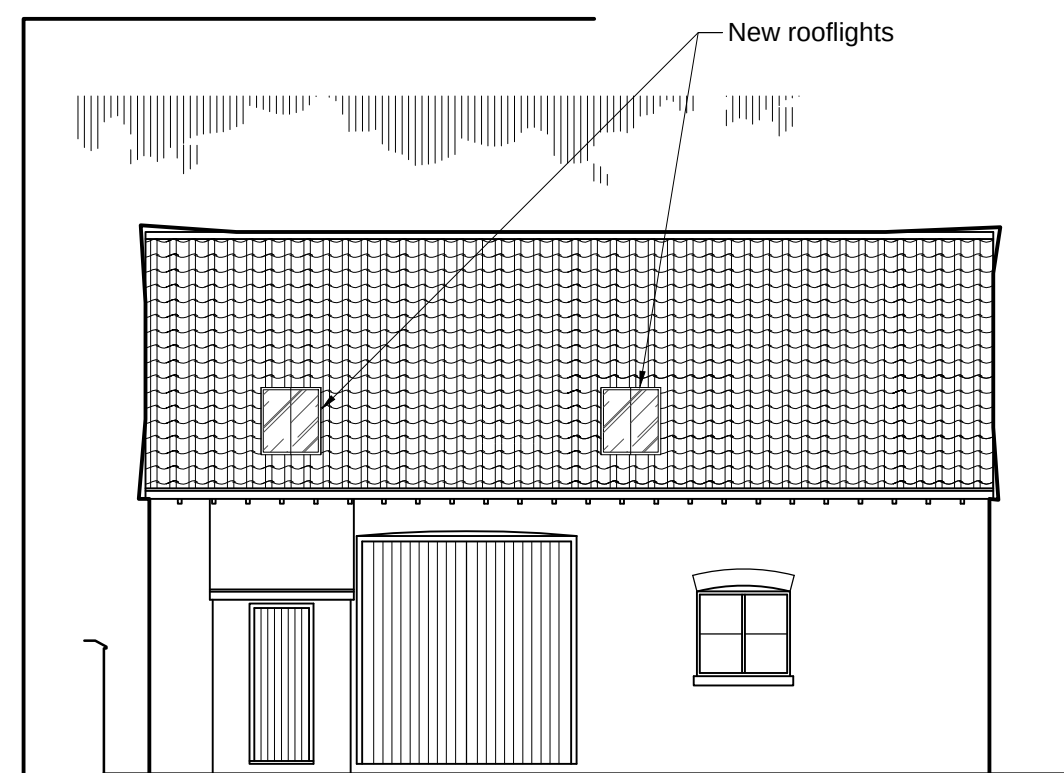
ELEVATIONS OF NEW DWELLINGS



FIRST FLOOR PLAN
(NEW DWELLINGS)



GROUND FLOOR PLAN
(NEW DWELLINGS)



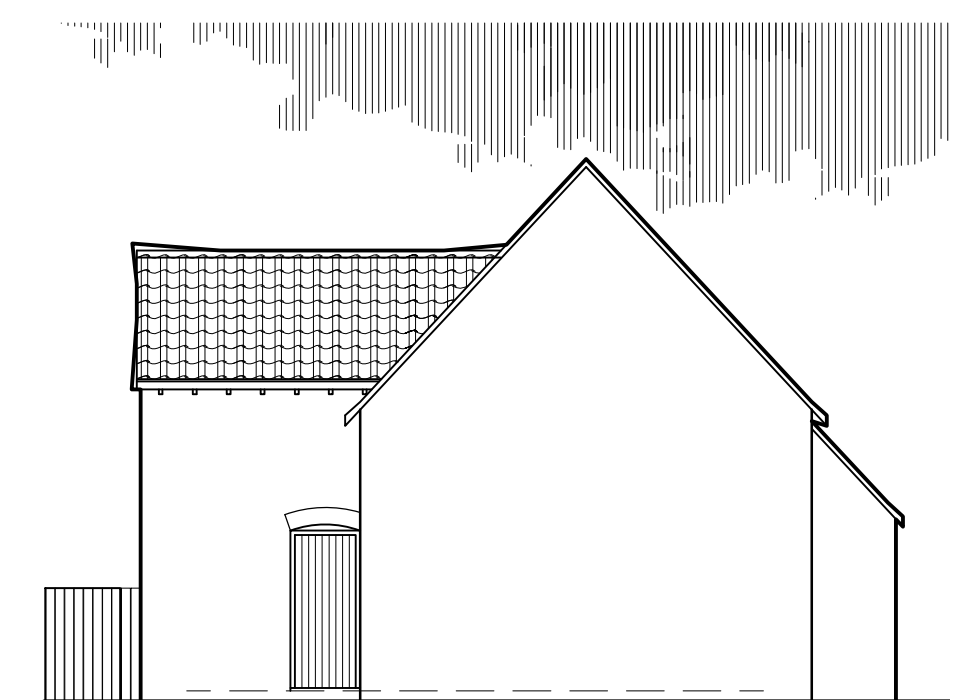
NORTH ELEVATION
ELEVATIONS OF CONVERTED
DWELLING



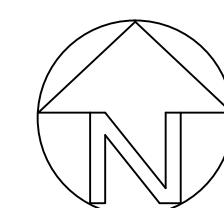
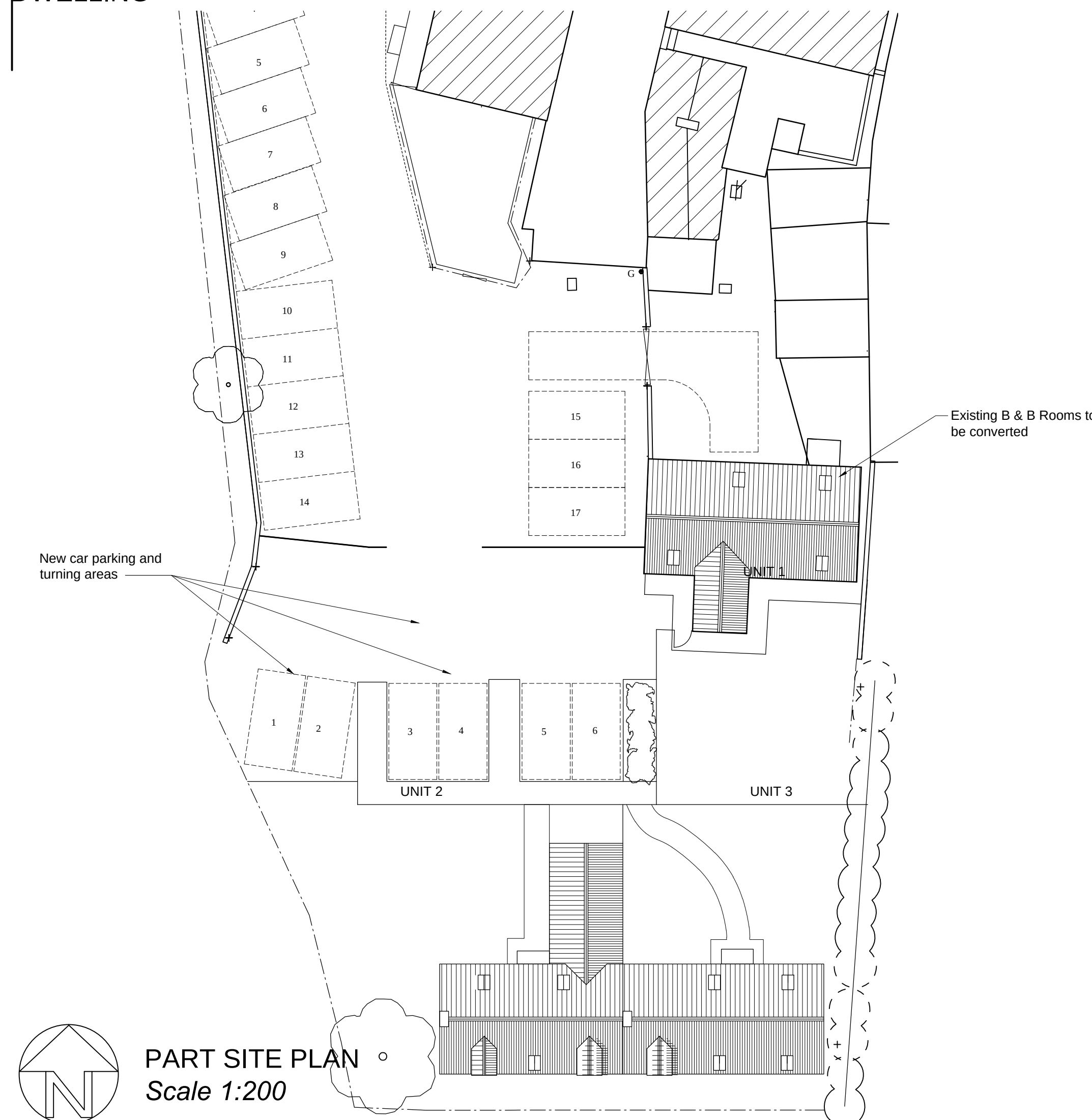
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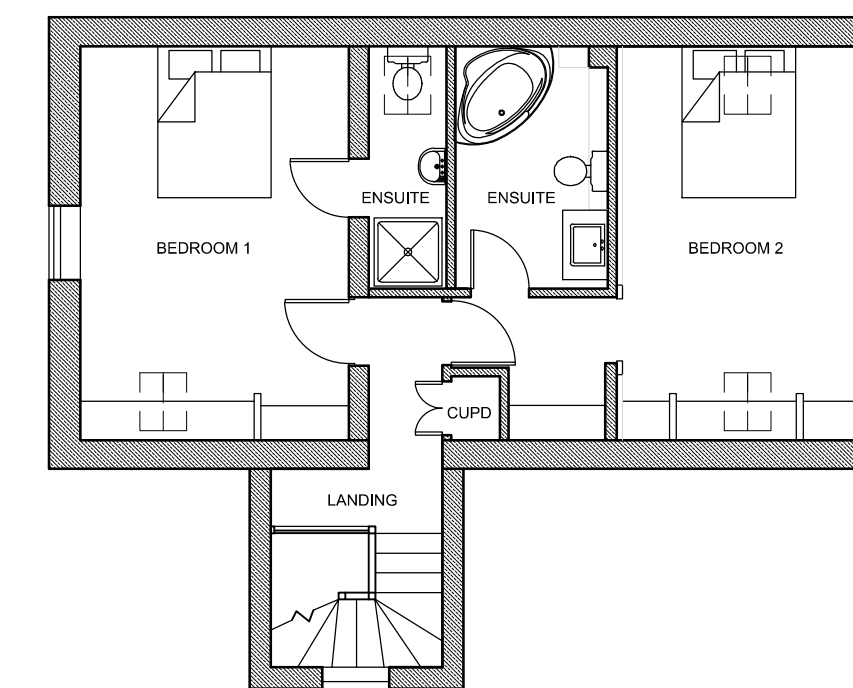
SOUTH ELEVATION



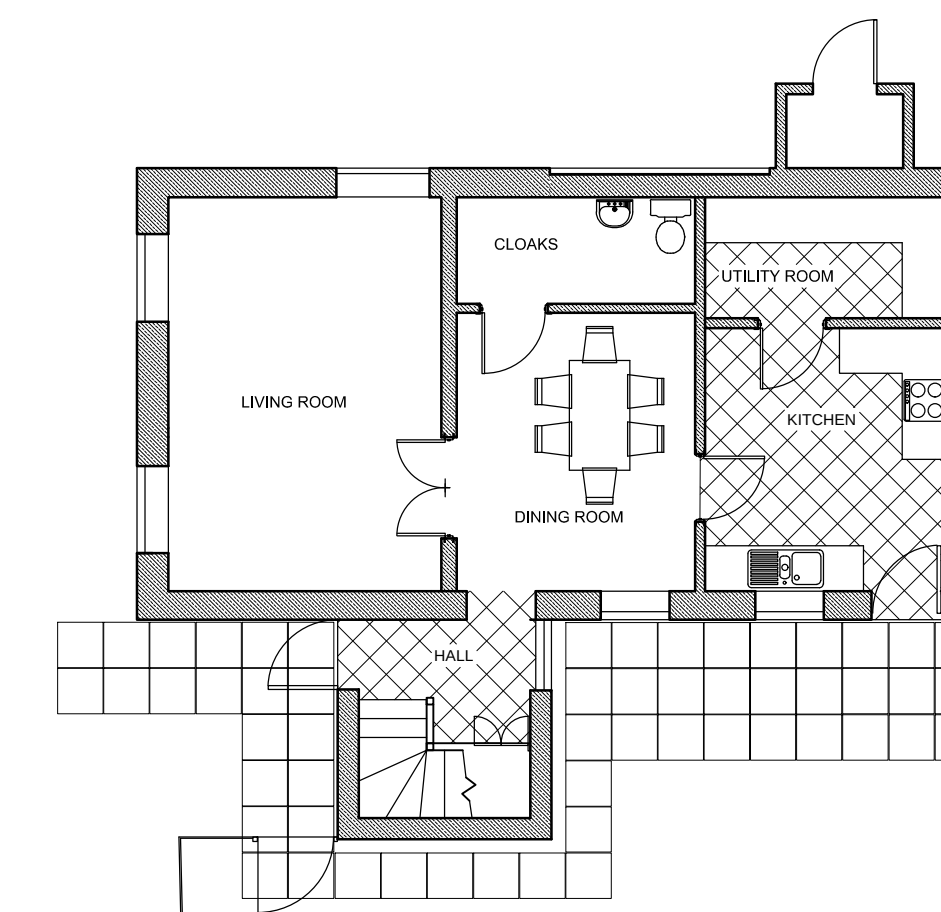
EAST ELEVATION



PART SITE PLAN
Scale 1:200



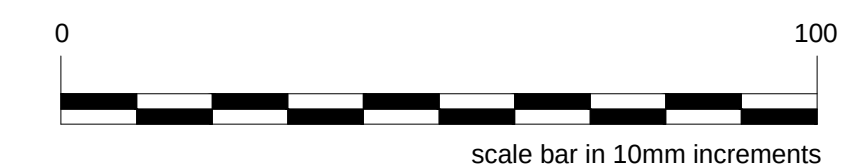
FIRST FLOOR PLAN
(CONVERTED DWELLING)



GROUND FLOOR PLAN
(CONVERTED DWELLING)

EXTERNAL MATERIALS:
Existing building -
Roof - Existing profiled clay tiles.
RW Goods - Existing.
Walls - Existing.
Windows/Doors - Traditional style painted softwood frames.

New Dwellings
Roof - Profiled clay tiles - profile to close match existing.
RW Goods - Cast metal finished black.
Walls - Rough coursed natural stone and through coloured render.
Windows/Doors - Traditional style painted softwood high frames.



The Coach House
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Peterborough
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Fax: 01832 274261

Email: enquiries@paulbancroftarchitects.com
Web: www.paulbancroftarchitects.com

Job Title

THE RACEHORSE PH
CATWORTH

Drawing Title

PROPOSED DEVELOPMENT

Scale	Date	Drwg. No.	Revision
1:100	Aug 2015	1122-07	B

This drawing shall NOT be scaled other than for planning purposes
All dimensions to be verified on site
All working dimensions to be taken from site
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GREEN PAPERS FOLLOW

TOWN & COUNTRY PLANNING ACT, 1990

REFUSAL OF PLANNING PERMISSION

Mr G Marks
C/o Bruce Deacon - Architect Ltd
8 East End Lane
Wilden
Bedford
MK44 2QN

Huntingdonshire District Council in pursuance of powers under the above Act, hereby **REFUSE TO PERMIT**

**Erection of one unit for staff accommodation and three units for short term letting
at The Racehorse High Street Catworth Huntingdon Cambridgeshire PE28 0PF**

in accordance with your application received on 8th March 2006 and the plans, drawings and documents which form part of the application for the following reasons.

1. Reason. The proposed two storey buildings adjacent to the eastern and western boundaries of the site would be highly visible in the locality and across the open car park. Views into and out of the conservation area would be detrimentally affected by the buildings, particularly the building adjacent to the western boundary, and the terraced form of the buildings would appear very urban in the rural setting of this part of the Conservation Area. In addition, the proposed buildings would not be subservient to the listed Public House. The proposal would therefore fail to preserve or enhance the character and appearance of this part of the Conservation Area and would have a detrimental impact on the setting of the listed building. Views into and out of the Conservation Area would also be detrimentally affected by the proposed buildings. This would be contrary to Structure Plan Policies P1/3 and P7/6 of the Cambridgeshire and Peterborough Structure Plan 2003 and Local Plan Policies En2, En5, En6, En9 En25 and HL5 of the Huntingdonshire Local Plan 1995 and Local Plan Alteration 2002, Policies P1, B1, B2 and B8 of the Local Development Framework Core Strategy 2006 and the Huntingdonshire Design Guide 2004.
2. Reason. The building proposed adjacent to the eastern boundary would have an overbearing impact on the bungalow next door due to its size, form and location, and the proposed bedroom window at first floor level would increase the amount of overlooking. This would be detrimental to the amenity currently enjoyed by the occupiers of this dwelling and would be contrary to Policy H30 of the Huntingdonshire Local Plan Alteration (2002) and B4 of the Local Development Framework Core Strategy.


Head of Planning Services
Operational Services Directorate
ufm4.rtf
Date 2nd May 2006

Page 1 of 3

Huntingdonshire
DISTRICT COUNCIL
Pathfinder House St Mary's Street Huntingdon PE29 3TN

3. Note to applicant. The Local Planning Authority has had regard to the provisions of the Development Plan comprising the Cambridgeshire and Peterborough Structure Plan 2003 and the Huntingdonshire Local Plan 1995 as altered by the Huntingdonshire Local Plan Alteration 2002, and the Huntingdonshire Local Development Framework Core Strategy 2006, approved for submission to the Secretary of State, so far as material to the application and to all other material considerations. Having determined the proposal on the basis of the submitted application, permission is hereby refused subject to the reasons specified above.

S. R. Ingram 
SW

Head of Planning Services
Operational Services Directorate
ufm4.rtf
Date 2nd May 2006

Page 2 of 3

Huntingdonshire
DISTRICT COUNCIL

Pathfinder House St Mary's Street Huntingdon PE29 3TN

NOTES

1. **Rights of Appeal under the Town and Country Planning Act, 1990 Section 78, The Planning (Listed Buildings and Conservation Areas) Act 1990 Section 20 and the Town and Country Planning (Control of Advertisement) Regulations 1989.**
2. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant permission subject to conditions, he/she may appeal to the Secretary of State for the Environment, Transport and the Regions within;
 - **Six months from the date of this decision notice.**
 - **Eight weeks from the date of this notice if the decision relates to an advertisement.**
3. Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Alternatively all forms can be downloaded from their website www.planning-inspectorate.gov.uk. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the Development Orders and to any directions given under the Orders. He does not, in practice, refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.
4. If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, Transport and the Regions and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act, 1990.
5. In certain circumstances, a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
6. This decision notice does not convey any approval or consent which may be required under any enactment, bye-law or regulation other than Section 57 of the Town and Country Planning Act 1990.

S. R. Ingram

SW
Head of Planning Services
Operational Services Directorate
ufm4.rtf
Date 2nd May 2006

Page 3 of 3

Huntingdonshire
DISTRICT COUNCIL
Pathfinder House St Mary's Street Huntingdon PE29 3TN



Site Layout Plan

Scale 1-200

DEVELOPMENT MANAGEMENT PANEL

18 JANUARY 2016

Case No: 15/01704/FUL (FULL PLANNING APPLICATION)

Proposal: ERECTION OF A BUNGALOW

Location: LAND SOUTH OF 10 AND 12 WEST VIEW GREAT STUKELEY PE28 4AN

Applicant: MR N CHADWICK

Grid Ref: 521822 274453

Date of Registration: 14.10.2015

Parish: THE STUKELEYS

RECOMMENDATION - APPROVE

This application is referred to the Development Management Panel as The Stukeleys Parish Council's recommendation of refusal is contrary to the Officer's recommendation of approval.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 This application relates to the site of a parcel of land to the south of 10 and 12 West View, Great Stukeley.
- 1.2 The site lies within the Environment Agency's Flood Map for Surface Water (1 in 200 year).
- 1.3 The proposal is for the erection of a single storey, detached dwellinghouse.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (2012), with particular reference to paragraphs 17, 56, 58, 59 and 60.

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)
 - CS8: Water Supply, Sewerage, Sewage Disposal and Surface Water Drainage Requirements
 - EN25: General Design Criteria
 - H7: Drainage, Open Space, Highway Improvements and Adequate Landscaping
 - H31: Residential Amenity and Privacy Standards
 - H32: Sub-division of Large Curtilages
 - T18: Access requirements for new development

- 3.2 Saved policies from the Huntingdonshire Local Plan Alterations (2002)
 - HL5: Quality and Density of Development
 - HL10: Housing Provision
- 3.3 Adopted Huntingdonshire Local Development Framework Core Strategy (2009)
 - CS1: Sustainable development in Huntingdonshire.
 - CS3: The Settlement Hierarchy
 - CS10: Contributions to Infrastructure Requirements
- 3.4 Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013)
 - LP1: Strategy and Principles for Development
 - LP2: Contributing to Infrastructure Delivery
 - LP6: Flood Risk and Water Management
 - LP10: Development in Small Settlements
 - LP13: Quality of Design
 - LP15: Ensuring a High Standard of Amenity
 - LP17: Sustainable Travel
 - LP18: Parking Provision
- 3.5 Supplementary Planning Documents:
 - Huntingdonshire Design Guide Supplementary Planning Document 2007

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

4. **PLANNING HISTORY**

- 4.1 None relevant to the determination of this application.

5. **CONSULTATIONS**

- 5.1 **The Stukeleys Parish Council:** “Recommendation: Refuse: It is considered that this proposal would result in over-development on a cramped site, that it is out of context with the adjacent modest cottages and would have an overbearing impact on the public open space at West View. There are also strong concerns about the surface water drainage. There is a watercourse which flows through the site which has caused flooding in the open space and in gardens in Church Close. The watercourse runs generally north-south from Ermine Street to the farmland beyond West View/Church Close. There are problems in a number of places along this culverted route. Chris Allen, Huntingdonshire District Council’s Projects and Assets Manager will be aware of these issues and that some remedial works were undertaken in 2013. However, considerable public concern remains about the unresolved and continuing issues”.

6.1 **REPRESENTATIONS**

- 6.1 One representation has been received, objecting to the application and highlighting concerns relating to:
 - * Access – permissions regarding access/egress and cover of increased maintenance costs;
 - * Buried surface water culvert – location close to proposed dwelling, has consent to divert culvert been received?

- 6.2 With regard to access, a Certificate B has been served on the owners of the access track (Huntingdonshire District Council) and the application is considered to be acceptable in that regard.

7. ASSESSMENT

- 7.1 The main issues to consider are:
- The principle of development;
 - The impact on surface water drainage;
 - The impact on the amenity of neighbours;
 - The impact on character; and
 - The impact upon highway safety/parking.

The principle of development:

- 7.2 The presumption in favour of sustainable development is clearly outlined within the NPPF, with the goal of creating positive improvements in the quality of the built, natural and historic environment, which includes widening the choice of high quality homes.

- 7.3 Policy H32 of the Huntingdonshire Local Plan (1995) states that the sub-division of large curtilages will only be allowed where the resultant dwelling and its curtilage will be of a size and form sympathetic to the locality. Policy CS3 (The Settlement Hierarchy) of the Core Strategy identifies Great Stukeley as a Smaller Settlement in which residential infilling will be appropriate within the built-up area. Policy LP10 of the Draft Huntingdonshire Local Plan to 2036 defines Great Stukeley as a Small Settlement, where proposals in the built-up area will be considered on individual sustainability merits. Whilst numerous national and local policies offer support for the principle of the development as proposed, the remainder of this report will provide an assessment of the overall suitability of the site.

The impact on surface water drainage:

- 7.4 The concerns raised by the Parish Council and the neighbour representation regarding the impact of the proposed development upon surface water drainage and the potential of a buried surface water culvert are noted. HDC's Projects and Assets Officer was consulted and raised no objection, however it was suggested that conditions relating to soakaway design and surface water drainage be attached, in order to ascertain that the development would not create a detrimental impact further downstream. Should the diversion of a culvert be required, this matter shall be addressed via the above condition.

The impact on the amenity of neighbours:

- 7.5 The proposed dwelling is not considered to create a detrimental impact upon the amenity of neighbours in terms of overlooking/a loss of privacy due to the scale, orientation and ground floor positioning of the fenestration, coupled with the screening provided by existing boundary treatments.
- 7.6 Whilst the proposed dwelling is positioned to the south of the nearest neighbouring properties (10 and 12 West View), the development is

not considered to create a detrimental impact in terms of a loss of light/overshadowing or by way of being overbearing due to the single storey design and separation distance.

- 7.7 Subject to the screening provided by the proposed hedge planting, the privacy of the occupiers of the proposed dwelling will be ensured; these details can be secured by condition.

The impact on character:

- 7.8 The application site comprises a parcel of private garden land located approximately 58m south of Church Road, adjacent to 10 and 12 West View. The parcel of land is surrounded by evergreen hedging, which provides a clear visual boundary from the surrounding public amenity space to the south and east. When viewed from Church Road to the north, the hedging appears as a natural continuation of similar boundary treatments on either side of West View. The hedging is considered to make a positive contribution to the overall appearance of the area and will provide the proposed dwelling with a level of visual screening. The application seeks to retain the hedging and this detail will be secured by condition.
- 7.9 The proposed dwelling would benefit from a curtilage which is comparable in scale to the area to the rear of 10 and 12 West Street. Although it is noted that these plots are smaller than the curtilages of dwellings located within Church Close and along West View, the resultant amenity space is considered to be acceptable.
- 7.10 The proposed dwelling is considered to represent a simple, modest design, which reaches a maximum ridge height of approx. 5.2m. The single storey scale is not considered to negatively impact the public open space adjacent to the site, where it is noted that the visible roofline will be read against the backdrop of the existing residential units of Church Close.
- 7.11 Construction/finishing materials will be secured by condition in order to ensure suitability with the established palette of the locality.

The impact upon highway safety/parking:

- 7.12 The proposed block plan suggests that adequate space has been provided for parking two vehicles. Access to the site from the highway would be via an existing gravel drive and it is noted that a Certificate B was served on the land owner. This aspect of the development is considered to be acceptable.

Conclusion:

- 7.13 Taking national and local planning policies into account and having regard for all relevant material considerations, it is recommended that planning permission be granted for the development as proposed.

8. **RECOMMENDATION** - **APPROVAL** subject to conditions to include the following
- Time Limit
 - Drawings numbers
 - Contaminated land

- External materials to be submitted for approval
- Permitted development rights removed (Classes A, B, C, E or F)
- Scheme of landscaping
- Details of soakaway design and surface water drainage

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 James Lloyd Development Management Officer 01480 388389**

Huntingdonshire DC Public Access

From: developmentcontrol@huntsdc.gov.uk
Sent: 03 November 2015 13:46
To: DevelopmentControl
Subject: Comments for Planning Application 15/01704/FUL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 1:45 PM on 03 Nov 2015 from Mrs Carole Pollock.

Application Summary

Address: Land South Of 10 And 12 West View Great Stukeley
Proposal: Erection of a bungalow
Case Officer: Mr James Lloyd
[Click for further information](#)

Customer Details

Name: Mrs Carole Pollock
Email: parishclerk.spc@btinternet.com
Address: 5 Gore Tree Road, Hemingford Grey, Cambridgeshire
PE28 9BP

Comments Details

Commenter Type: Town or Parish Council
Stance: Customer objects to the Planning Application
Reasons for comment:
Comments: It is considered that this proposal would result in over-development on a cramped site, that it is out of context with the adjacent modest cottages and would have an overbearing impact on the public open space at West View. There are also strong concerns about the surface water drainage. There is a watercourse which flows through the site which has caused flooding in the open space and in gardens in Church Close. The watercourse runs generally north-south from Ermine Street to the farmland beyond West View/Church Close. There are problems in a number of places along this culverted route. Chris Allen, Huntingdonshire District Council's Projects and Assets Manager will be aware of these issues and that some remedial works were undertaken in 2013. However, considerable public concern remains about the unresolved and continuing issues.
Recommendation: Refuse for the reasons above and that this should include the comment on surface water drainage.

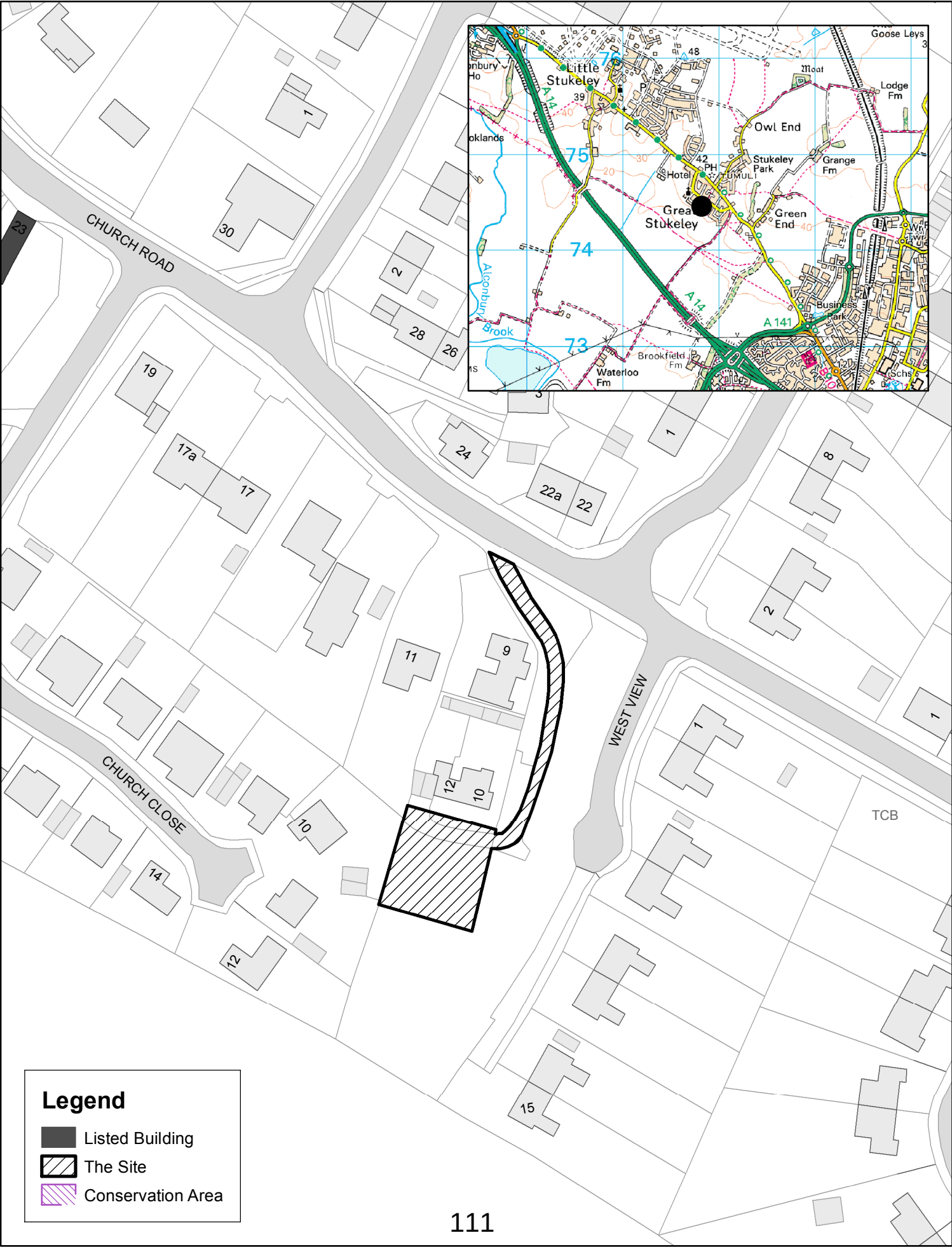
Development Management Panel



Scale =1:1,000
Date Created: 04/01/2016

Application Ref: 15/01704/FUL
Location:Great Stukeley

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Ordnance Survey HDC 100022322



Legend

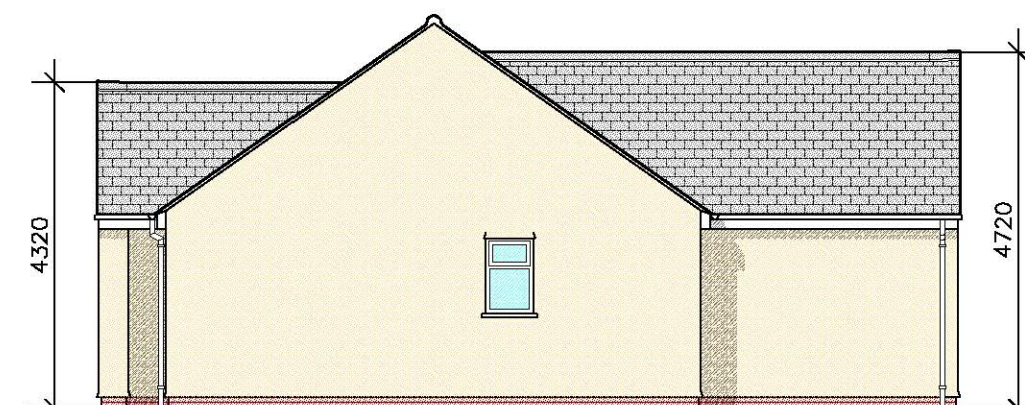
 Listed Building

 The Site

 Conservation Area



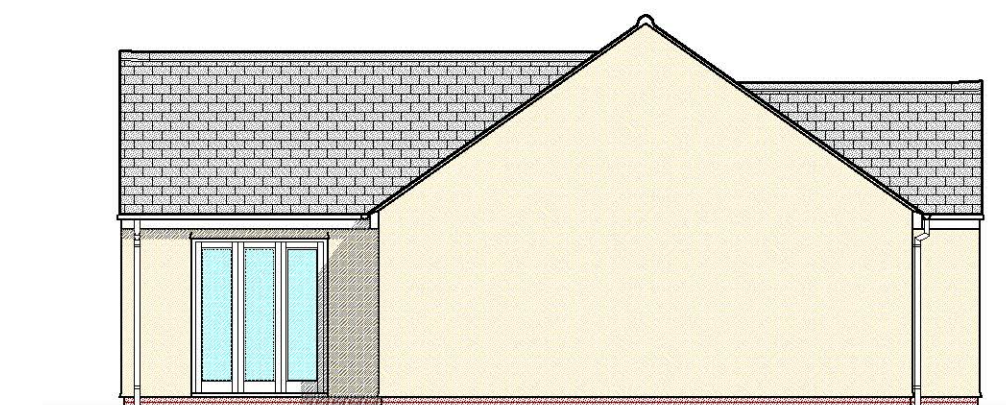
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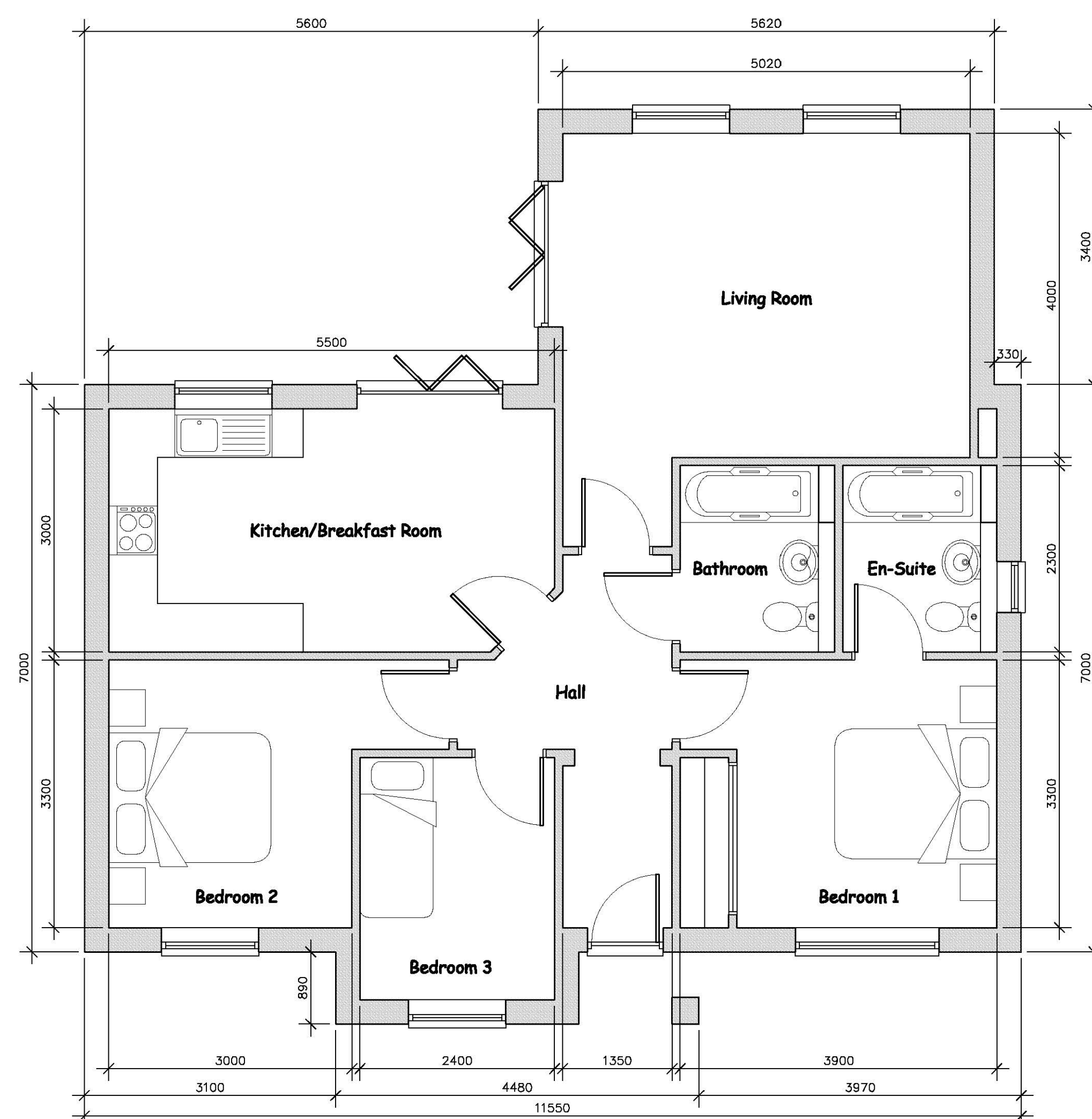
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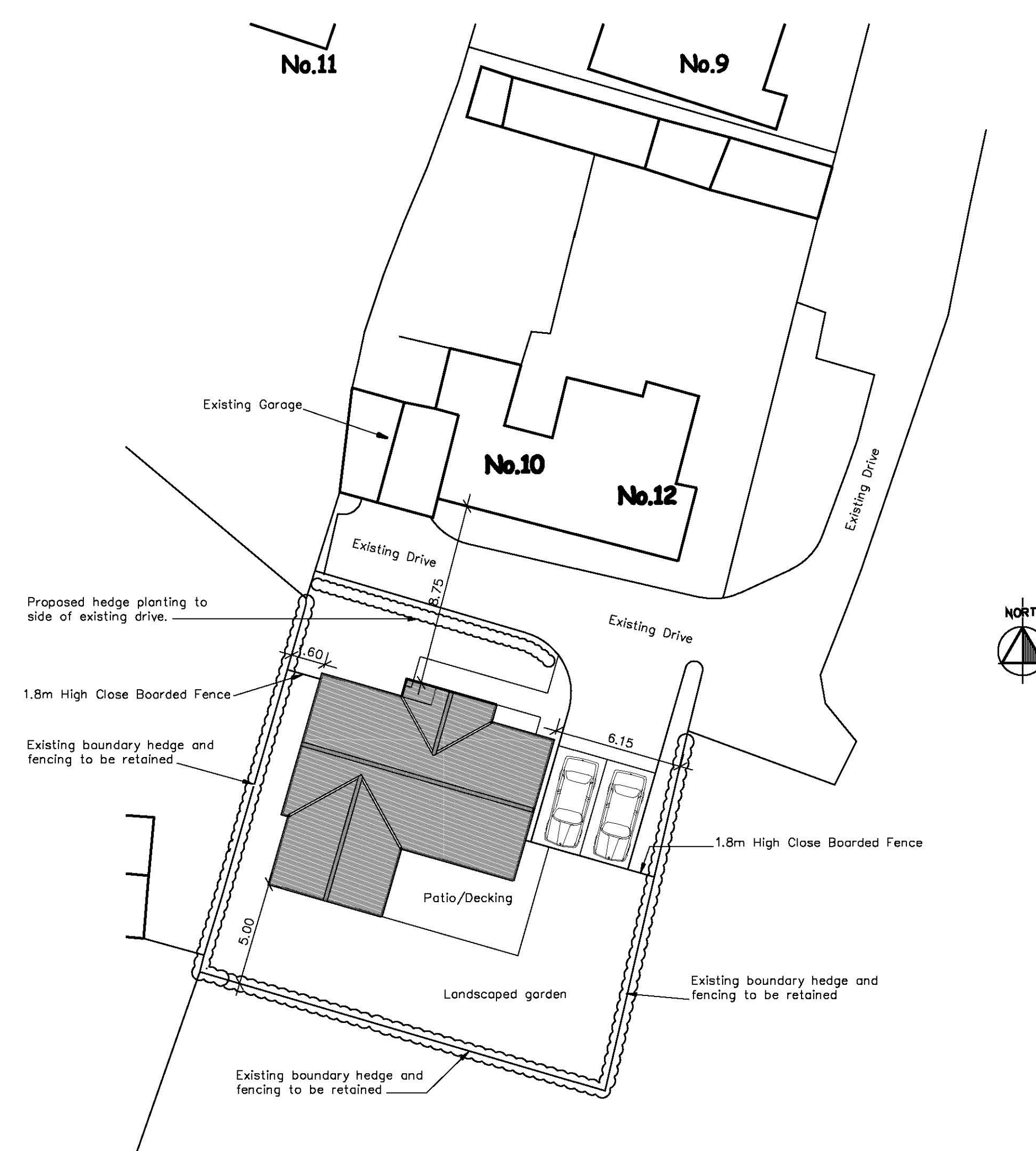
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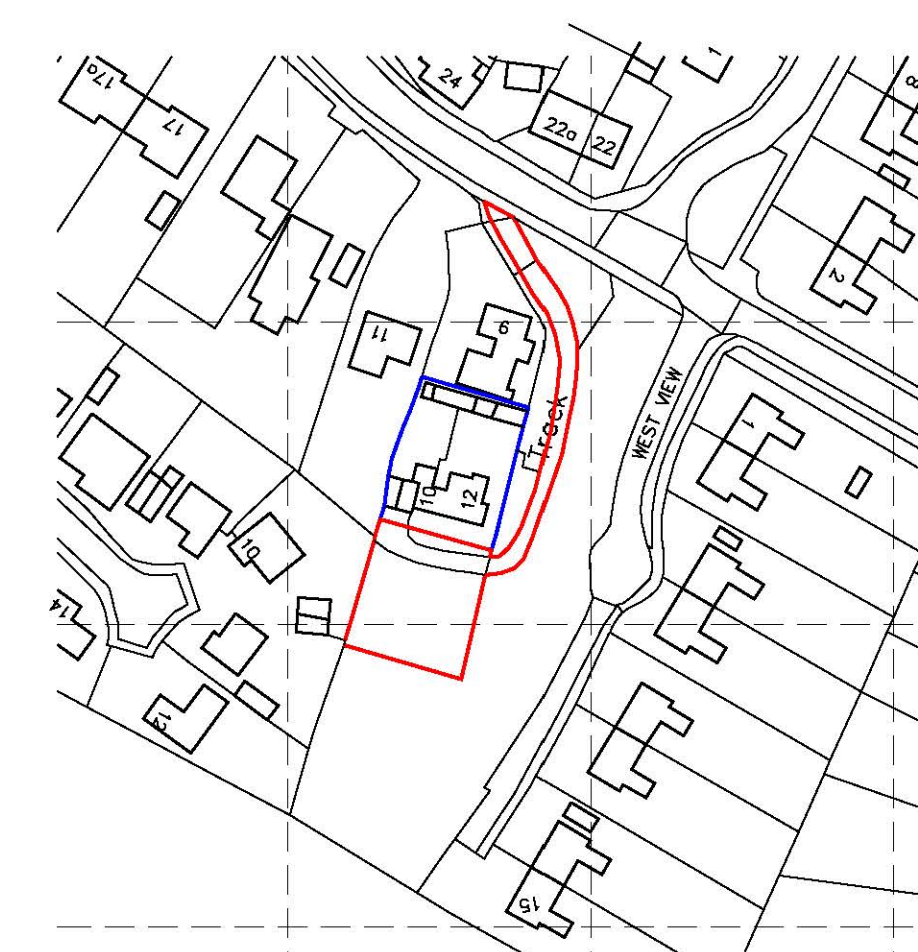
Side (East) Elevation



FLOOR PLAN



BLOCK PLAN 1:200



LOCATION PLAN 1:1250

[illegible]

10 Manor Mews
Bridge Street
St Ives
Huntingdon
Cambs PE27 5UW

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email: enquiry@planningandarchitecture.co.uk



PARTNERS
in **PLANNING**
and **ARCHITECTURE**

PROJECT
PROPOSED DWELLING ON LAND
ADJOINING No.12 WEST VIEW,
GREAT STUKELY, HUNTINGDON,
CAMBRIDGESHIRE,
FOR MR N CHADWICK

DRAWING TITLE
**PROPOSED FLOOR PLANS, ELEVATIONS,
BLOCK AND LOCATION PLANS**

DRAWN	NFM	SCALES	1:50, 1:100 @ A
		0.5	1m 2
DATE	12/8/15	DWG. No.	15/01/01
		REV	

Case No: 15/00185/FUL (FULL PLANNING APPLICATION)

Proposal: PROPOSED DETACHED BUNGALOW

Location: 14 POUND ROAD HEMINGFORD GREY HUNTINGDON
PE28 9EF

Applicant: MR & MRS PETER HOWSE

Grid Ref: 529534 270281

Date of Registration: 30.10.2015

Parish: HEMINGFORD GREY

RECOMMENDATION - APPROVAL

This application is reported to the Development Management Panel as the Parish Council's recommendation of refusal is contrary to the officer's recommendation of approval.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 This application relates to land that currently forms the rear garden to No. 14 Pound Road Hemingford Grey. The proposed site is located between the host dwelling 14 Pound Road and 1a Marsh Lane. The area is primarily residential consisting of mainly detached bungalows and two storey dwellings. The existing bungalow occupies a large corner plot with gardens on three sides. There is also a detached garage with its driveway onto Pound Road. The site is bounded by metal railing and low fencing to the sides and front which are adjacent to the highway, and an approx. 1.8m high fence to rear and side adjacent to 12 Pound Road. There is some mature planting and trees within the site.
- 1.2 The site is not within the Conservation area but is within a Flood Zone 2.
- 1.3 The application seeks permission for a new 2 bedroom bungalow with one car parking space. The proposal involves the removal of an existing timber outbuilding located on the rear of 14 Pound Road. There will be a new access to the site from Marsh Lane.
- 1.4 There are two trees proposed to be removed, these include an old, poorly maintained, Cyprus and what appears to be dead deciduous tree. As there are no Tree Preservation Orders (TPO) on these and the site is not in a Conservation Area the trees are not protected
- 1.5 During the life of the application additional plans were received showing existing and proposed boundary treatments as well as a revised design and access statement. A proposed garage has also been deleted.

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, the most relevant of which for this application are:
- * delivering a wide choice of high quality homes
 - * requiring good design
 - * meeting the challenge of climate change, flooding and coastal change

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"
 - H32: "Sub-division of large curtilages"
 - En18: "Protection of countryside features"
 - En25: "General Design Criteria"
 - CS8: "Water"
 - CS9: "Flood water management"
- 3.2 Saved policies from the Huntingdonshire Local Plan Alterations (2002)
- HL5 – Quality and Density of Development
- 3.3 Adopted Huntingdonshire Local Development Framework Core Strategy 2009
- CS1: "Sustainable development in Huntingdonshire"
 - CS3: "The Settlement Hierarchy"
 - CS10: "Contributions to Infrastructure Requirements"
- 3.4 Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013)
- Policy LP 1 Strategy and principles for development
 - Policy LP2: "Contributing to Infrastructure Delivery"
 - Policy LP6: "Flood Risk and Water Management"
 - Policy LP 10 Development in Small Settlements
 - Policy LP 11 'The Relationship Between the Built-up Area and the Countryside'
 - Policy LP 13 Quality of Design
 - Policy LP 15 Ensuring a High Standard of Amenity
 - Policy LP 17 Sustainable Travel
 - Policy LP 18 Parking Provision
- 3.5 Supplementary Planning Document:
- The Huntingdonshire Design Guide 2007
 - Community Infrastructure Levy
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.

- **Planning Obligations**
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.

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

4. PLANNING HISTORY

- 4.1 No history related to this site

5. CONSULTATIONS

- 5.1 **Hemingford Grey Parish Council – Recommend Refusal** – The Parish Council argue that the proposal is out of keeping with surrounding environment. In addition the Parish Council argue that the proposed plot will be approx. 280 m² and will be, by far, the smallest plot in the whole of Pound Road and Marsh Lane. The next smallest is 17a Pound Rd at 410 m². (46% more) Most plots in Marsh Lane are in excess of 500 m².

The site is small at 292 m² but we follow the presumption in favour of the proposal for housing provision within the NPPF.

- 5.2 **Environment Agency** - No Objection, standard flood advice which includes:

- * surface water management
- * access and evacuation
- * floor levels

These issues have been addressed or covered in the flood risk assessment submitted with the application and conditions will be attached to the decision to ensure information is submitted in relation to Surface water Drainage and building levels being 300mm above ground levels from Pound Road.

- 5.3 **HDC Highways Engineer** – no highway related objections to this proposal as it provides sufficient off-street car parking and adequate vehicle to vehicle visibility exists within the public highway. The highway engineers also confirm that the proximity of the proposed access to the junction between Pound Road and Marsh Lane is not a related issue. Indeed, it appears that the vehicular access to No. 4 Marsh Lane, immediately opposite, is closer to the said junction. On those grounds, officers could not object to the proposal on highway grounds

6. REPRESENTATIONS

- 6.1 Four neighbouring properties consulted. The following comments were received from two neighbouring properties:

- * Loss of light to room and patio area
- * Access

- * Close to boundary, infilling
- * Out of keeping with existing built form
- * Small plot close to the applicant's bungalow and 1a Marsh Lane
- * Another driveway on to the very busy corner of Marsh Lane and Pond Road
- * Spoil open aspect with large front gardens on Marsh Lane
- * Loss of trees

7. ASSESSMENT

- 7.1 The main issues to consider are the principle of a new dwelling at this site, impact upon the character of the area and the street scene, neighbour amenity, flood risk and highway safety issues.

Principle:

- 7.2 Hemingford Grey is identified as a smaller settlement in the adopted Core Strategy Settlement Hierarchy policy CS3. Smaller settlements are considered to be areas where residential infilling would be appropriate within the built up areas.
- 7.3 The site is located in a residential area, and currently consists of the rear garden of 14 Pound Road. The site is within the built framework of Hemingford Grey, and the principle of a residential development of this scale complies with the adopted settlement policy CS3 in the development plan.

The impact upon the character of the area and the street scene:

- 7.4 The area is primarily residential consisting of mainly detached bungalows and some two storey dwellings. The new dwelling is proposed to be located on a plot along a road of detached dwellings between the host and neighbouring 1a Marsh Lane which was also an infill site.
- 7.5 The Parish Council argue that at approx. 280 m² this will by far be the smallest plot in the whole of Pound Road and Marsh Lane and accordingly this will be out of keeping with surrounding environment. Officers agree that this will be the smallest plot however consider that
- the new building has been orientated in the street scene to make a good use of the site
 - the proposal continues the rhythm of development that exists in the surrounding area;
 - the dwelling has been designed appropriately taking into account the building styles in the locality and that the new building will harmonise with its surroundings
- 7.6 The proposed boundary treatment will be low fencing to the front of the site and the host dwelling will retain its current low fencing and railings and mature planting. To the rear of the site and to divide the plot from the host dwelling at No14 there will be approx. 1.8m close boarded fencing. The current fencing which separates the garden from the neighbour at 1a Marsh Lane is not proposed to change.
- 7.7 The application is acceptable in terms of design, and in accordance with the advice found in Huntingdonshire Design Guide (part 2.2 - infill developments), and with Policy En25 of the Local Plan 1995,

Policy HL5 of the Local Plan Alteration 2002 and Policy LP13 of the Local Plan - 2036.

- 7.8 The site outlined in red and subject to this application includes No 14 Pound Road and the rear outbuilding is proposed to be removed to make way for the new proposed curtilage; there is no objection to its removal. The design and access statement states the proposal is for a new dwelling and “garage” but the plans do not propose a garage and for the avoidance of doubt officers are not considering a garage as part of this application. A condition is recommended accordingly to clarify the Local Planning Authority’s position.

Neighbour amenity:

- 7.9 Policy H31 of the Local Plan expects development to only be permitted where appropriate standards of privacy and amenity can be maintained. Policy LP15 of the new Local Plan follows this theme. The proposed dwelling will be sited between No. 14 Pound Road and No 1a Marsh Lane.
- 7.10 The new dwelling is proposed to follow the existing pattern of development in the locality, in terms of its proximity to other dwellings.
- 7.11 The proposed dwelling will be sited between 14 Pound Road and 1a Marsh Lane.
- 7.12 Taking into account the size and scale of the proposed development, the relationship with the neighbouring properties coupled with the existing and proposed boundary treatment that the new dwelling will not be overbearing or oppressive to its neighbours, or any other properties in the vicinity.
- 7.13 The proposed new dwelling will be sited to the west of 1a Marsh Lane, which may create some loss of light to the patio area and windows on this elevation in the later afternoon. However, the garden area of No. 1a will continue to have sunlight for most of the day. The separation distance and orientation of the proposed new building, and its relationship with other dwellings in the vicinity is considered sufficient in reducing any impacts of over shadowing.
- 7.14 There are no openings proposed on the elevation facing 1a Marsh Lane which will ensure a level of privacy is maintained. The openings proposed facing 14 Pound Road are positioned so they will not overlook the existing dwelling.
- 7.15 The comments from the neighbours have been fully considered, however, there are no sufficient grounds to refuse the application in this instance. As such the application is in accordance with Planning Policy H31 of the Local Plan 1995 and Policy LP15 of Local Plan – 2036.

Tree protection and landscaping:

- 7.16 There are two trees proposed to be removed, these include an old, poorly maintained, Cyprus and what appears to be dead deciduous tree. As the trees are not protection and given their current condition, no objection is raised to their removal.

- 7.17 Notwithstanding conditions will be attached to the decision notice that require:
- Details of replacement trees
 - A hard and soft landscaping scheme
 - Retention and protection of existing trees during construction
 - Details of boundary treatment

Highway safety:

- 7.18 As the site is located on an unclassified road in a residential area where other properties have the same arrangement for access and parking there is no issue objection in terms of highway safety. This position is confirmed by the Council's highway engineer who raises no objection to this application.
- 7.19 The amount of parking proposed is considered sufficient to accommodate the amount of vehicles generated by this modest development.

Flood risk:

- 7.20 The site is within the Environment Agency's Flood Zone 2 (medium risk). In accordance with PPS25 the proposed dwelling is classified as 'more vulnerable' development. Paragraph 100 of the NPPF considers flood risk and seeks to avoid inappropriate development in areas at risk of flooding. Paragraph 19 of the Planning Practice Guidance states that the aim is to steer new development to Flood Zone 1 (areas with a low probability of river or sea flooding). Where there are no reasonably available sites in Flood Zone 1, local planning authorities in their decision making should take into account the flood risk vulnerability of land uses and consider reasonably available sites in Flood Zone 2 (areas with a medium probability of river or sea flooding), 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 (areas with a high probability of river or sea flooding) be considered, taking into account the flood risk vulnerability of land uses and applying the Exception Test if required.
- 7.21 The applicant has submitted a Flood Risk Assessment with their application. The assessment recommends that the finished floor level of the new dwelling be 300mm above Pound Road carriageway with flood resilient construction up to 300mm above finished floor level and bedrooms at ground floor level. The Environment Agency has no objection to this recommendation. Officers recommend a condition to ensure that the development proceeds in accordance with the applicants Flood Risk Assessment
- 7.22 Subject to the imposition of a planning condition securing the levels, the proposal is not considered to increase the risk of flooding.

Conclusion:

- 7.23 The principle of this modest infill development is acceptable and in line with Policy CS3 of the adopted Core Strategy. The proposed new dwelling has been designed appropriately and will sit sympathetically

in the existing built form Marsh Lane, and it will not be significantly harmful to the amenities of the neighbouring properties

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

- Time limit
- Materials
- In accordance with plans listed above
- To accord with FRA
- Surface water drainage details
- Foul sewage drainage details
- Tree protection
- Replacement tree planting
- Hard and soft landscaping
- Boundary treatments
- Remove Part 1 and Part 2 of the GPDO
- Details of existing/proposed ground levels and finished floor levels

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 **Debra Parker-Seale Assistant Development Management Officer 01480 388406**

Huntingdonshire DC Public Access

From: developmentcontrol@huntsdc.gov.uk
Sent: 10 November 2015 10:24
To: DevelopmentControl
Subject: Comments for Planning Application 15/00185/FUL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:24 AM on 10 Nov 2015 from Mrs Gail Stoehr.

Application Summary

Address: 14 Pound Road Hemingford Grey Huntingdon PE28 9EF
Proposal: Proposed detached bungalow
Case Officer: Debra Parker-Seale
[Click for further information](#)

Customer Details

Name: Mrs Gail Stoehr
Email: parishclerk@hemingfordgrey.org.uk
Address: 30 West Drive, Highfields Caldecote, Huntingdon, Cambridge CB23 7NY

Comments Details

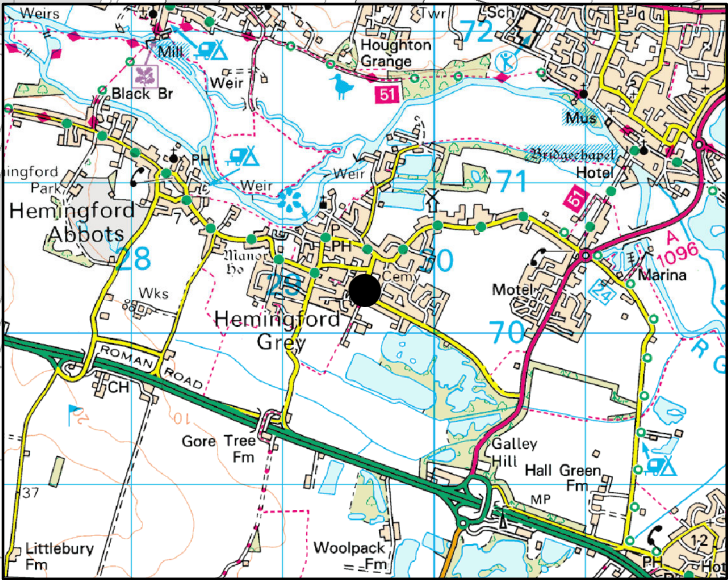
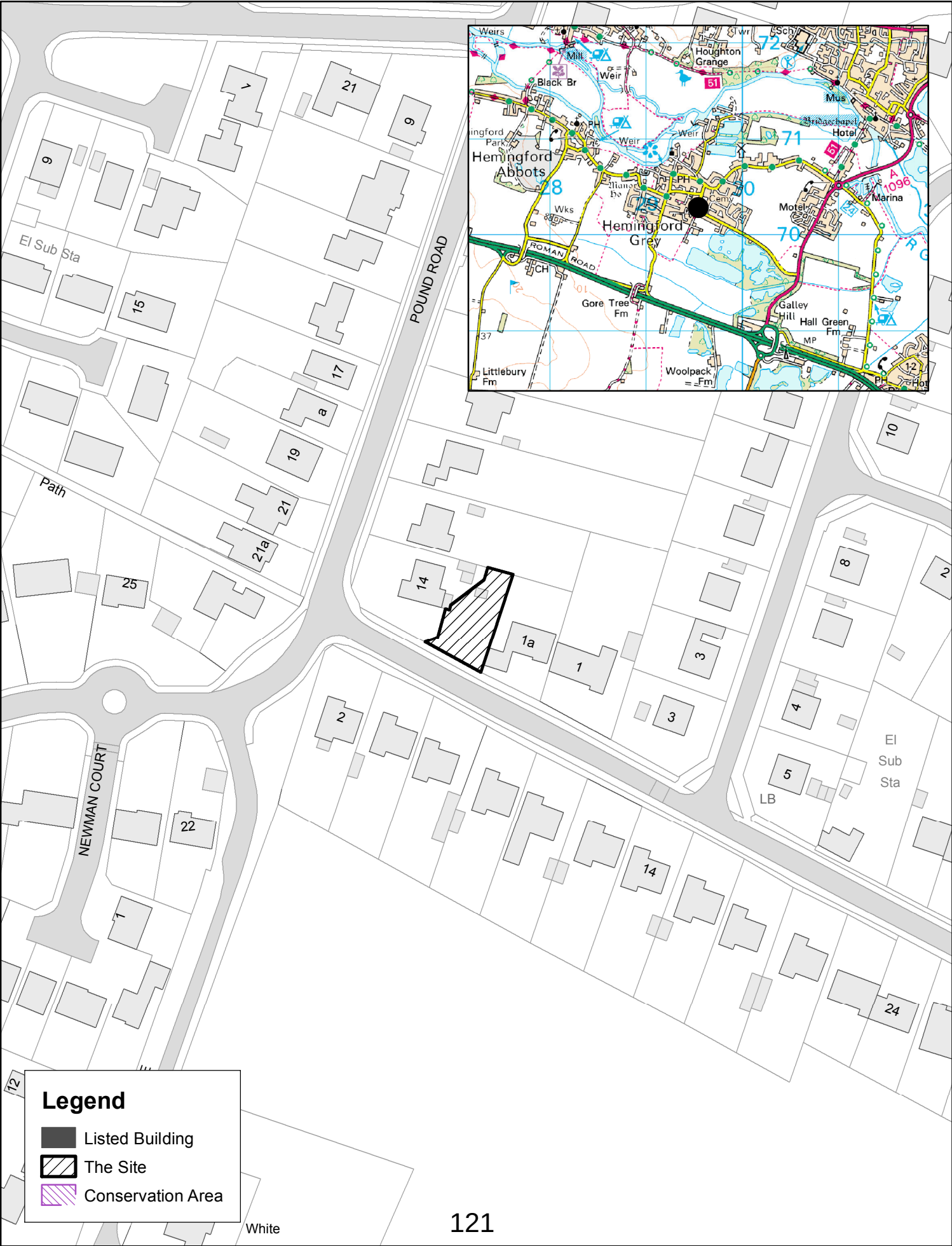
Commenter Type: Town or Parish Council
Stance: Customer objects to the Planning Application
Reasons for comment:
Comments: Recommend Refusal – out of keeping with surrounding environment. •The proposed plot will be approx. 280 m2 and will be, by far, the smallest plot in the whole of Pound Road and Marsh Lane. The next smallest is 17a Pound Rd at 410 m2. (46% more) •Most plots in Marsh Lane are in excess of 500 m2

Development Management Panel



Scale =1:1,250
Date Created: 17/12/2015

Application Ref: 15/00185/FUL
Location:Hemingford Grey



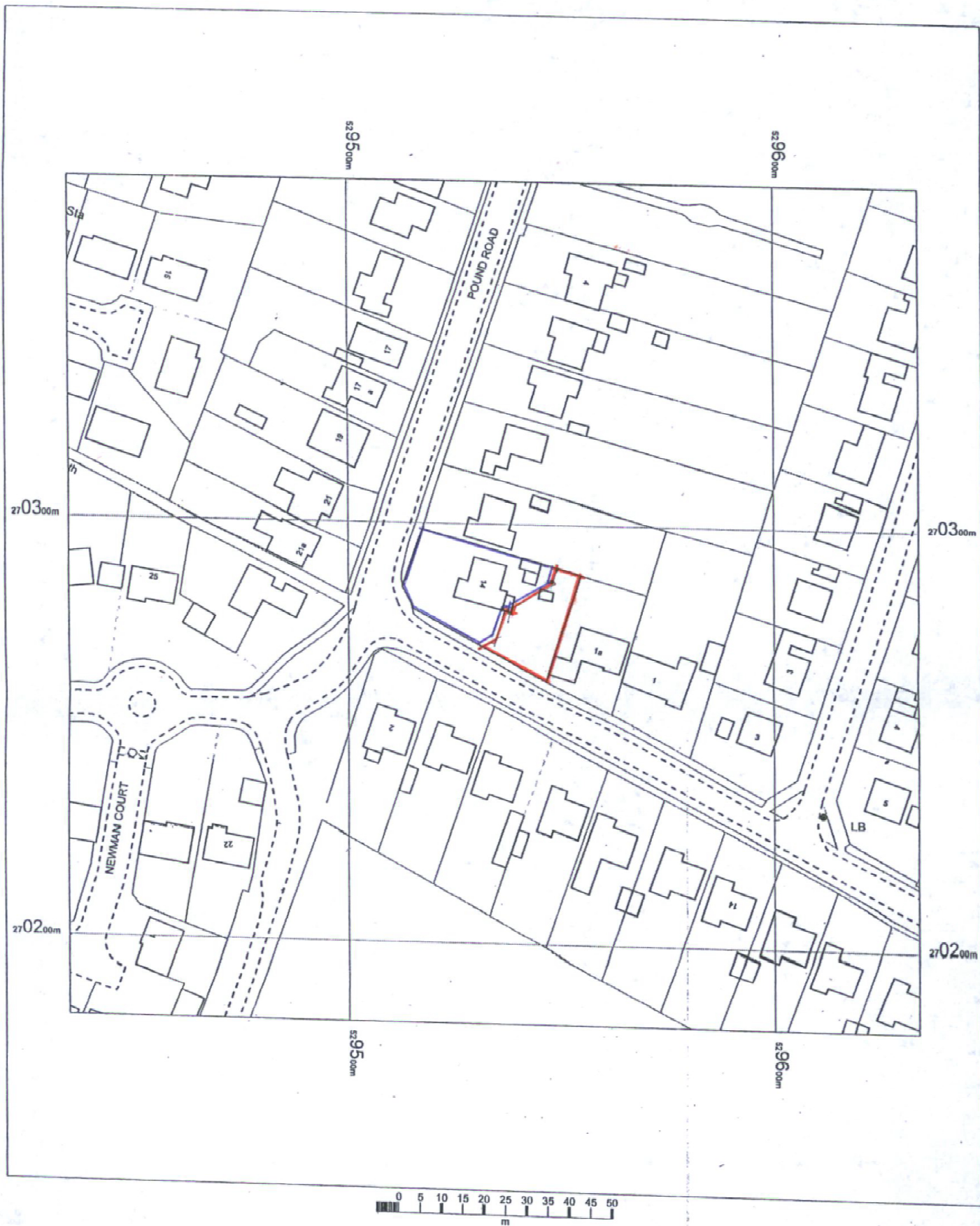
Legend

Listed Building

The Site

Conservation Area

White



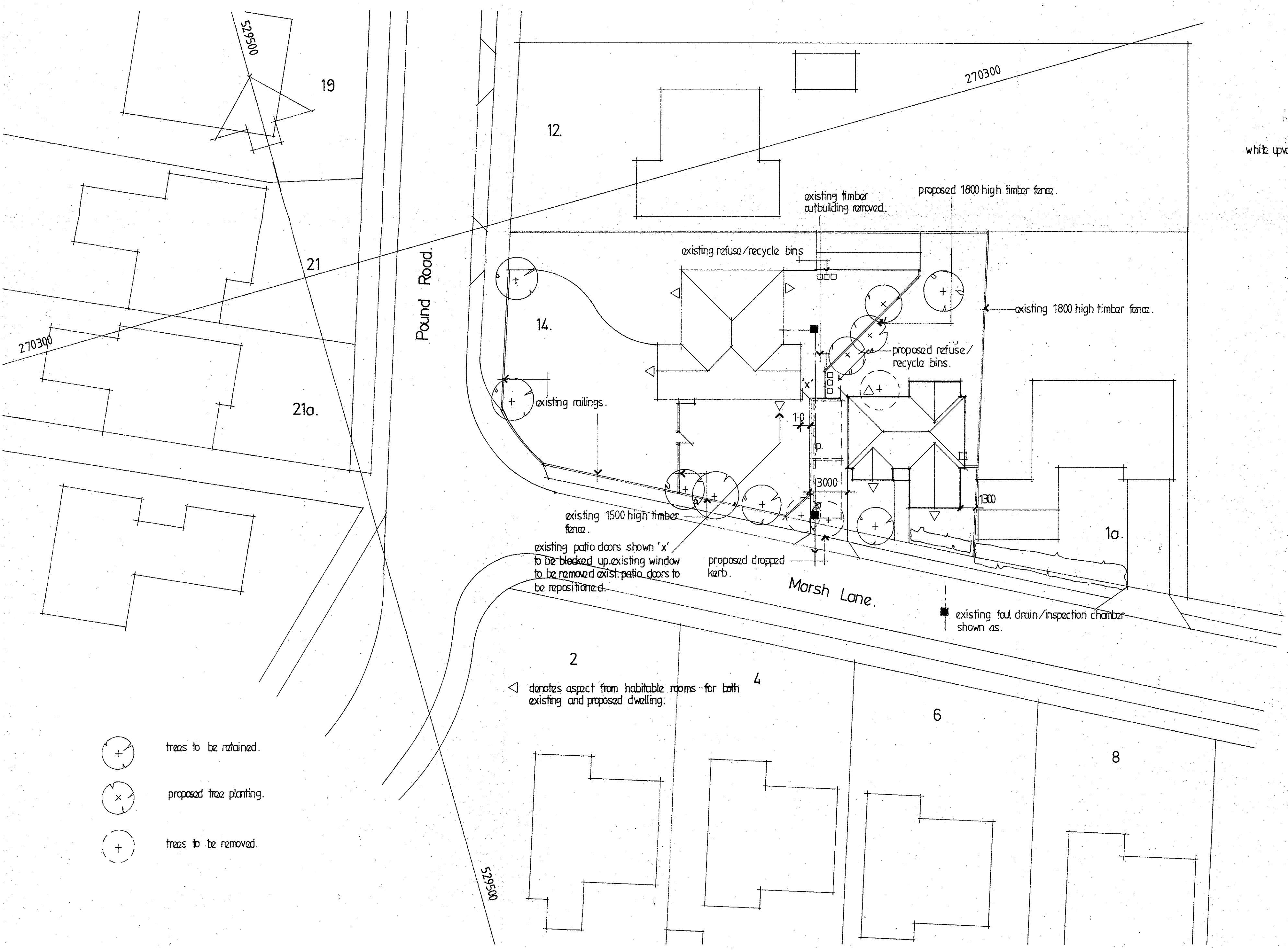
14 Pound Rd Hemingford
Grey, Huntingdon,
Cambridgeshire PE28 9EF

OS MasterMap 1250/2500/10000 scale
15 January 2015, ID: CM-00392348
www.centremapslive.co.uk

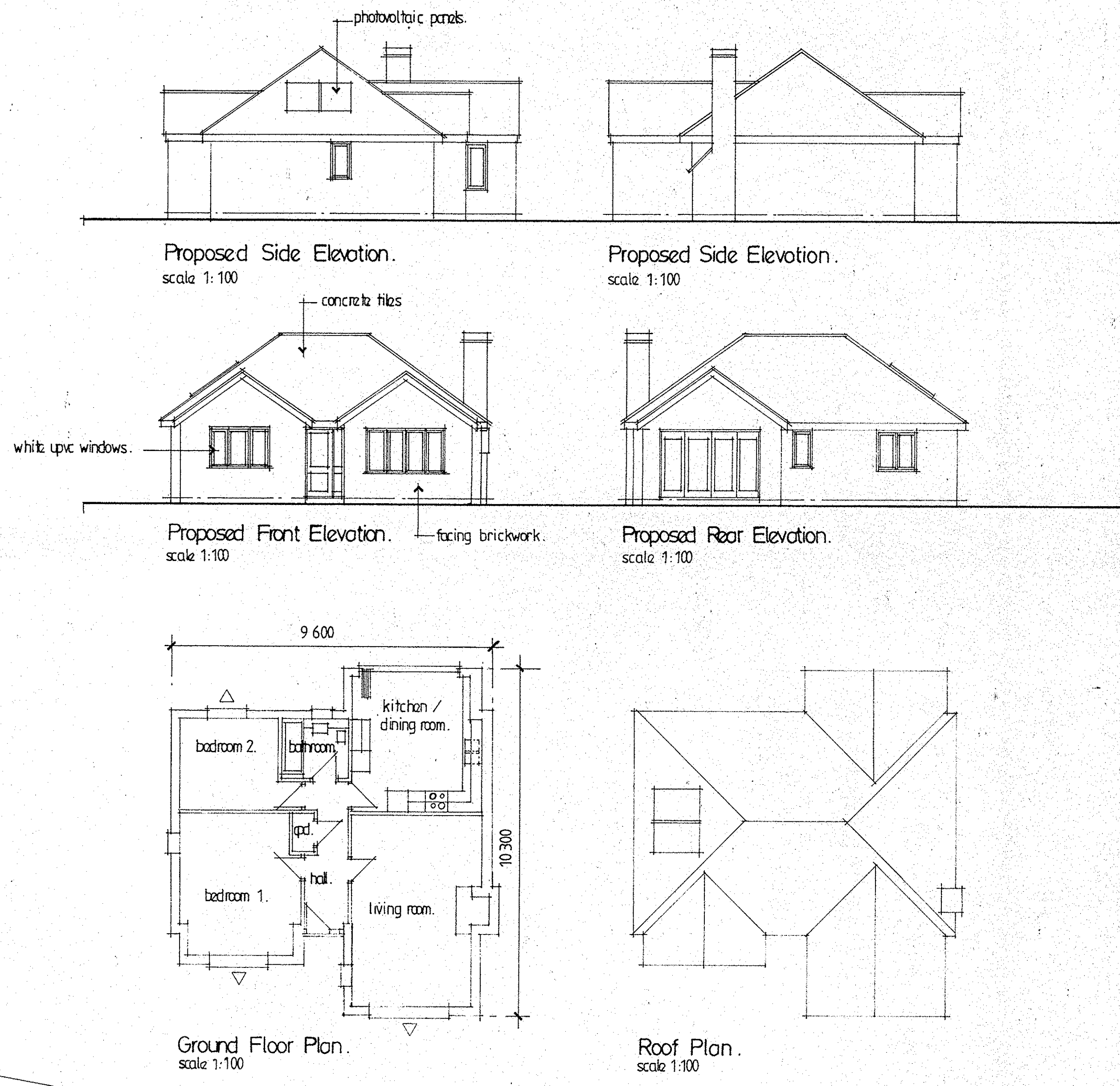
1:1250 scale print at A4, Centre: 529534 E, 270281 N

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- ⊕ trees to be retained.
- ⊗ proposed tree planting.
- ⊕ trees to be removed.



JRA Design Associates
Architecture + Planning + Energy
24 Westfield Road, Hertford, Hertfordshire, SG14 3DJ
telephone: 01992 551507 mobile: 07793 110987

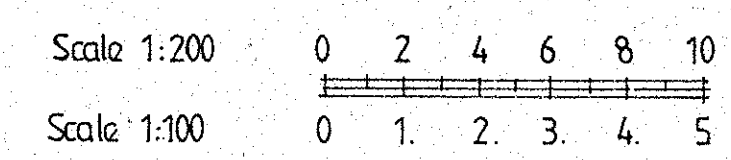
Paper Size A1

project:
Proposed detached bungalow on behalf of:
Mr and Mrs. P.L. HOWSE
site location: 14 Pound Road, Hemingford Grey,
HUTTINGDON, PE28 9EF.

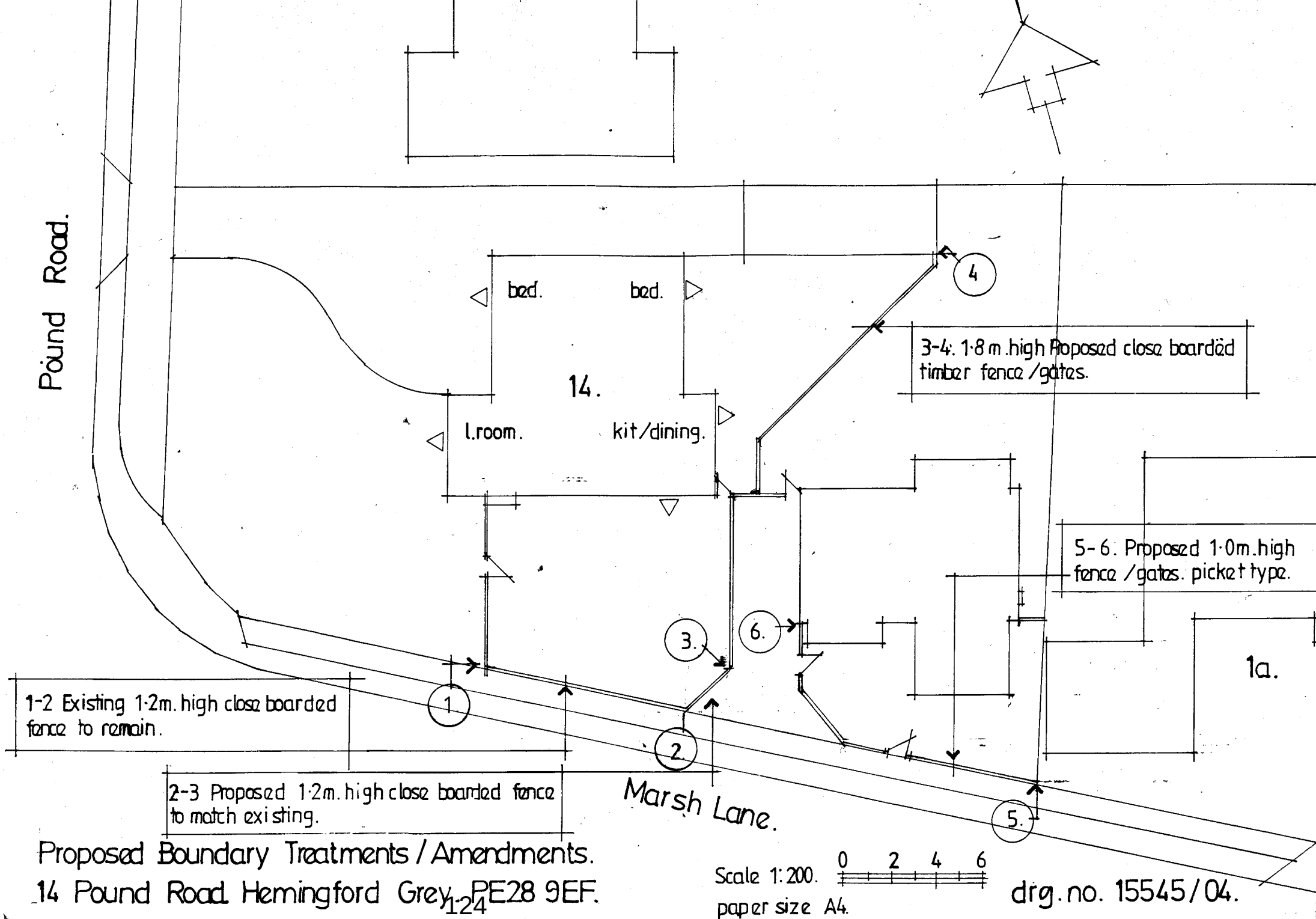
drawing: Planning Drawing

scale: 1:200 date: January 2015

drawing no. 15545/01. revision:



Pound Road.



Proposed Boundary Treatments / Amendments.

14 Pound Road Hemingford Grey, PE28 9EF.
124

Scale 1:200.
0 2 4 6
paper size A4.

drg. no. 15545/04.

DEVELOPMENT MANAGEMENT PANEL

18 JANUARY 2016

Case No: 15/01838/S73 (RENEWAL OF CONSENT/VARY CONDITIONS)

Proposal: REMOVAL OF CONDITION 3 OF PLANNING PERMISSION 15/00417/FUL, VARIATION OF CONDITION 4 FOR HOURS OF CAFE OPENING TO BE FROM 7:00 A.M. UNTIL 12:00 (MIDNIGHT), VARIATION OF CONDITION 5 TO ALLOW THE BAR TO BE OPEN 11:00 A.M. UNTIL 12:00 (MIDNIGHT) SUNDAY TO THURSDAY AND FROM 11:00 A.M. TO 02:00 A.M. FRIDAY AND SATURDAY, VARIATION OF CONDITION 6 TO ALLOW MUSIC TO BE PLAYED DURING THE TIMES THE PREMISES ARE OPEN AND VARIATION OF CONDITION 7 TO ALLOW STORAGE OF REFUSE AND RECYCLING WITHIN PROPOSED COMPOUND TO REAR OF PREMISES

Location: THE MASONIC HALL 83 HIGH STREET PE29 3ER

Applicant: MR A SUBHAN

Grid Ref: 523691 272031

Date of Registration: 14.10.2015

Parish: HUNTINGDON

RECOMMENDATION - APPROVE
(With Condition 5 only until Midnight)

This application is referred to the Development Management Panel under the Scheme of Delegation because the Head of Development considers that it should be presented to the Panel for decision in light of the comments received, the nature of the application type and the recommendation to approve the application subject to different hours than those applied for.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 This application relates to the site of a detached, three storey building of brick and tile construction in Huntingdon.
- 1.2 The site lies within the Huntingdon Conservation Area. A number of trees protected under TPO/007 are located at the front of the site.
- 1.3 A previous application (15/00417/FUL) was approved, granting a change of use of the ground floor (former Masonic Hall) to a café/bar with ancillary function room, with the first floor retained as existing - private meeting rooms and a one bedroom flat.
- 1.4 This application seeks the variation of a number of conditions which were attached to 15/00417/FUL, specifically:

- Condition 4, which limited the hours of use of the café to between the hours of 11.00 - 17.00 Monday to Saturday and from 13.00 - 16.00 on Sundays.
- Condition 5 which limited the hours of use of the bar to between the hours of 17.00 - 23.00 Monday to Saturday and from 16.00 - 22.00 on Sundays.
- Condition 6, which limited the hours where amplified music could be played to between 11.00 - 23.00 Monday to Saturdays and 11.00 - 22.00 on Sundays.
- Condition 7, which stated that no storage of goods, materials or waste shall take place in the external areas of the site.

1.5 The variations sought:

- Condition 4: Hours of use of the café from 07.00 - midnight.
- Condition 5: Hours of use of the bar from 11.00 - midnight (Sunday to Thursday) and 11.00 - 02.00 (Friday and Saturday).
- Condition 6: Music to be played during opening hours.
- Condition 7: To allow storage of refuse and recycling within a designated bin store on the site.

1.6 And the removal of:

- Condition 3, which limited the hours of use of the existing meeting rooms to between the hours of 09.00 - 17.00 Monday to Friday.

2. NATIONAL GUIDANCE

2.1 The National Planning Policy Framework (2012), with particular reference to paragraphs 17, 19, 56, 58, 70, 123 and 129.

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)

- E7: Small Businesses
- S14: A3 Uses
- EN5: Development within or directly affecting Conservation Areas will be required to preserve or enhance their character and appearance
- EN6: Conservation Areas: Design
- EN9: Conservation Areas
- EN25: General Design Criteria
- H30 - Commercial uses/activities within existing residential areas

3.2 Adopted Huntingdonshire Local Development Framework Core Strategy (2009)

- CS1: Sustainable development in Huntingdonshire

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

- LP1: Strategy and Principles for Development
- LP13: Quality of Design

- LP15: Ensuring a high standard of Amenity
- LP19: Supporting a Strong Local Economy
- LP31: Heritage Assets and their Settings

3.4 Supplementary Planning Documents:

- Huntingdonshire Design Guide Supplementary Planning Document 2007

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

4. PLANNING HISTORY

4.1 15/00417/FUL - Approved - 24.08.2015

5. CONSULTATIONS

5.1 **Huntingdon Town Council:** "Recommend refusal. Members felt that the variations would have an adverse affect on neighbouring residents' quality of life, due to the loud music, risk of noise from late night customers, food waste smells, and littering. Particular issues were highlighted concerning the wellbeing of dementia patients in Cromwell Nursing Home, where any loud noise or strangers can cause great distress. Concern was also raised over access for deliveries as this was likely to be through Priory Gardens which would inconvenience Priory Garden residents".

6. REPRESENTATIONS

6.1 25 representations have been received, objecting to the proposal and highlighting concerns relating to:

- *Negative impact on residential amenity;
- *Noise, particularly in summer when doors/windows are open;
- *Proximity to neighbours, with the nursing home a particular concern;
- *Odour;
- *Disruption - litter and anti-social behaviour;
- *Negative impact on character of area;
- *Location is within a residential area - use is therefore incongruous.
- *Residential properties were in place before the proposed development;
- *Access/patron thoroughfare via car park of Priory Gardens;
- *Disturbance from customers;
- *Area will become unsafe at night;
- *Increase in waste/refuse;
- *Pest/health issue with bin store;
- *Access for delivery vehicles;
- *Detrimental impact on traffic flow;
- *Dust and air pollution;
- *Certificate A being incorrect;
- *Alcohol license would be inappropriate for the area;
- *Devaluation of property price;
- *Reduced ability to attract/retain tenants to rental properties;

6.2 With regard to the following points:

- *Devaluation of property price;
- *Reduced ability to attract/retain tenants to rental properties.

It must be noted that these are not material considerations and cannot be considered further in the determination of the application.

- 6.3 With regard to:
*Alcohol license would be inappropriate for the area.
It must be noted that the planning and licensing regimes are entirely separate entities involving the consideration of different (albeit related) matters. A recommendation of approval from one body would not automatically result in a similar recommendation from the other.
- 6.4 With regard to:
*Certificate A being incorrect.
The LPA accepts certification in good faith and at face value unless they have good reason to indicate otherwise. Clarification has been sought from the Agent. At the time of writing none had been received.
- 6.5 With regard to:
*Dust and air pollution
Whilst a material planning consideration, consultation with HDC Environmental Health offered no objection in this regard. It is considered that the proposed variation of conditions will not have a significant detrimental impact upon the amenity of neighbouring occupiers in terms of dust/air pollution. In the event that a complaint regarding dust/air pollution arises, then recourse would be via HDC's Environmental Health team under specific, relevant legislation.

7. ASSESSMENT

- 7.1 A number of representations included reference to the "residential area/location" of the application site. The proximity of neighbouring residential units to the application site is recognised; however the site is located within Huntingdon town centre (as defined by the 1995 Local Plan).

- 7.2 The main issue to consider is the impact on the amenity of neighbours.

The impact on the amenity of neighbours:

- 7.3 The representations received in response to the application are noted and the concerns regarding the potential impact on the amenity of neighbouring occupants understood. The proximity of the neighbouring residential units (to the east) and the Cromwell Nursing Home (to the north) with the application site is recognised and the close relationship between the structures must be taken into account when assessing the potential for a negative impact upon amenity.
- 7.4 The potential for a negative impact upon the amenity of the area by extending opening hours until 0200 on Fridays and Saturdays is recognised. In order to strike an appropriate balance between the objectives of supporting businesses and safeguarding residential amenity, it is considered reasonable and necessary to limit the opening hours of the bar until midnight on Fridays and Saturdays, rather than 0200 as applied for.
- 7.5 A clear area of concern from the submitted representations relates to the potential for music noise to reach a point where it becomes a disturbance. As such, it is considered necessary to secure music

noise by way of condition, as per the advice of HDC Environmental Health and in accordance with paragraph 123 of the NPPF. Similarly, a condition will be attached to control deliveries to the site, in order to avoid disturbance outside of working hours to ensure the amenity of neighbouring properties.

- 7.6 Concerns relating to the bin store are noted, however due regard must be given to the provisions of the GPDO 2015 (as amended) which permits the erection of a means of enclosure, provided it is not adjacent to a highway and not more than 2m in height. Information submitted with the application states that "collections will be undertaken by an authorised waste management company on a weekly basis" and that "levels of waste will be closely monitored by the staff on site". Should the Waste and Recycling Strategy be adhered to, the proposed variation of conditions will not have a significant detrimental impact upon the amenity of neighbouring occupiers in terms of odour and pest/health issues. The implementation of the Waste and Recycling Strategy will be secured by condition. In the event that a complaint regarding pest/health issues arises, then recourse would be via HDC's Environmental Health team under specific, relevant legislation.
- 7.7 Comments relating to patrons potentially gaining access via the car park of Priory Gardens and subsequent disturbance are understood, however the submitted plans do not include an access point in this location, nor is there an extant right of way through either the site or Priory Gardens.
- 7.8 The potential for behaviour considered to be anti-social within a town centre location is recognised; indeed a certain level of pedestrian/vehicle activity and subsequent disruption along High Street is inevitable, but the overall safety of the area is not considered to be significantly affected by the proposed variation of conditions. Condition 8 of 15/00417/FUL, which states that "the external areas of the site shall not be used by customers, other than for vehicular parking", remains unchanged.

Conclusion:

- 7.9 Taking national and local planning policies into account and having regard for all relevant material considerations, it is recommended that the application be granted planning permission.

8. RECOMMENDATION - APPROVAL subject to conditions varied as following

- Condition 4: Hours of use for the café from 07.00 - midnight.
- Condition 5: Hours of use of the bar from 11.00 - midnight (every day)
- Condition 6: Music may be played during opening hours; subject to Environmental Health requirements (see new conditions below).
- Condition 7: To allow storage of refuse and recycling within a designated bin store on the site.

- And that Condition 3 (which limited the hours of use of the existing meeting rooms to between the hours of 09.00 - 17.00 Monday to Friday), be removed.

8.1 And subject to the following conditions:

- Time Limit (as per 15/00417/FUL)
- Accordance with plans
- All windows and doors to be kept closed during any performance of live or recorded music inside the premises.
- The music noise level (MNL), measured as a 15 minute L(A)eq, 1 metre from the façade of noise sensitive properties, or within noise sensitive rooms with doors and windows open in a typical manner for ventilation, shall not exceed the representative background level L90 (without entertainment noise). And, The L10 of the entertainment noise measured over 15 minute period 1 metre from the façade of noise sensitive properties, or within noise sensitive rooms with windows open in a typical manner for ventilation, shall not exceed the representative background noise level L90 (without entertainment noise), in any third octave band between 40 Hz and 160Hz.
- For events continuing after 23:00, the music noise should not be audible within noise sensitive premises with windows open in a typical manner for ventilation.
- Implementation of Waste and Recycling strategy
- No access via Priory gardens
- No deliveries outside of the hours 0800 - 2000

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CONTACT OFFICER:

Enquiries about this report to **Mr James Lloyd Assistant Development Management Officer 01480 388389**

HUNTINGDON TOWN COUNCIL**PLANNING COMMENTS : 12th November 2015**

15/01838/S73

Mr A Subhan, Darjeeling Restaurant, 69 High Street, Huntingdon, PE29 3DN

Removal of Condition 3 of Planning Permission 15/00417/FUL, variation of Condition 4 for hours of Café opening to be from 7am until midnight, variation of Condition 5 to allow the bar to be open 11am until midnight Sunday to Thursday and from 11am to 2am

Recommend REFUSAL. Members felt that the variations would have an adverse affect on neighbouring residents' quality of life, due to the loud music, risk of noise from late night customers, food waste smells, and littering. Particular issues were highlighted concerning the wellbeing of dementia patients in Cromwell Nursing Home, where any loud noise or strangers can cause great distress. Concern was also raised over access for deliveries as this was likely to be through Priory Gardens which would inconvenience Priory Garden residents.

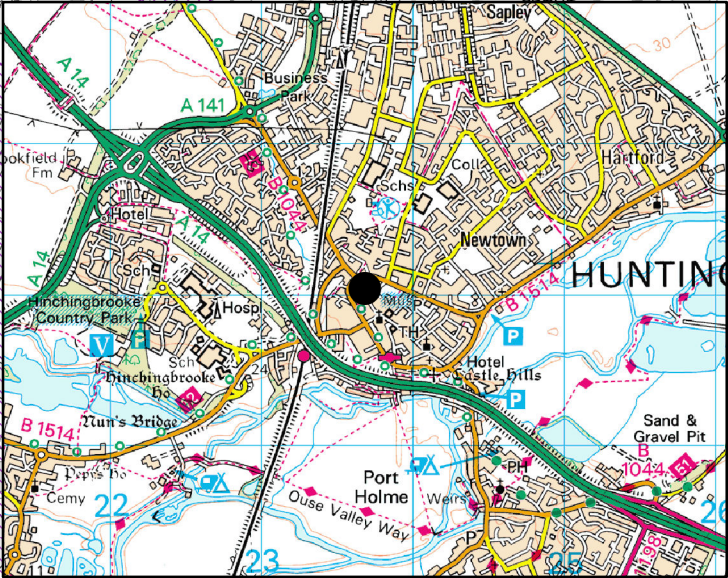
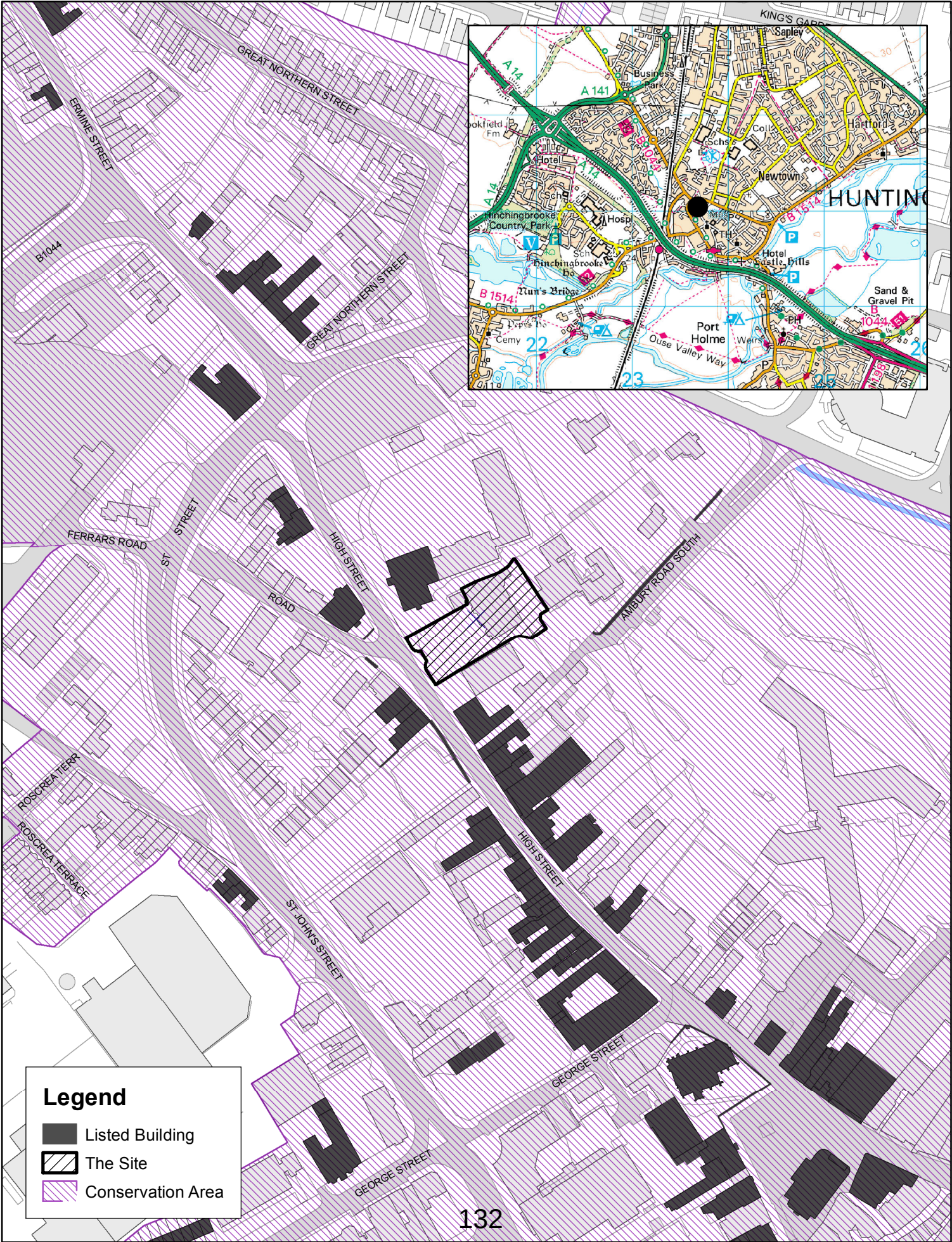
Development Management Panel



Scale =1:1,974
Date Created: 04/01/2016

Application Ref: 15/01838/S73
Location:Huntingdon

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Ordnance Survey HDC 100022322





Refuse and Recycling Plan

1:500

October 2015

— Refuse and recycling area

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DEVELOPMENT MANAGEMENT PANEL

18 JANUARY 2016

Case No: 15/01608/FUL (FULL PLANNING APPLICATION)

Proposal: CHANGE OF USE OF BARNS AND MANEGE TO COMMERCIAL STUD USE, ALTERATION TO BARNS TO PROVIDE STABLES, PROVISION OF NEW DWELLING FOR STUD MANAGER AND REMOVAL OF EXISTING STABLES

Location: WORNDITCH FARM STATION ROAD PE28 0JN

Applicant: MRS A WALKER

Grid Ref: 509370 268470

Date of Registration: 06.10.2015

Parish: KIMBOLTON

RECOMMENDATION - APPROVE

This application has been referred to Development Management Panel because the Parish Council's recommendation of refusal is contrary to the officer recommendation of approval.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The application relates to Wornditch Farm and agricultural buildings located on the B660 road. There is also access from Tilbrook Road. The site falls away from the highway with the existing dwelling set on lower ground. Upon entering the site from Station Road (to the west) set back from the highway lies a timber stable block, then buildings of an agricultural appearance with associated hard standing and beyond this the existing dwelling.
- 1.2 The main residential dwelling at Wornditch Farm is Grade II listed, as is the Granary building to the north of Wornditch Farm and the farm house on the adjacent (separate) site, Britzens Farm.
- 1.3 The application proposes:
 - * removal of the timber stables (setback approximately 70m from the entrance in Station Road)
 - * erection of a four-bedroom dwelling, to be occupied by the Stud Manager (the applicants) – in similar location to the stables to be removed
 - * alterations to the existing agricultural buildings to form stables (16 stables, feed/tack/wash/store areas and 2 foal yards)
 - * change of use of barn and manege to commercial stud
- 1.4 Following the refusal of a similar application (1401464FUL) at the DMP meeting in March 2015, the applicant was advised that any future application should include the following:

- A detailed Business Plan clearly setting out all issues and considerations, demonstrating that this is an economically viable rural enterprise and will be for a full time rural worker
- This should include consideration of the existing dwelling and why the applicant cannot live in the existing dwelling
- How the business operates and the reason why there is an essential need for the new dwelling in this countryside location

- 1.5 A detailed business plan has been submitted in support of this application. The business, Aragon House Stud, is a specialist stud specialising in breeding a very small number of high quality horses, typically dressage and/or dual purpose sports horses. The business was founded in 2010. The applicant submitted a pre-application enquiry to the Council in 2012, and was advised that there would have to be significant justification to warrant granting planning permission for an additional dwelling on the site. The applicant would need to demonstrate an essential need, or demonstrate that the economic benefits outweighed the presumption against development in the countryside. There was no justification at that time, as the business was relatively new.
- 1.6 As a result, later that year (2012) the business was outsourced to Germany. This helped reduce costs during the business' formative years. Over the following three years (2012-2015), the investment in Huntingdonshire has reduced, whilst the investment made in the business' overseas facilities (core trades, suppliers, facilities) has grown.
- 1.7 The business has invested in a mare herd and experienced growth during 2012-2015. The business has been operating for 5 years and is now fully viable. The business now wants to relocate back to Huntingdonshire. This would allow for further growth that will also benefit the local economy and community. It is intended that the listed building would be sold to fund the proposed development. The proposal would eventually generate employment for 2 full-time employees.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (NPPF)(2012)
 Paragraph 7 Achieving sustainable development
 Paragraph 17 Core Planning Principles
 Section 3 Supporting a prosperous rural economy
 Section 4 Promoting sustainable transport
 Section 6 Delivering a wide choice of high quality homes
 Section 7 Requiring good design
 Section 12 Conserving and enhancing the historic environment

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 - Huntingdonshire Local Plan (1995)
- E8: Small Scale Employment Generating Development
 - E10: Reuse of Buildings in Rural Areas

- En2: Character and setting of Listed Buildings
 - En17: Development in the Countryside
 - En18: Protection of countryside features
 - En25: General Design Criteria
 - H23: Outside Settlements
 - H31: Residential privacy and amenity standards
 - R2: Recreation and Leisure Provision
 - R13: Countryside Recreation
- 3.2 Saved policies - Huntingdonshire Local Plan Alterations (2002)
- HL5 - Quality and Density of Development
- 3.3 Adopted Huntingdonshire Local Development Framework Core Strategy (2009)
- CS1: Sustainable development in Huntingdonshire
 - CS3: The Settlement Hierarchy
 - CS10: Contributions to Infrastructure Requirements
- 3.4 Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013)
- Policy LP 1 Strategy and principles for development
 - Policy LP 9 Development in Key Service Centres
 - Policy LP 11 Relationship Between Built-up Area and Countryside
 - Policy LP 13 Quality of Design
 - Policy LP 15 Ensuring a High Standard of Amenity
 - Policy LP 17 Sustainable Travel
 - Policy LP 18 Parking Provision
 - Policy LP 21 Rural Economy
 - Policy LP 26 Homes in the Countryside
 - Policy LP 31 Heritage Assets and their Settings
- 3.5 Huntingdonshire Design Guide (2007)
- Huntingdonshire Landscape and Townscape Assessment (2007)
 - Developer Contributions SPD

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

4. PLANNING HISTORY

4.1 Recent planning history includes:

1002089FUL - Horse walker and equine manege for personal use only - GRANTED

1401464FUL - Change of use of barns and manege to commercial stud use, alterations to barns to provide stables, provision of new dwelling for stud manager and removal of timber framed 'L' shaped stables from their current position – REFUSED for the following reasons:

1. The application has failed to demonstrate an essential need for a dwelling in this countryside location. The applicants already benefit from a dwelling on the site, a new dwelling is not considered essential development having regard to planning policy to operate the

applicant's business from this rural site. The proposal is contrary to policies En17 and H23 of the Local plan, policy CS1 of the Adopted Core Strategy, Draft Policies LP11 and LP26 of the Local Plan to 2036: Stage 3, and paragraphs 7 and 55 of the NPPF.

2. The scale and positioning of the proposed dwelling in a prominent location close to the front boundary of the site would be uncharacteristic of the area and the design, with overly domestic fenestration detailing would harm the character and appearance of this rural area. The proposal is contrary to policy En25 of the Local plan, policy HL5 of the Local Plan Alteration 2002, policy CS1 of the Adopted Core Strategy, Draft Policy LP13 of the Local Plan to 2036: Stage 3, paragraphs 17, 58, 60 and 61 of the NPPF and the Design Guide.

5. CONSULTATIONS

- 5.1 **Parish Council** – recommend refusal as there is insufficient justification and no established business in this country. Dwelling on site already provides adequate accommodation.
- 5.2 **HDC Environmental Health** (contaminated land officer) - Our records show that this site previously held a petroleum licence, therefore it is likely that fuel (petrol and/or diesel) and oil has been stored on this site at some time in the past and there could have been leakages from the underground storage tank, distribution pipe-work or spillages of other substances such as lubricants, anti-freeze, oil etc. The site also had agricultural use which is associated with contaminants such as agrochemicals, fertilizers, etc. and the site is proposed to be residential. If minded to approve the application, would recommend a condition that ensures that there is no residual contamination from the previous use that may impact on the future occupiers of the development.
- 5.3 **HDC Environmental Health** (public protection)- There will not be a large increase in numbers of horses coming to the stables and it is intended that the muck heap is sited on the other side of the stable buildings away from the direction of nearby residential properties in Montagu Gardens. Taking this into account we do not have any concerns regarding odour from horse waste (Officer note – this can be controlled by condition)
- 5.4 **CCC Highway Authority** - Having looked through the information submitted, the proposed vehicle movements to the stud “given that it is already an operating stable” are not sufficiently different enough to require any modification of the access or raise concern of the access use. No objection.

6. REPRESENTATIONS

- 6.1 Three letters received, supporting the application for the following reasons:
- * Purpose built facility would be a great asset
 - * Veterinary services (artificial insemination, dental work, routine veterinary care, emergency services) could be restored
 - * Our land management business would benefit from the redevelopment of the site and the return of the stud business

- * Support the growth and sustainability of the rural economy
- * Could return to my previous job as full time at Aragon House Stud

7. ASSESSMENT

7.1 The main issues to consider are:

- Principle of development (commercial element and new dwelling)
- Impact on character and appearance of the area and impact on the setting of the listed buildings
- Impact on amenity
- Parking and highway safety
- Contributions

Principle of development – commercial element

7.2 The 1995 Local Plan supports the establishment and expansion of small businesses subject to traffic and environmental considerations (policy E7), and will normally support the reuse of buildings in rural areas to create employment subject to (i) the building being of a form, bulk and general design in keeping with its surroundings and of substantial construction requiring no major adaptation or addition to be put to the proposed use and (ii) there being no overriding objection on traffic or environmental grounds (policy E10). Policy En17 generally restricts development in the countryside to that which is essential to the efficient operation of local agriculture, horticulture, forestry, permitted mineral extraction, outdoor recreation or public utility services.

7.3 Policy CS1 of the Core Strategy is also supportive of proposals which support the local economy.

7.4 Policy LP21 of the draft Local Plan supports equine related developments in the countryside.

7.5 Paragraph 17 of the NPPF states that planning should proactively drive and support sustainable economic development. Paragraph 28 states that planning policies should support economic growth in rural areas.

7.6 This proposal seeks the use of the site for a commercial stud. The business currently operates in Germany but seeks to relocate back to Huntingdonshire. There is no in-principle objection to the proposed stable development and change of use of the land identified for a commercial stud. The proposed commercial element of this application complies with the above policies and is acceptable.

Principle of development – new dwelling

7.7 Policy H23 of the 1995 Local Plan states that there will be a general presumption against development outside environmental limits with the exception of dwellings required for the efficient management of agriculture, forestry and horticulture.

7.8 Policy CS3 of the Core Strategy sets out the scale of housing developments appropriate on unallocated sites within the built up

area. All other areas are considered as part of the countryside and residential development will be strictly limited to that which has an essential need to be located in the countryside.

- 7.9 Policy LP23 of the draft Local Plan states that 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.
- 7.10 Paragraph 55 of the NPPF states that local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:
- *the essential need for a rural worker to live permanently at or near their place of work in the countryside; or
 - *where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
 - *where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or
 - *the exceptional quality or innovative nature of the design of the dwelling.
- 7.11 The application proposes a new stud managers' dwelling on the site. The listed building would be sold to finance the construction of the new dwelling and the development of the site to enable the business to relocate back from Germany. It is understood that there are high maintenance costs associated with the listed building that the business would be unable to sustain.
- 7.12 However, there is already a residential dwelling on site - Wornditch Farm. Therefore, there needs to be further justification for the additional dwelling being sought. The criteria in paragraph 55 of the NPPF have been incorporated within policy LP23 of the draft Local Plan, and the development must be assessed against those criteria, namely:
- 7.13 Need – the nature of the business, with the breeding of expensive horses, means that there is a proven justification for a dwelling on the site. It is reasonable for the owners of the business, as stud managers, to be on site to provide 24 hour care when necessary. However, this could be carried out from the existing dwelling, Wornditch Farm.
- 7.14 Affordable housing - the development would not provide any affordable housing, so this criteria is not relevant.
- 7.15 Heritage Asset – the proposal does not represent enabling development to secure the future of a heritage asset, nor would it re-use an existing building. This criterion is not met.

- 7.16 Design – the design of the dwelling is not exceptional or innovative. This criterion is not met.
- 7.17 There is one further criterion which is set out in the NPPF, but not in the draft Local Plan. This relates to the re-use of redundant or disused buildings where this leads to an enhancement to the immediate setting.
- 7.18 The barn and stables on the site are not redundant; they are used for the horses belonging to the applicant's family. These horses are for personal use, and not part of the business. However, the main barn building is located immediately adjacent to the historic listed buildings. The alterations to the barn, proposed as part of this application, would result in a reduction in the height of the barn at this point and a greater separation distance to the listed buildings. This would result in a small enhancement to the immediate setting.
- 7.19 Meeting this criterion, by itself, would not provide the necessary justification for an additional dwelling on the site. However, there are other benefits that the development would bring. It would allow the business to return back to Huntingdonshire, to where it was originally founded. This, in turn, would help the local economy with money being spent on employees, land management/haymaking, animal feed and consumables, vets and farriers. Three letters have been received from an employee and previous businesses that benefitted from Aragon House Stud when it was being run from the UK.
- 7.20 Furthermore, the new dwelling would be located very close to the site of current stable building (to be demolished). It would be set back 56 metres from the front boundary on Station Road, and would be viewed against the backdrop of the main barn. The site falls away from the highway so that the new dwelling would be located on ground approximately 2-3 metres lower than the road. This would also lessen its visual impact.
- 7.21 In combination, it is considered that these add significant weight in support of the application. However, if an additional dwelling were to be accepted on the site, the local planning authority would want to be certain that the business returned to the site following the sale of the listed building. The applicant has agreed that, once the listed building (Wornditch Farm) has been sold, the necessary works to the barn/stable will be carried out. The business will then move back to the site. Only when this has been done, can work commence on the construction of the new dwelling. The applicant has agreed to live in temporary accommodation on the site until these works are complete. Details regarding the temporary accommodation (e.g. location, scale) will be controlled by condition.
- 7.22 On balance, and taken together, it is considered that there are demonstrable benefits to the proposal that justify an additional dwelling on the site, in connection with the Aragon Stud House business. The proposal is acceptable, and complies with policies En17 and H23 of the Local Plan, policy CS3 of the Adopted Core Strategy and policies LP11 and LP26 of the Draft Local Plan to 2036 and paragraph 55 of the NPPF.

Impact on the character and appearance of the area and setting of the listed building

- 7.23 S.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states 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.
- 7.24 Paragraphs 58, 60 and 61 of the NPPF states amongst other issues that development should respond to the local character and history, promote or enforce local distinctiveness and ensure integration of new development into the natural, built and historic environment.
- 7.25 **New dwelling:**
There were concerns under application 1401464FUL that the building would appear unduly prominent in the landscape, due to its positioning and height. Concerns were also raised over its design. However, its relationship with the listed buildings was acceptable.
- 7.26 The proposed dwelling remains in the same location as before. Following the refusal of application 1401464FUL at the March DMP meeting, discussions took place regarding possible amendments. Re-siting the dwelling closer to the road would make the development more prominent within the street scene, and would not have been practical for the applicants. Re-siting the building elsewhere on the site, closer to the listed buildings, would have had an adverse impact on their historic setting. On balance, it is accepted that the positioning of the dwelling is acceptable.
- 7.27 In terms of the design of the dwelling, this has been revised. The overall ridge height has been reduced and a more traditional, double-fronted two storey dwelling is proposed. A subservient two-storey wing would extend from the rear elevation. A plan has been submitted to show the intended residential curtilage for the new dwelling. This shows the private garden area for the dwelling to the rear, so that no residential paraphernalia would be visible from the road. A condition restricting permitted development rights for extensions and outbuildings would be attached.
- 7.28 The proposal is acceptable and complies with policies En2 and En25 of the 1995 Local Plan, policy HL5 of the Local Plan Alteration 2002, policy CS1 of the Adopted Core Strategy, draft policies LP13 and LP31 of the Local Plan to 2036: Stage 3 and paragraphs 17, 58, 60 and 61 of the NPPF.
- 7.29 **Stable building:**
The barn would be altered to create the new stable building. There are no objections to the appearance of this new building. The barn element closest to the listed buildings would be reduced in height and set further away from the boundary. This would result in a small improvement to the setting of the listed buildings. This element of the proposal would comply with policies En2 and En25 of the 1995 Local Plan, policy HL5 of the Local Plan Alteration 2002, draft policies LP13 and LP31 of the Local Plan to 2036: Stage 3 and paragraphs 17, 58, 60 and 61 of the NPPF.

Impact on amenity:

- 7.30 The closest neighbour is located to the south of the site, has its own separate access and the separation distance of the existing buildings is approximately 15.5 metres to the common boundary. Having regard to the site's location, nature of the proposed use and relationship with this neighbouring property, the proposed commercial use and development would not have a detrimental impact on amenity.
- 7.31 In terms of horse waste, the applicant has advised that muck would be stored behind the stables and would be cleared every 12 weeks by a licensed operator. This can be secured via condition.
- 7.32 The proposal would comply with policies H31 of the 1995 Local Plan and LP15 of the Draft Local Plan to 2036, and paragraph 17 of the NPPF.

Parking and Highway:

- 7.33 Neither local nor national Planning policy requires a defined number of parking spaces to be provided for any given use or development. Each proposal is to be assessed on its own merits having regard to the criteria detailed in policy LP18 of the Draft Local Plan. The application form states that four parking spaces are available on site at present and there will be no change. There is already a relatively large area of hardstanding on site; it is considered that a sufficient amount of space is available on site for parking to take place.
- 7.34 The applicant has provided additional information relating to vehicle movements to and from the site. The submission indicates that the existing access from Station Road is to be used. There would be vehicle movements associated with staff (one additional full time worker on a daily basis, leading to a total of two members of staff being employed in addition to the applicants); feed merchant (once a week; farrier (every two months); bedding delivery (every three months); muck heap removal (every three months); vet visits (once a month outside of stud season and three times a week during stud season); and approximately 12 client visits a year.
- 7.35 This information has been reviewed by the Highway Authority. The Highway Authority advises that given there is already an operating stable the proposed vehicle movements are not sufficiently different enough to require any modification of the access or raise concern of the access use. No objections are raised.
- 7.36 The proposal complies with policy E8 of the 1995 Local Plan, policies LP18 and LP17 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013), and paragraph 32 of the NPPF.

Bin Contributions:

- 7.37 The applicant has not completed the Wheeled Bin Contribution Unilateral Undertaking (UU). However, one has been requested and is due to be submitted. Subject to the receipt of a satisfactorily

completed UU, the proposal would comply with the Developer Contribution SPD.

Conclusion:

- 7.38 Taking national and local planning policies into account, and having regard for all relevant material considerations, it is therefore considered that the application is acceptable.

8. RECOMMENDATION - APPROVAL subject to conditions to include the following

- Time Limit
- Drawings numbers
- Contaminated land
- Alterations to barn to be carried out as per the approved drawings, and the business to be re-located to the site in its entirety before construction of the new dwelling commences
- New dwelling to be occupied in connection with the business at the site
- Details of temporary accommodation to be submitted – building to be removed within 3 months of first occupation of the new dwelling hereby approved, or within two years from the date of the permission (whichever is the earlier)
- Details of existing/proposed ground levels and finished floor levels
- External materials to be submitted for approval
- Permitted development rights removed (extensions, outbuildings)
- Muck to be stored behind the stables and removed every 12 weeks

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CONTACT OFFICER:

Enquiries about this report to **Tara Everson Team Leader - South Area**
01480 388490

Huntingdonshire DC Public Access

From: Kimbolton Parish Council <kimboltonparishcouncil@btopenworld.com>
Sent: 30 October 2015 10:00
To: DevelopmentControl
Subject: Planning Responses

My Council considered the following applications at their meeting last night and their views are as stated:

15/01608 Wornditch Farm, Station Rd Kimbolton – change of use to commercial stud including erection of new dwelling.

Recommend refusal. Insufficient justification and no established business in this country. Dwelling on site already provides adequate accommodation.

15/01824 Compressor Station, Bigrams Lane, Stonely – install 3 new compressors.
Unanimously recommend approval as appropriate development.

Regards

Lionel Thatcher
Clerk to the Council

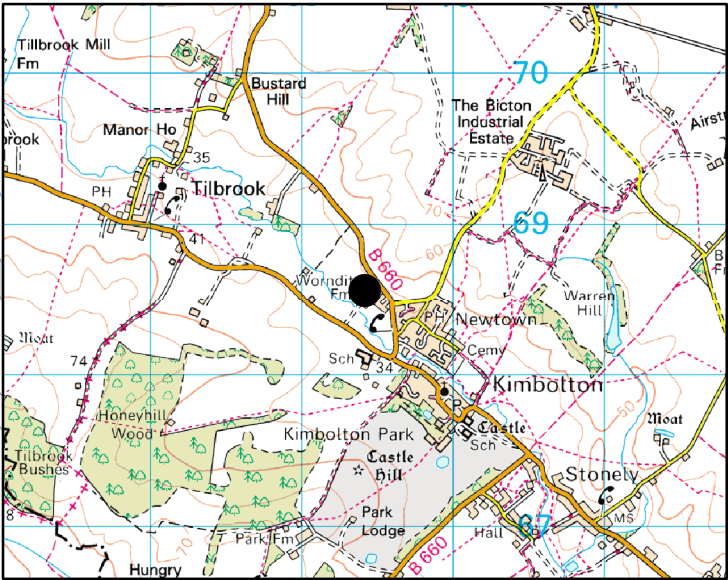
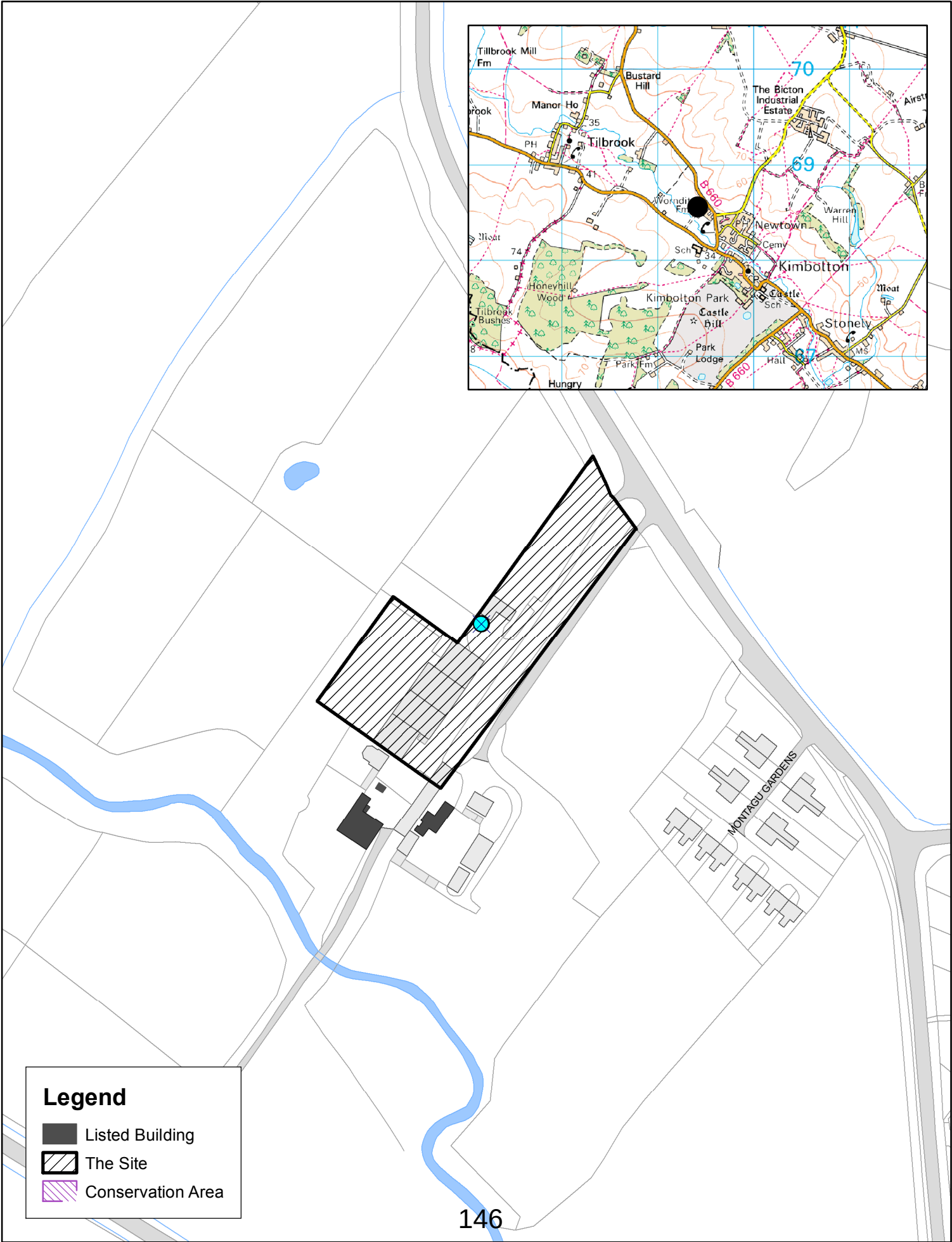
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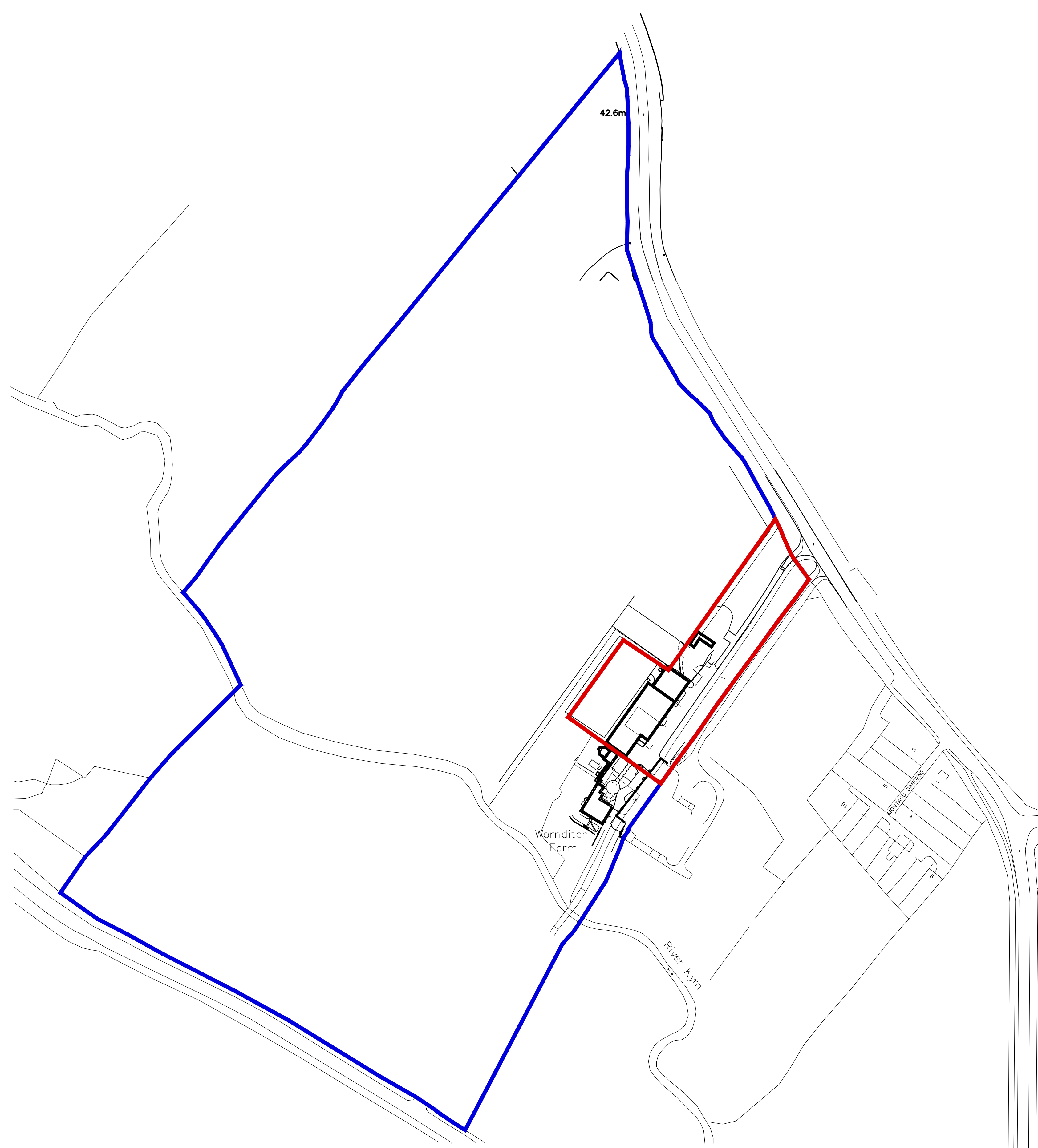
Application Ref: 15/01608/FUL
Location: Kimbolton

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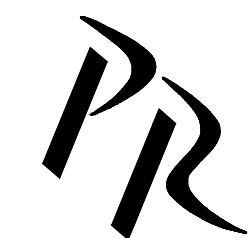
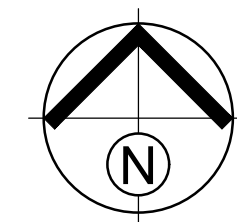
- Listed Building
- The Site
- Conservation Area



FILE NAME:
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Client		
ARAGON HOUSE STUD		
Project		
PROPOSED CHANGE OF USE, ALTERATIONS TO EXISTING BARNES & NEW STUD MANAGERS HOUSE ARAGON HOUSE STUD, WORNDITCH FARM STATION ROAD, KIMBOLTON, CAMBS, PE28 0JN		
Drawing		
LOCATION PLAN		
Date	Scale	
SEPTEMBER 2015	1:1250 @ A1	
Project No.	Drawing No.	Revision
3684	LP001	

— DWELLING CURTILAGE

//// TEMPORARY ACCOMMODATION
SITE DURING CONSTRUCTION

148

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ARAGON HOUSE STUD

PROPOSED CHANGE OF USE, ALTERATIONS TO
EXISTING BARN & NEW STUD MANAGERS HOUSE
ARAGON HOUSE STUD, WORTKITCH FARM
STATION ROAD, KIMBOLTON, CAMBS, PE28 3JN

PROPOSED SITE PLAN - 1 OF 2

SEPTEMBER 2015 1:200 @ A1

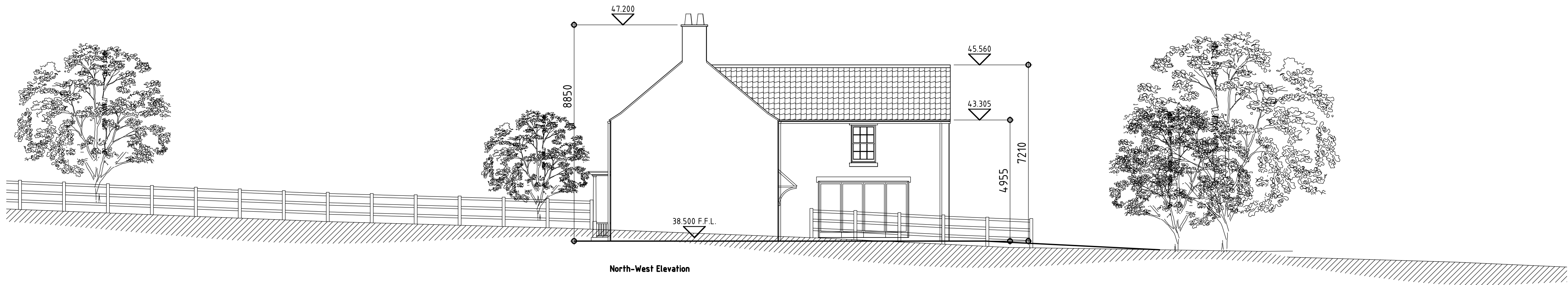
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South-East Elevation



South-West Elevation



North-West Elevation



North-East Elevation

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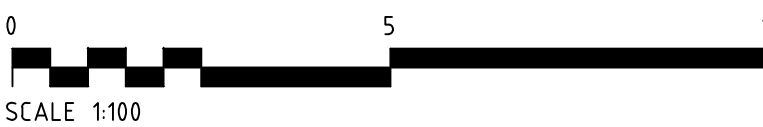
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Client

ARAGON HOUSE STUD

Project

PROPOSED CHANGE OF USE, ALTERATIONS TO
EXISTING BARNES & NEW STUD MANAGERS HOUSE
ARAGON HOUSE STUD, WORNDITCH FARM
STATION ROAD, KIMBOLTON, CAMBS, PE28 0JN

Drawing

PROPOSED ELEVATIONS

Date

SEPTEMBER 2015

Scale

1:250 @ A1

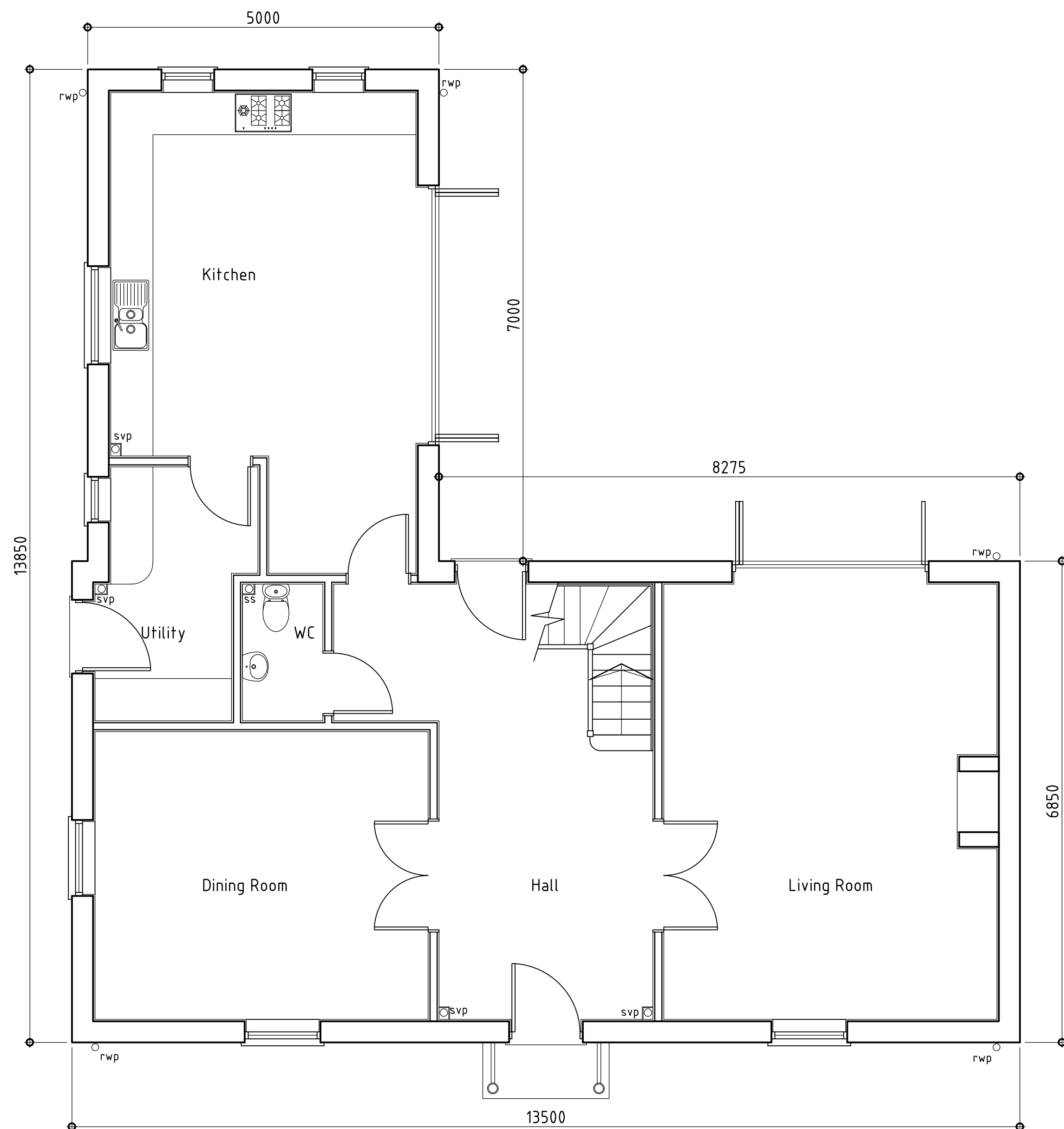
Project No.

3684

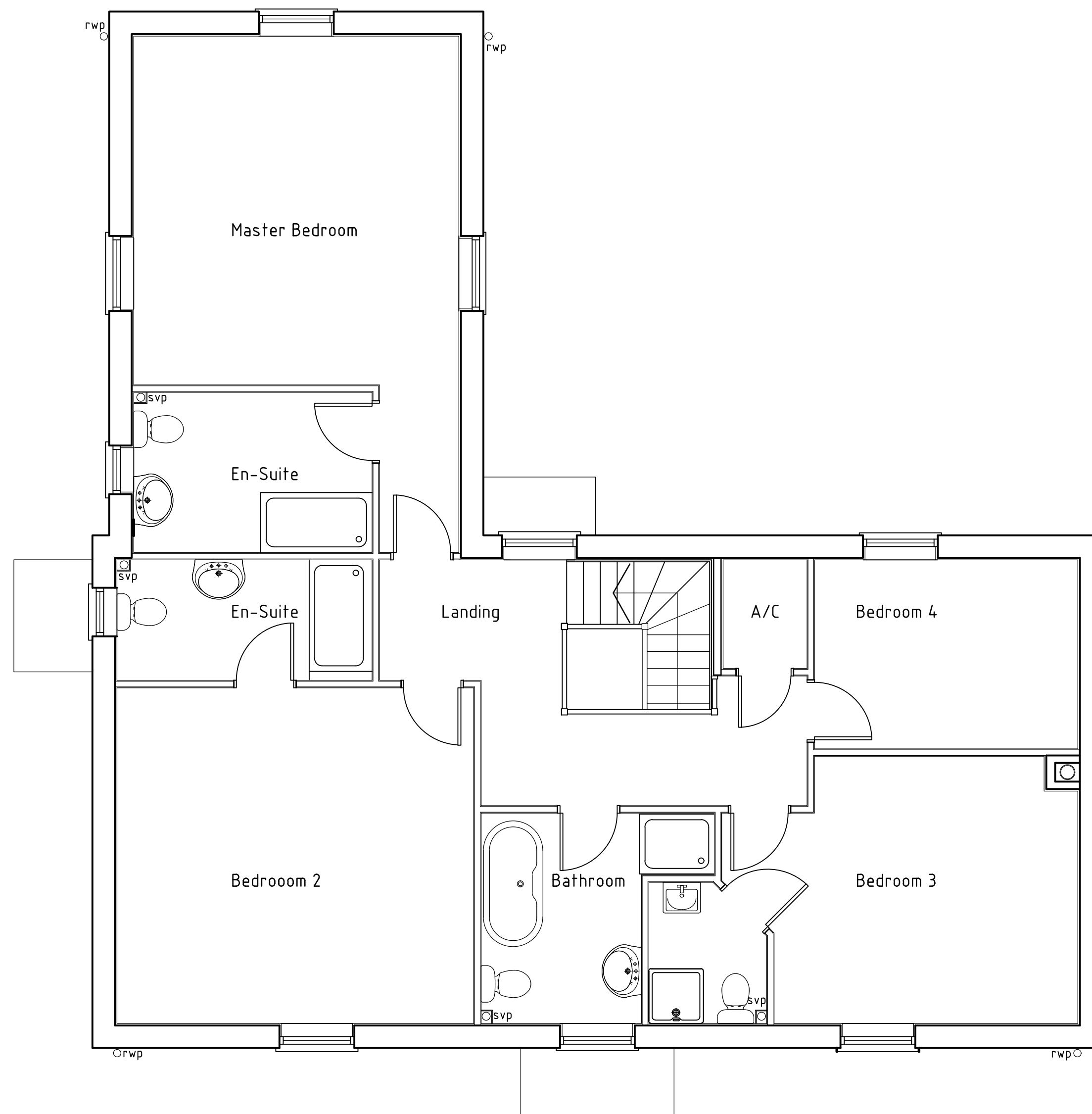
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P005

Revision

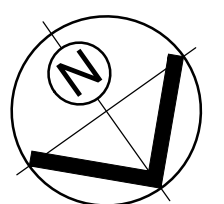


GROUND FLOOR PLAN



FIRST FLOOR PLAN

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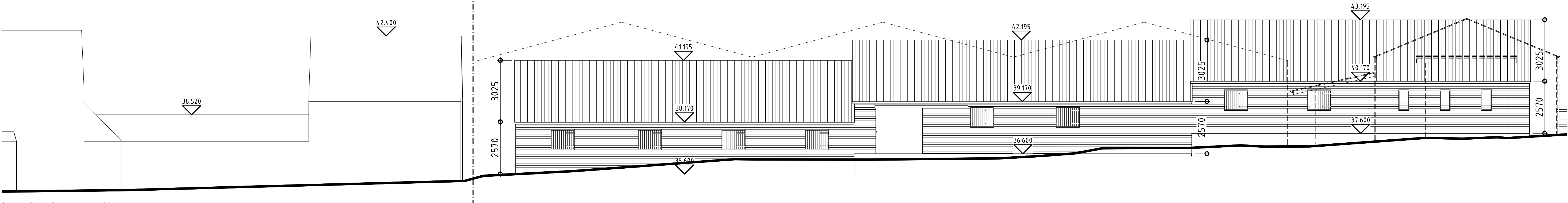
Client		
ARAGON HOUSE STUD		
Project		
PROPOSED CHANGE OF USE, ALTERATIONS TO EXISTING BARNs & NEW STuD MANAGERS HOUSE ARAGON HOUSE STuD, WORNDITCH FARM STATION ROAD, KIMBOLTON, CAMBS, PE28 0JN		
Drawing		
PROPOSED GROUND AND FIRST FLOOR PLANS		
Date	Scale	
SEPTEMBER 2015	1:50 @ A1	
Project No.	Drawing No.	Revision
3684	P004	

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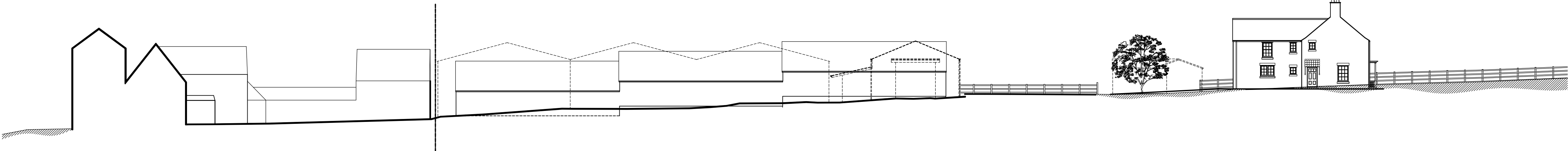
Wornditch Farm House Aragon House Stud



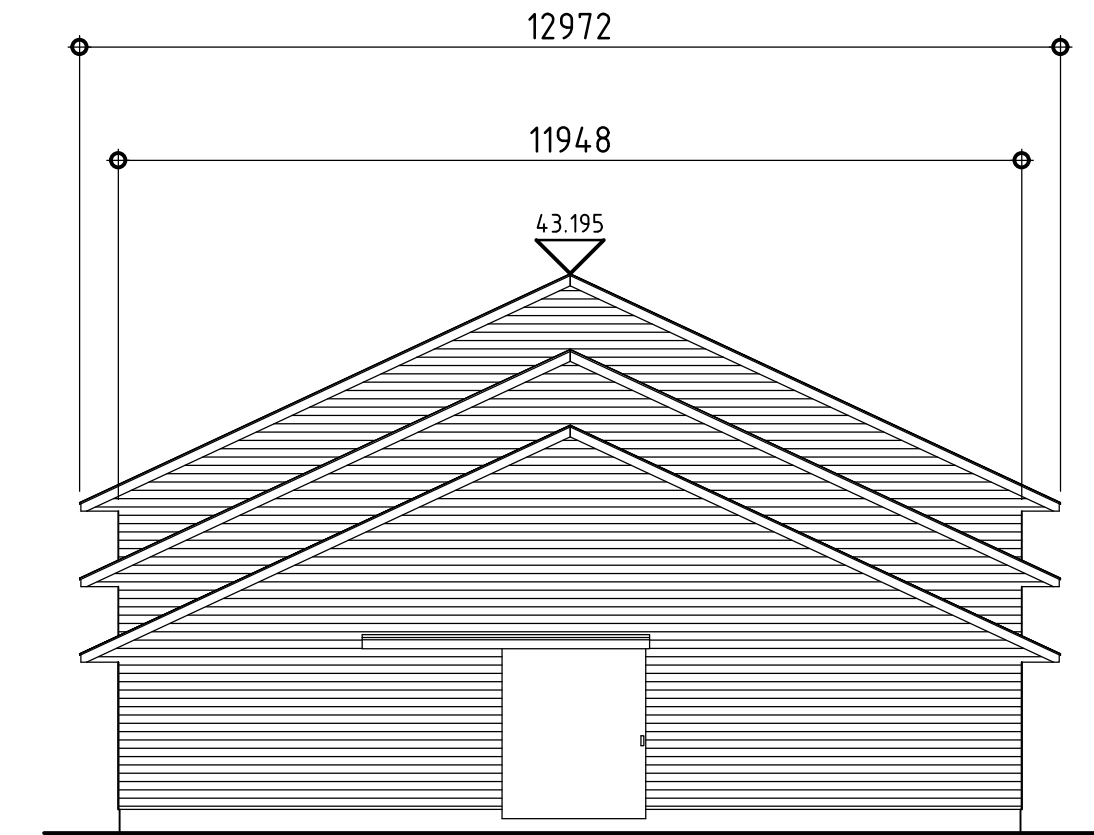
South East Elevation 1:100



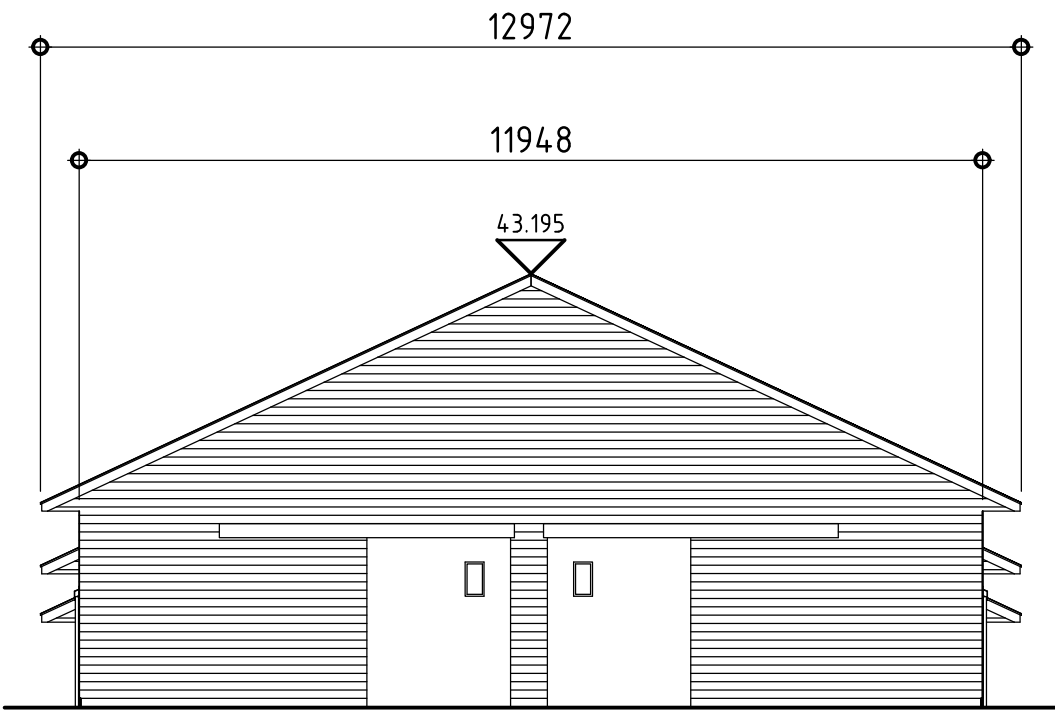
South East Elevation 1:100



South East Elevation 1:250



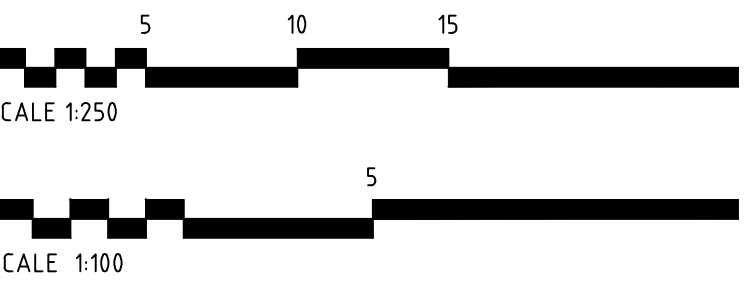
South West Elevation 1:100



North East Elevation 1:100

Fiber cement shi lap cladding
to the exterior of the building
in a light brown stain

25 degree roof pitch



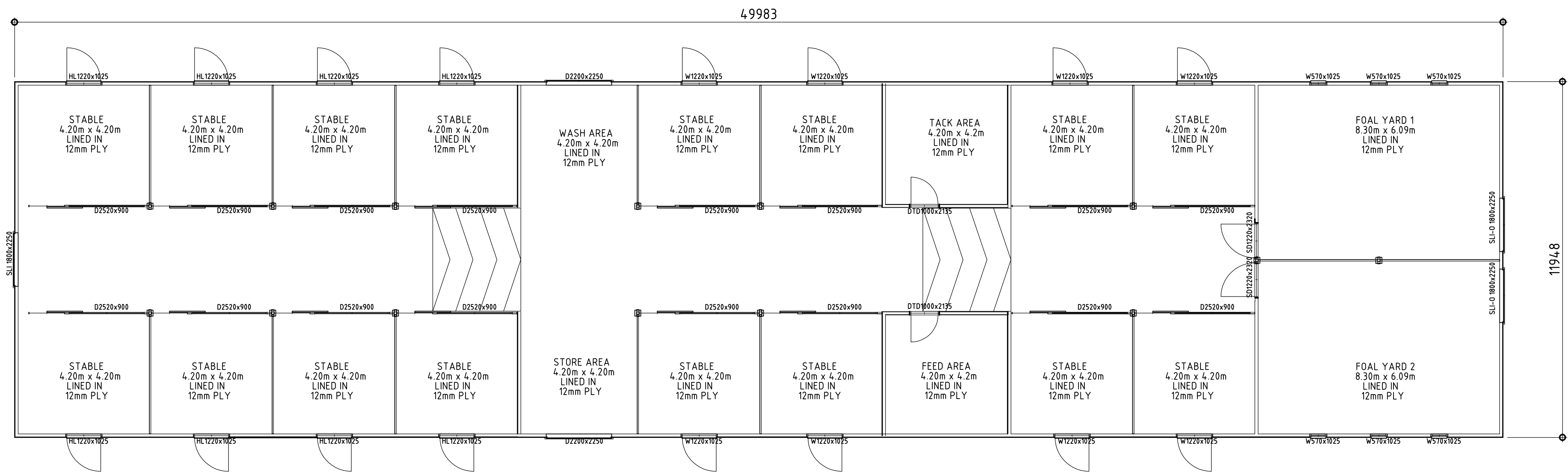
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Client		
ARAGON HOUSE STUD		
Project		
PROPOSED CHANGE OF USE, ALTERATIONS TO EXISTING BARN & NEW STUD MANAGERS HOUSE ARAGON HOUSE STUD, WORNDITCH FARM STATION ROAD, KIMBOLTON, CAMBS, PE28 0JN		
Drawing		
PROPOSED BARN ALTERATION ELEVATIONS 1 OF		
Date	Scale	
SEPTEMBER 2015	1:100 & 1:250 @ A1	
Project No.	Drawing No.	Revision
3684	P006	

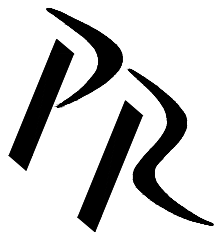
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Proposed Barn Alteration Plan



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Client

ARAGON HOUSE STUD

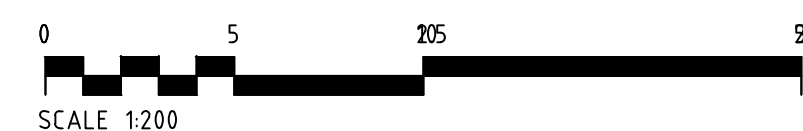
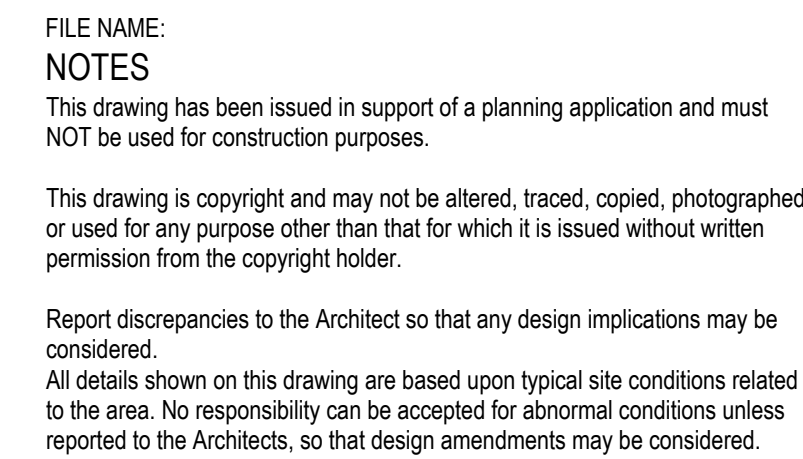
Project

PROPOSED CHANGE OF USE, ALTERATIONS TO EXISTING BARNs & NEW STUD MANAGERS HOUSE
ARAGON HOUSE STUD, WORNDITCH FARM
STATION ROAD, KIMBOLTON, CAMBS, PE28 0JN

Drawing

PROPOSED BARN ALTERATION PLAN

Date	Scale	
SEPTEMBER 2015	1:100 @ A1	
Project No.	Drawing No.	Revision
3684	P008	



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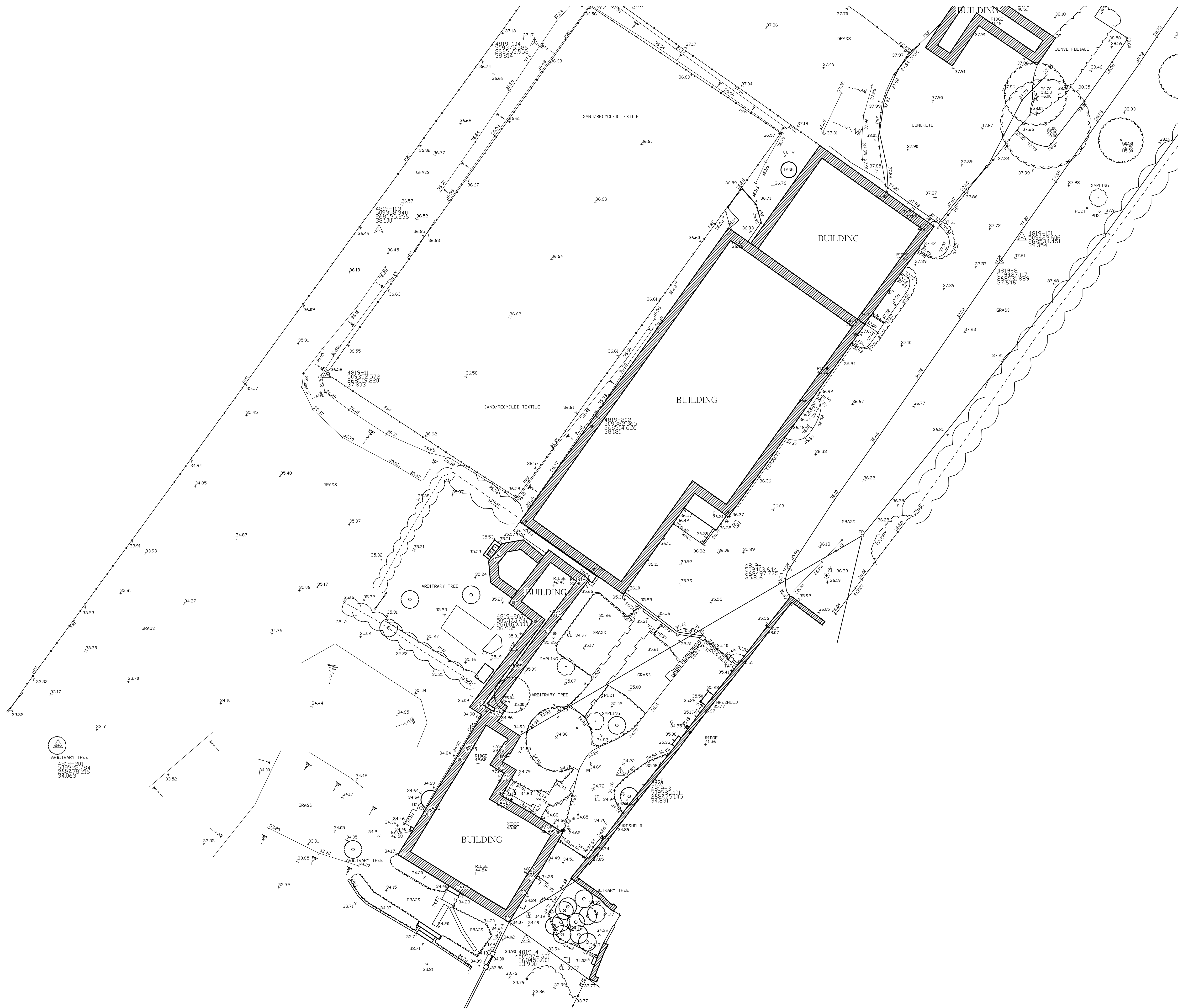
Client

ARAGON HOUSE STUD

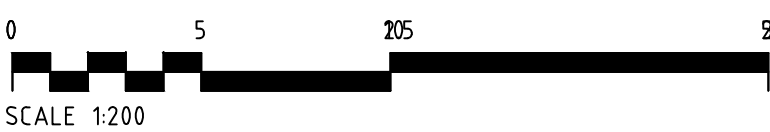
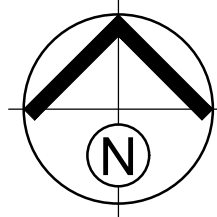
Project

PROPOSED CHANGE OF USE, ALTERATIONS TO
EXISTING BARNs & NEW STUD MANAGERS HOUSE
ARAGON HOUSE STUD, WORNDITCH FARM
STATION ROAD, KIMBOLTON, CAMBS, PE28 0JN

Date SEPTEMBER 2015		Scale 1:200 @ A1	
Project No. 3684		Drawing No. P002	Revision

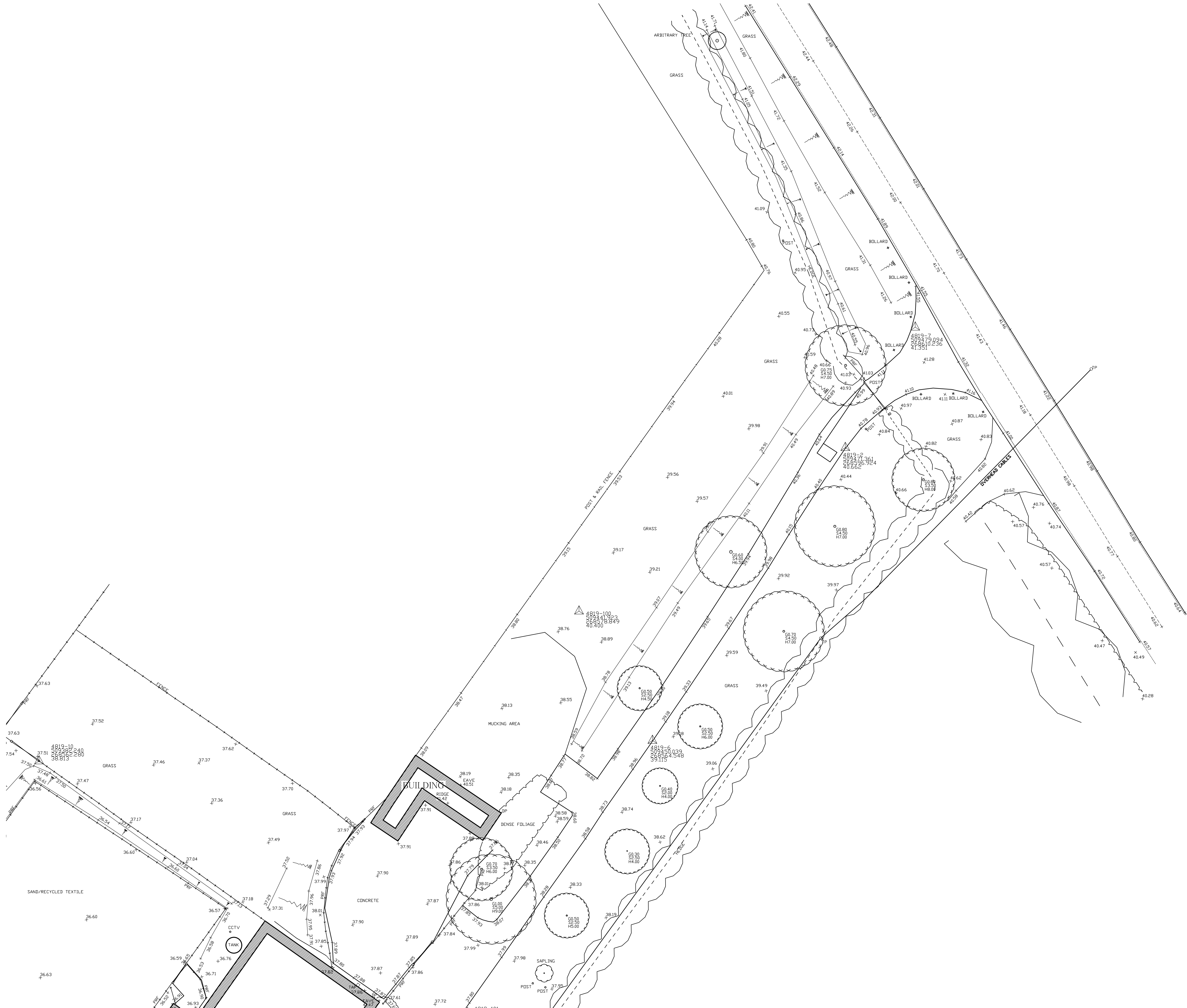


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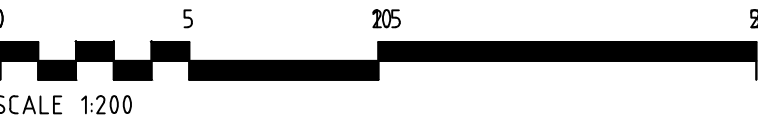
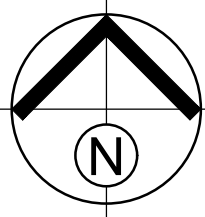


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ARAGON HOUSE STUD		
Project		
PROPOSED CHANGE OF USE, ALTERATIONS TO EXISTING BARNs & NEW STUD MANAGERS HOUSE ARAGON HOUSE STUD, WORNDITCH FARM STATION ROAD, KIMBOLTON, CAMBS, PE28 0JN		
Drawing		
EXISTING SITE PLAN - 2 OF 2		
Date		
SEPTEMBER 2015		Scale
		1:200 @ A1
Project No.	Drawing No.	Revision
3684	S002	



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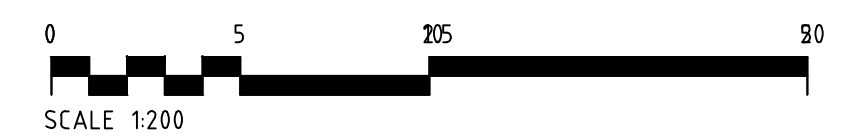
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Project		
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Drawing		
EXISTING SITE PLAN - 1 OF 2		
Date		
SEPTEMBER 2015		Scale
		1:200 @ A1
Project No.		Drawing No.
3684		S001
		Revision

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Client

ARAGON HOUSE STUD

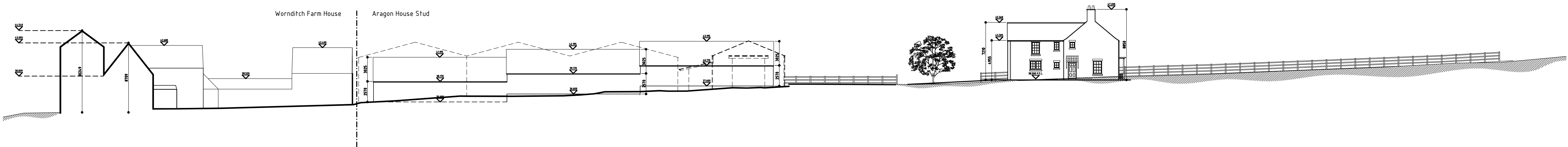
PROPOSED SITE PLAN - 1 OF 2

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Project No.		Drawing No.		Revision	
3684		P001			

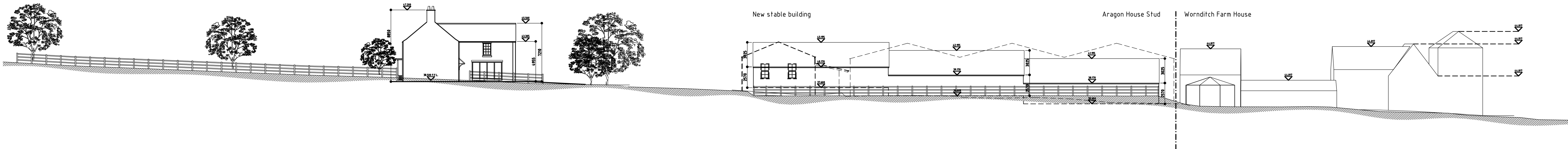
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SECTION A-A



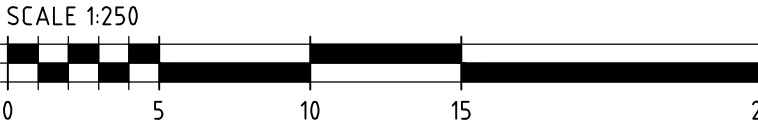
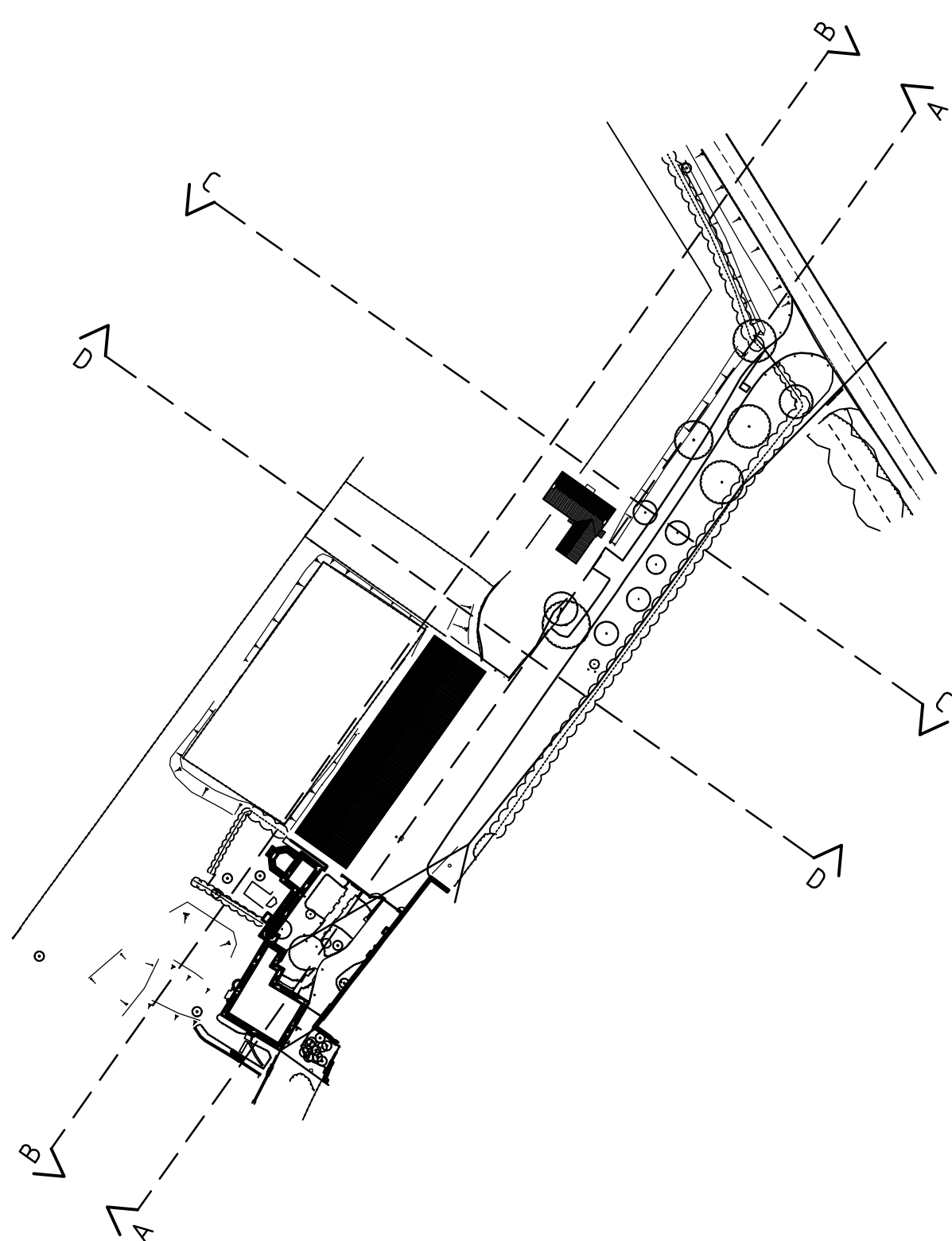
SECTION B-B



SECTION C-C



SECTION D-D



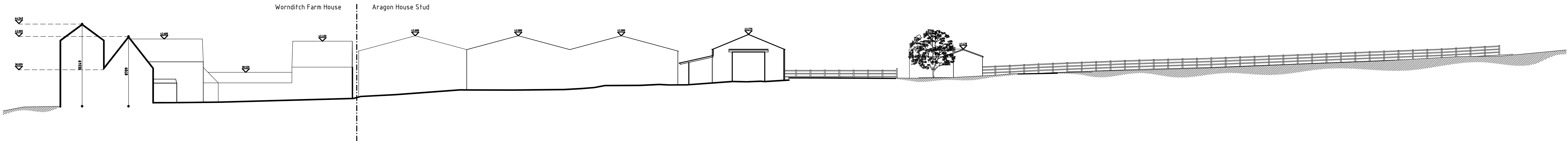
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PROPOSED CHANGE OF USE, ALTERATIONS TO EXISTING BARNES & NEW STUD MANAGERS HOUSE ARAGON HOUSE STUD, WORNDITCH FARM STATION ROAD, KIMBOLTON, CAMBS, PE28 0JN		
Drawing		
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Date		Scale
SEPTEMBER 2015		1:250 @ A1
Project No.	Drawing No.	Revision
3684	P003	

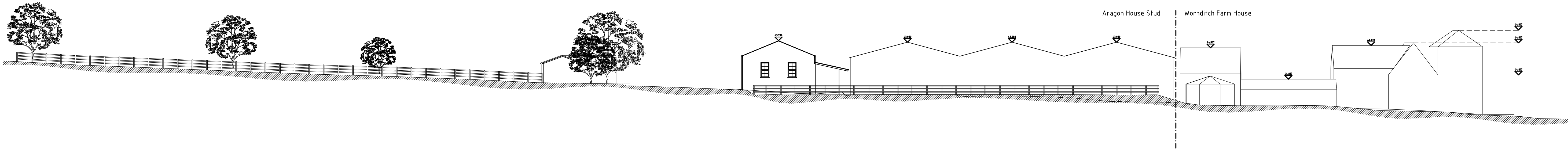
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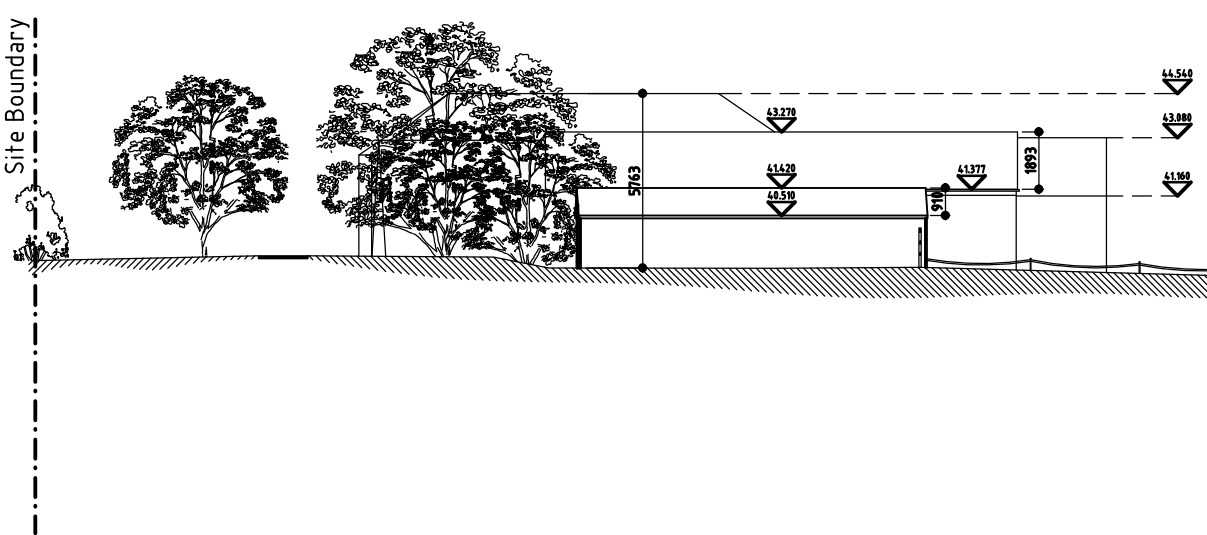
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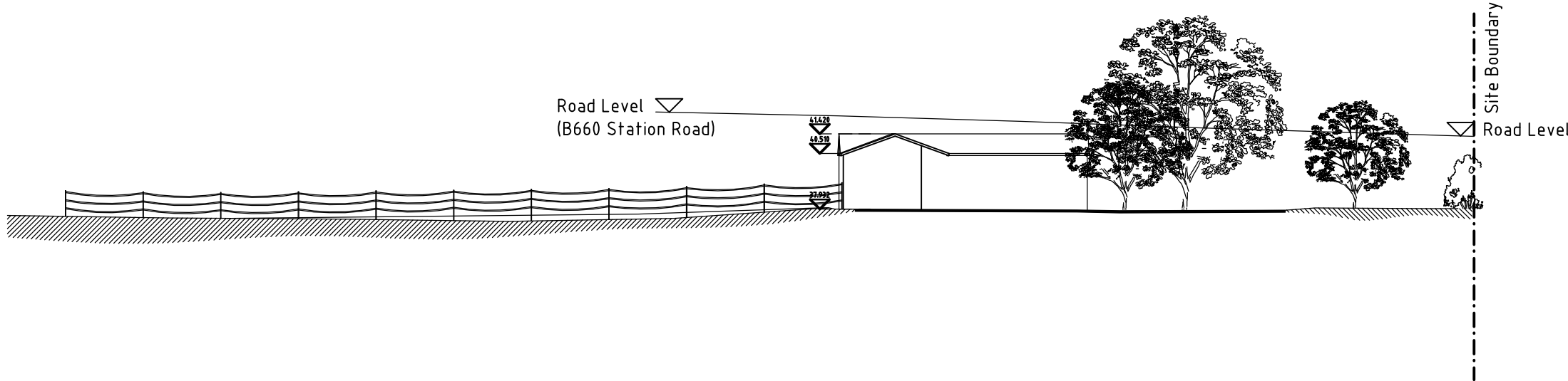
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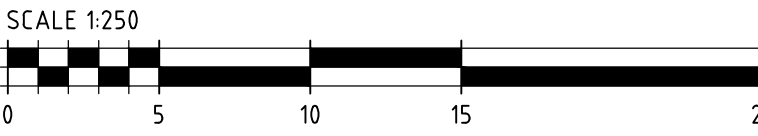
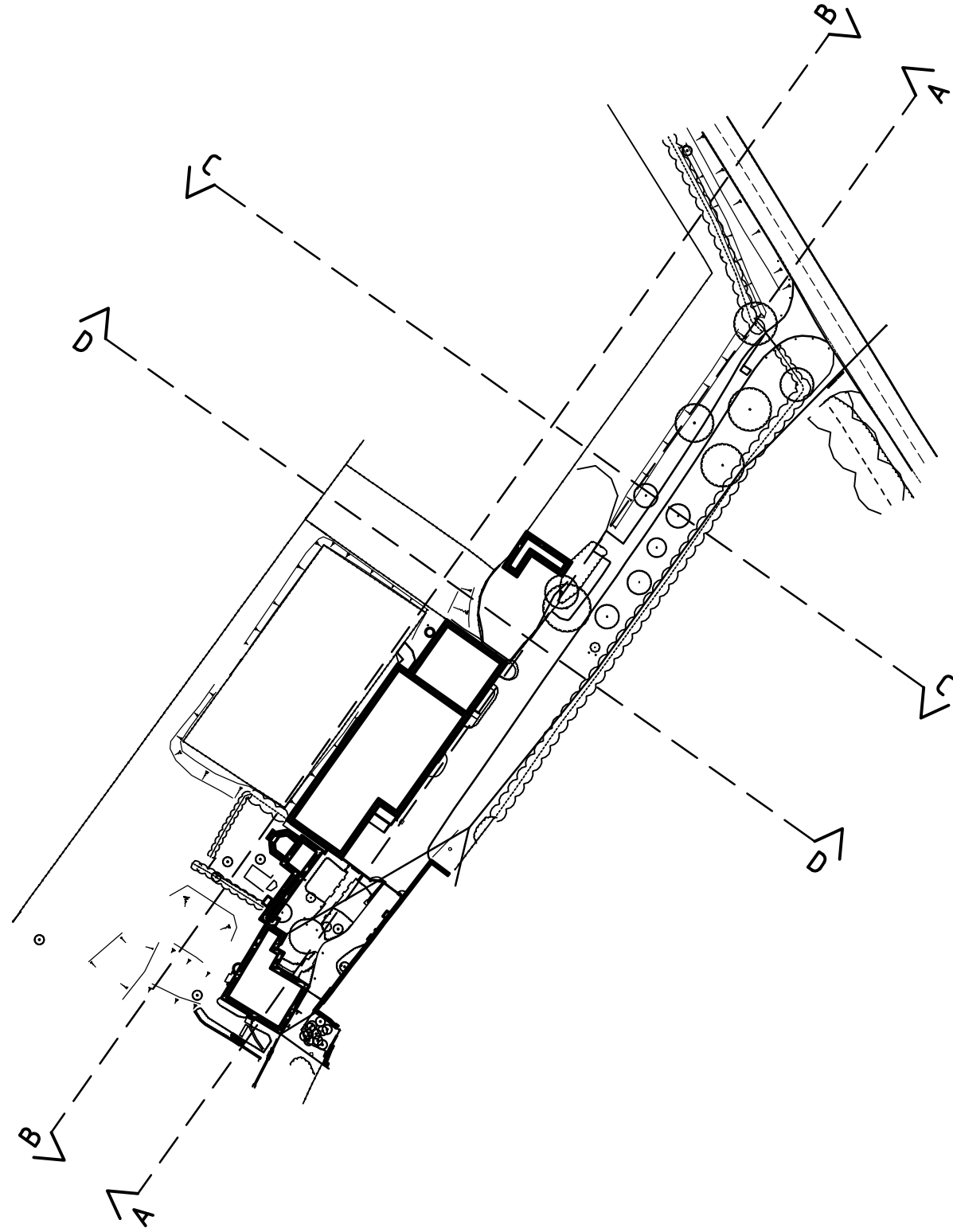
SECTION B-B



SECTION C-C



SECTION D-D



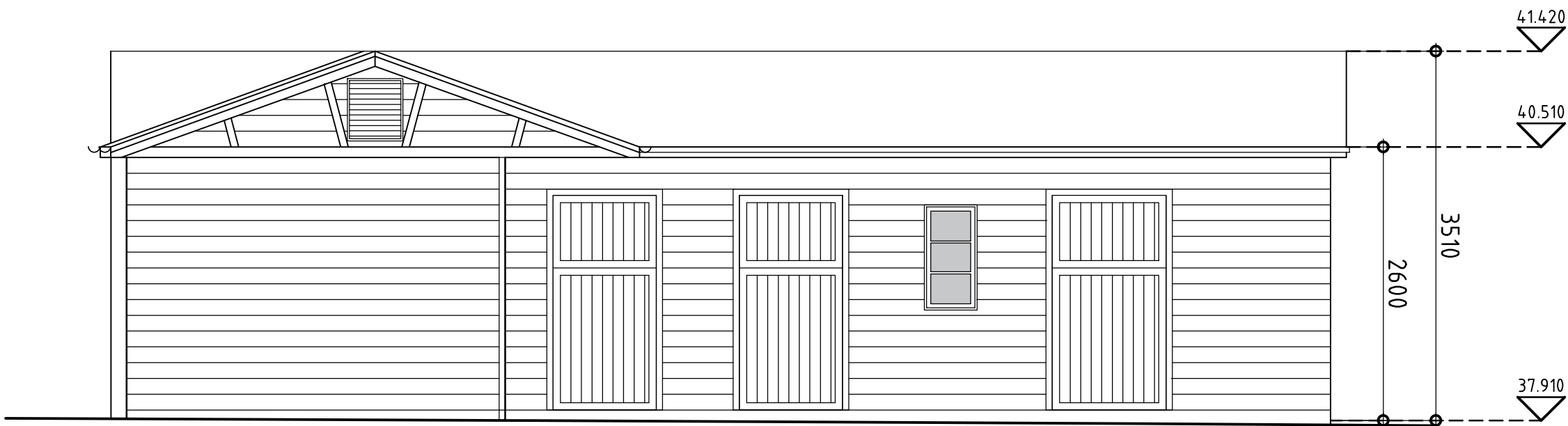
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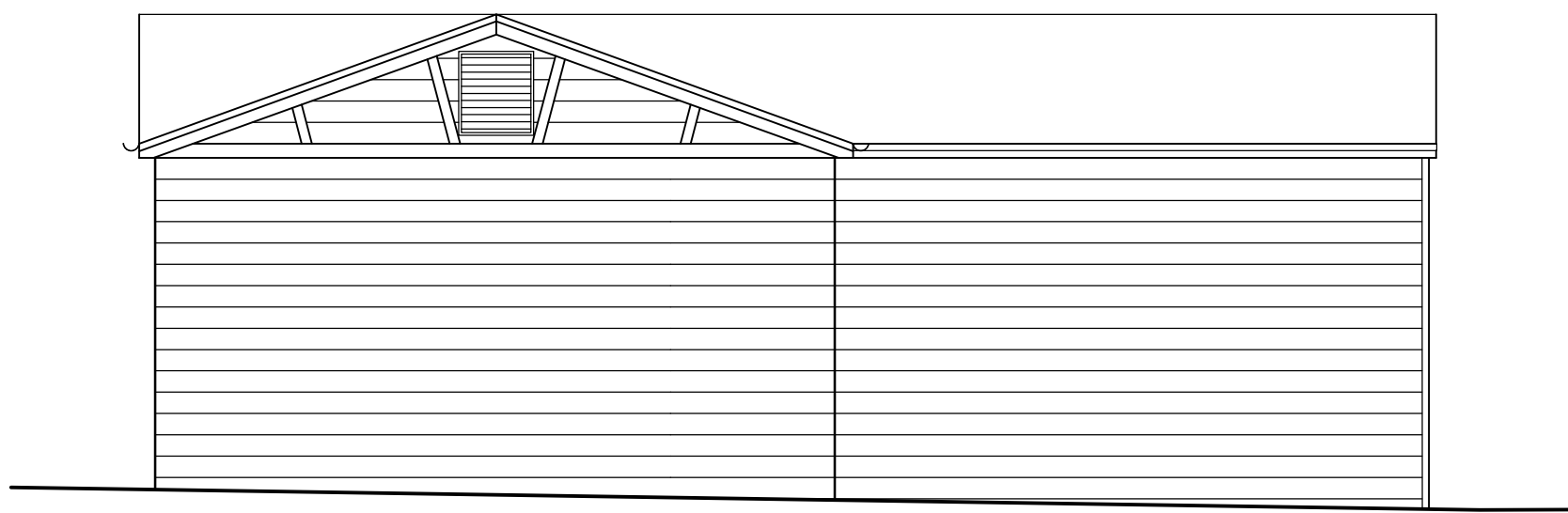
Project
PROPOSED CHANGE OF USE, ALTERATIONS TO EXISTING BARNS & NEW STUD MANAGERS HOUSE ARAGON HOUSE STUD, WORNDITCH FARM STATION ROAD, KIMBOLTON, CAMBS, PE28 0JN

Drawing
EXISTING SITE SECTIONS

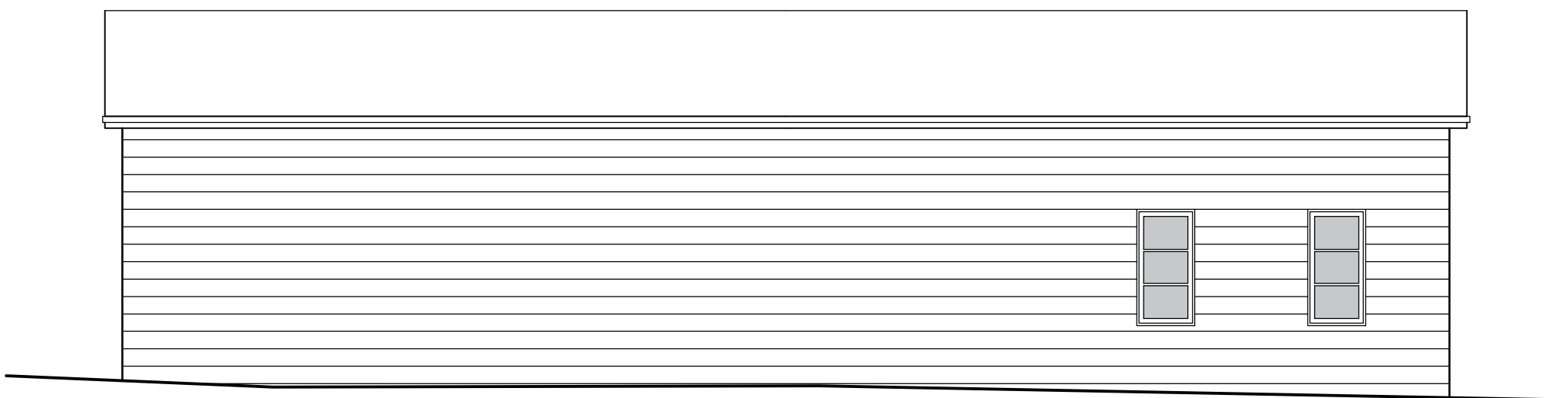
Date	Scale	
SEPTEMBER 2015	1:250 @ A1	
Project No.	Drawing No.	Revision
3684	S003	



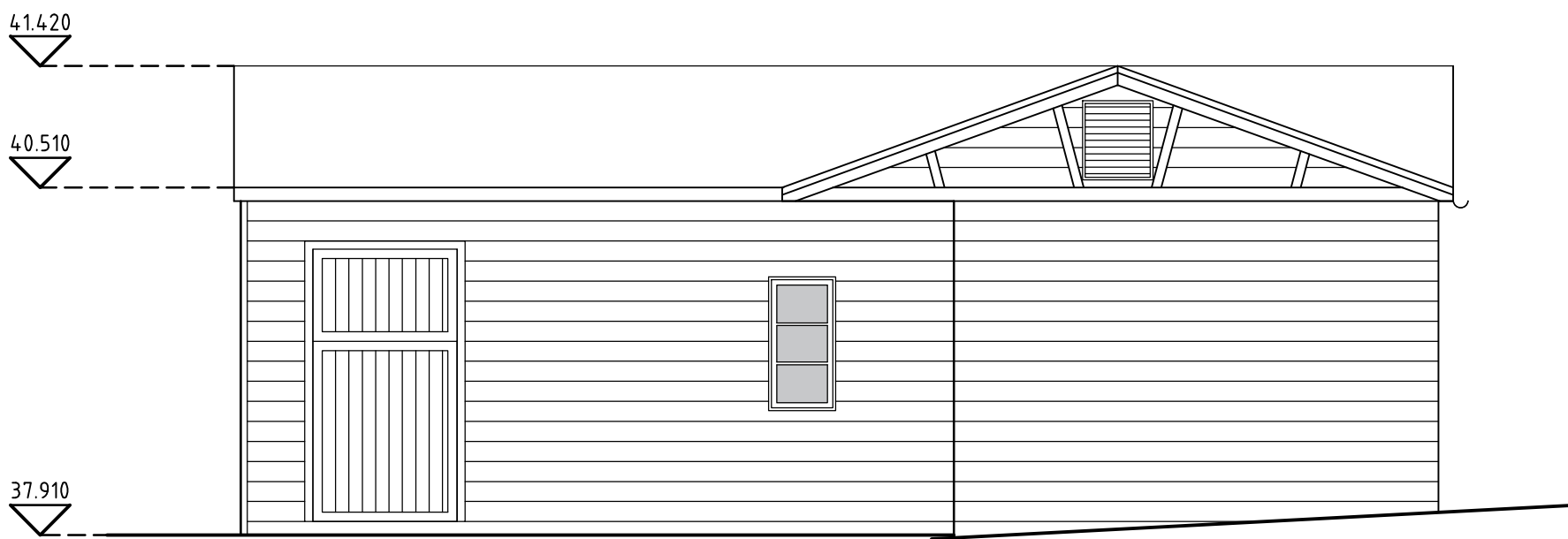
South-West Elevation



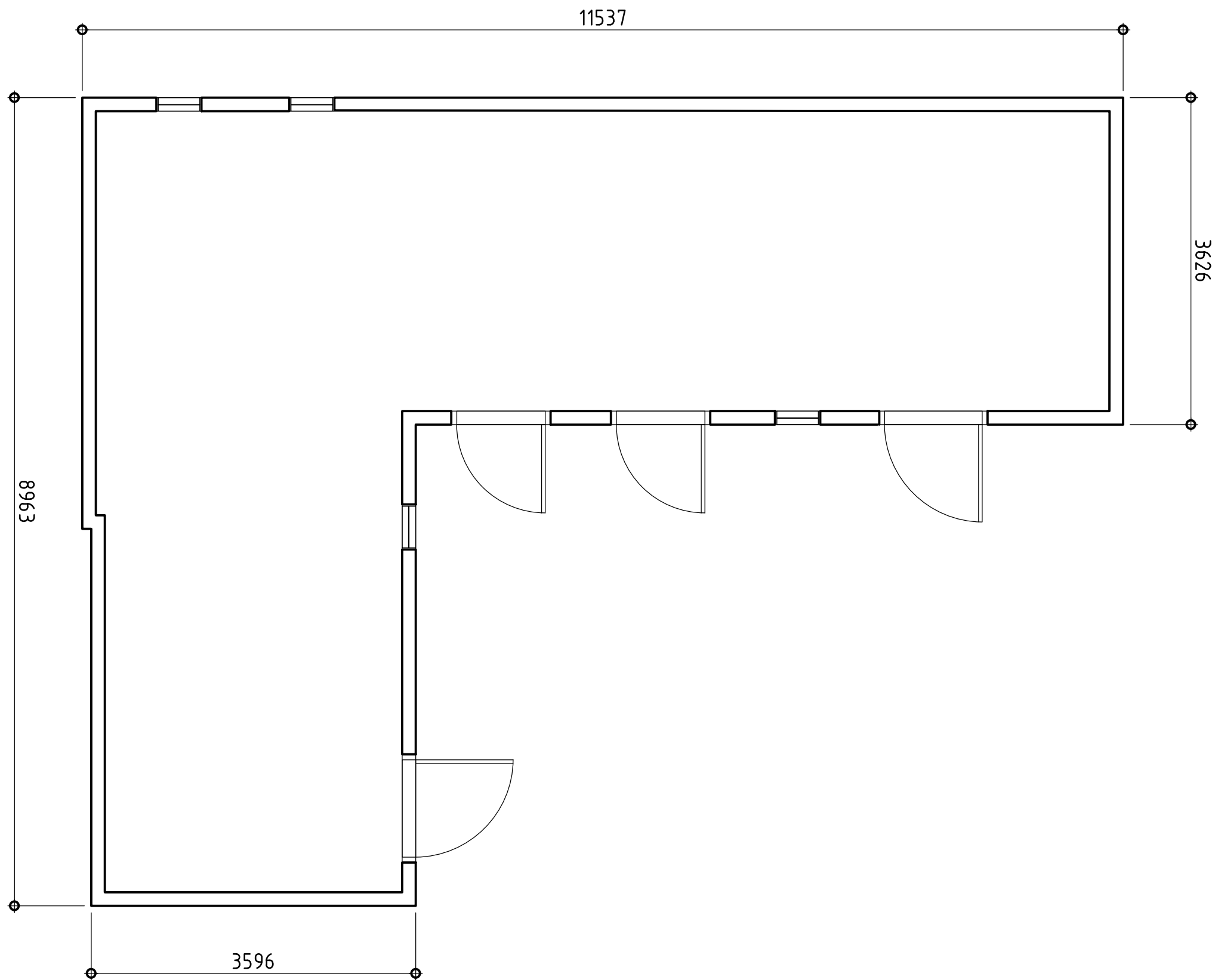
North-West Elevation



North-East Elevation



South-East Elevation

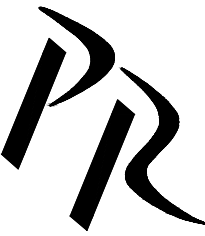
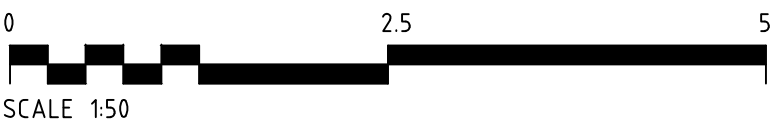
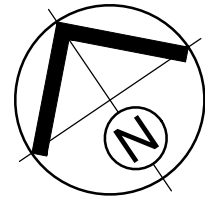


Plan

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ARAGON HOUSE STUD

Project
PROPOSED CHANGE OF USE, ALTERATIONS TO
EXISTING BARNS & NEW STUD MANAGERS HOUSE
ARAGON HOUSE STUD, WORNDITCH FARM
STATION ROAD, KIMBOLTON, CAMBS, PE28 0JN

Drawing
EXISTING TIMBER STABLE TO BE DEMOLISHED

Date
SEPTEMBER 2015

Scale
1:50 @ A1

Project No.
3684

Drawing No.
S004

Revision

Wornditch Farm

Application for new equestrian breeding centre and manager's dwelling. October 2015

Design and Access Statement

Wornditch Farm is to the North West of Kimbolton, just outside the village and not within the conservation area.

The farm is sited centrally between and is accessed from both Tilbrook Road (B645) to the South and Station Road (B660) to the North.

The B660 links Kimbolton with the A14 four miles to the North, from where further links to the A1, M1, M6 and M11, provide connections to Cambridge, Birmingham, London and the North.

Nearby Huntingdon, on the Great Northern Line, provides rail links to Peterborough, Ely, Cambridge, Stevenage and London King's Cross

Wornditch Farmhouse is a Grade II listed 17th and 18th century farmhouse with adjoining 19th century garden range. The Granary is late 17th century and is also Grade II listed. The buildings highlighted in blue are the historic buildings still present at Wornditch Farm today.

In addition to the main residence, Wornditch Farm consists of stables, manège, barns and paddock land. The barns were built between 1970 and 1980, the manège was added in 2012. The modern buildings are detached from the Listed buildings and were constructed after 1st July 1948 and are therefore outside of the listed buildings curtilage.

A topographical survey of the site has been completed. The ground slopes down toward the South West. Wornditch Farm House is sited approximately 175m from Station Road. In this location the ground level is approximately 7.2m lower than the ground level at the entrance from Station Road.

The River Kym passes through the farm from the North West to South East. The river flows through Kimbolton and joins the Great Ouse at St Neots. Though the river has the potential to flood, only the land to the South of the Farm House is at risk, the Farm House and all buildings and land to the North are protected by the topography of the site.

The applicant has prepared Aragon House Stud Business Plan in support of this application. The business plan describes the requirement to adapt Wornditch Farm in order to return the business from Germany to Huntingdonshire and allow for growth that will also benefit the local economy and community.

Planning Policy

Paragraph 55 of the national Planning Policy Framework includes the following ; To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- the essential need for a rural worker to live permanently at or near their place of work in the countryside; or
- where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
- where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or

Involvement

This planning application has been prepared after pre application consultation with planning officers including Mr McCurdy, Mr Moffatt and Ms Nash. The previous application was refused for reasons that the design of the dwelling was not considered appropriate and the business case had not been fully considered. This application includes an amended house design and further explanation of the Business case.

It has also been guided by the written response provided by Huntingdonshire District Council against pre-application enquiry Case Ref. 1207112PENQ.

We have discussed our proposal in an on-site meeting with Jonathan Gray District Councillor for Kimbolton and Staughton, who in turn has discussed the future of Wornditch Farm and Aragon House Stud in an informal meeting with Andy Moffat. The outcome of both meetings have also informed our design proposal.

Justification

Aragon House Stud wants to bring this very specialist business, breeding international class dressage horses, back to Wornditch from Germany, where, in order to reduce business costs during its formative years, it has been located since 2012. Kimbolton is where the owner/manager lives.

This business is concerned with a very niche part of the horse breeding industry . It is concerned with Breeding horses for top level dressage events , including for the Great Britain senior and junior Teams and with the ambition of the offspring appearing in Olympic Games. There are very few such breeders and a very deep understanding of this specialist industry is required.

The business case has taken about 5 years to prove (this is a long term business with sometimes greater than 5 years from covering of a mare to the sale of an animal) but now the business is fully trading. Providing costs are contained the business is fully viable.

The business will use local suppliers of feedstock, veterinary services , farriers, animal dentists, trainers etc. It will create employment and help the local economy.

But to work at Wornditch the business needs more efficient buildings and lower overheads. The estimated investment cost to achieve this is about £300- £350 thousand pounds.

There are three elements necessary to achieve this;

1) The barns; These need remodeling to provide very safe and hygienic conditions for the mares and foals. The facility needs to impress the international equine industry when they arrive to inspect the stock.

2) The current listed building farmhouse needs to be excluded from the business; this has about 700 sq metres of floorspace with utility bills alone of over £25,000 last year. It is also in need of constant expensive repairs. It is far too large and expensive to run as the own managers home, and drains finance from the business. It is not tied to the surrounding farmland.

The importance of this farmhouse as a listed building is understood, but it is of little value to the business. The proposed demolition of part of the immediately adjoining modern utilitarian barn will , we consider , significantly improve its setting, and allow a new owner to be found who will want to nurture the qualities of the property. The proposal therefore offers a gain in improving the setting of the listed farmhouse.

3) The manager must be on site. The owner/manager of the business must live on site since breeding mares and foals , especially at this highly specialize level, require 24 hour attention and care . They are very valuable and vulnerable. A mare or foal in distress needs to be attended to immediately. Monitoring equipment will connect the stables to the managers house. This business simply can not operate without permanent on site presence.

The new house (about a third the size of the existing farmhouse) has been carefully designed to fit in with the existing collection of farm buildings and the landscape . We are also happy to have a condition requiring a detailed landscaping scheme which can extend onto surrounding land owned by the applicant.

In summary the scheme;

- is based around an existing group of farm buildings,
- brings additional employment,, and supports the local economy
- benefits the listed building,
- needs an onsite permanent presence
- will harm no one.

The business plan and supporting accounts are submitted confidentially and are commercially sensitive documents which should not be available for public consumption.

Design

Use

This planning application proposes alteration of the existing barns to provide stables (highlighted in red), a new dwelling associated with Aragon House Stud, to be occupied by the Stud Manager and their family and a change of use of the application site area to commercial Stud use.Amount

The existing Manège (1,250 sq/m) and existing barns (882 sq/m) will have a change of use to commercial Stud use, which does not fall under any specific use class and is typically regarded to be sui generis.

The proposed new Stud Managers House will be a detached two storey dwelling

Layout

The modern farm buildings are to be altered to provide stables. The existing timber stable, detached from the main group is to be demolished.

The new Stud Managers House is to be built immediately to the North East of the 'L' shaped timber stables. The timber stables are part of the modern farm building group to be demolished. The chosen location alongside the private drive, between the stables and Station Road, would provide security for the stud and Wornditch farm house.

Scale

The existing 1970's steel barns and brick barn cover an area of 881.8sq/m. The range of buildings are 53.2 metres long, the smallest barn is 14 metres wide, the largest barns are 18.5 metres wide. The barns have an eaves height of 41.16 metres ODN and a ridge height of 43.27 ODN.

The alterations will consist of removal of the roof and wall cladding and a reduction in the eaves and ridge height.

The south-west elevation of the existing steel barn is to be relocated 1.85 metres further away from the listed Granary, to increase separation to 2.6 metres. Two thirds of the South East elevation of the existing steel barn is to be relocated 4.5m further back to fall into alignment with the reaming one third revealing more of the listed buildings upon approach.

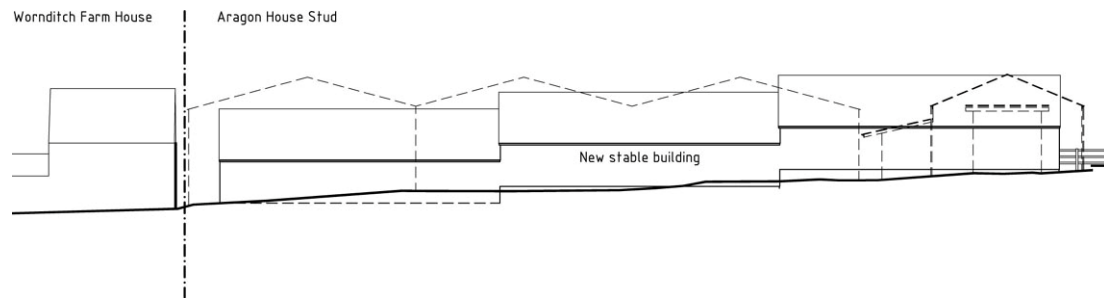
The floor level will be build up and stepped , with the centre section floor level, level with the existing manège. The ridge at the upper level is 43.2 ODN, a similar level to the existing ridge. The new ridge steps down as it approaches the listed Granary, where the ridge height will be 41.2m ODN, approximately 2 metres below that of the existing ridge. The eaves height will be 38.17m ODN, approximately 3 metres below that of the existing eaves.

The reduced height of the barn will further reveal the listed Granary. The altered building will not dominate the setting as it currently does.

Landscaping

The alterations to the existing barns are designed to work with the existing site levels. No domestic planting scheme is proposed.

The ground around the proposed new dwelling will be re-graded in some areas. No domestic planting scheme is proposed.



Appearance

The altered barn will be finished externally with rough sawn featheredge horizontal cladding in a light brown stain, with fibre cement roof tiles in grey.

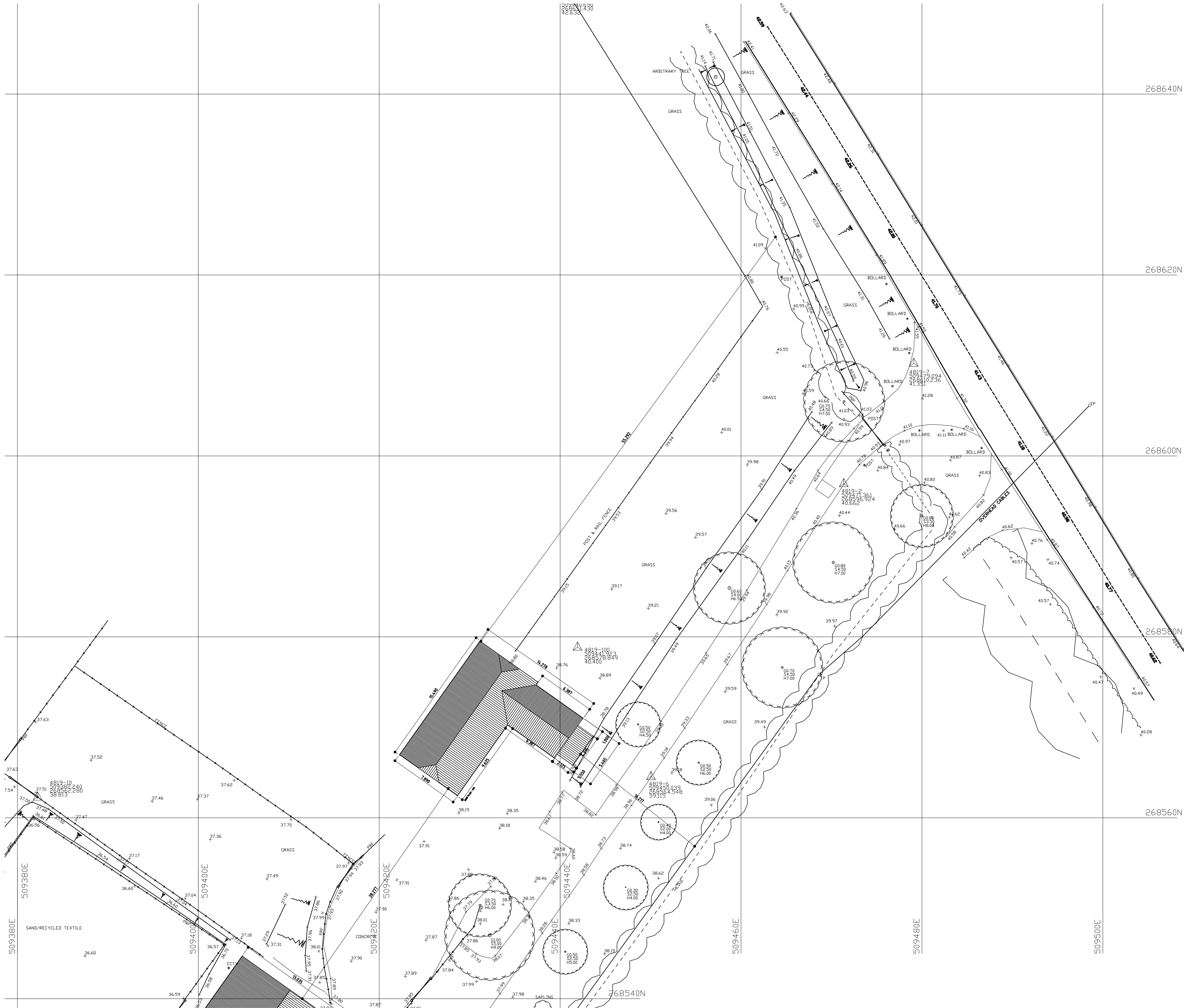
The stud manager's house is designed to appear as a traditional brick farmhouse. The roof will be finished with clay pantiles.

Access

The side access to the centre section of the altered barn will be at ground and manège level. The upper and lower levels are also accessed at their corresponding ground levels. The new stable building will be internally ramped.

The new Stud Managers House will have level access at the lower and upper ground floor storeys. The lower ground floor has an entrance storey WC in accordance with The Building Regulations Approved Document M , Section 10.

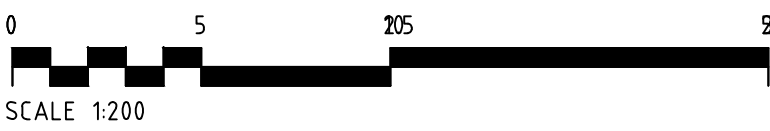
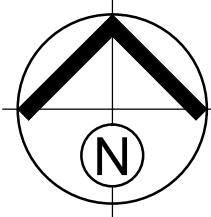
GREEN PAPERS FOLLOW



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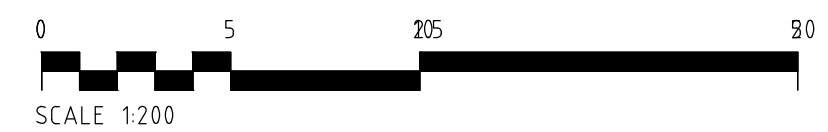
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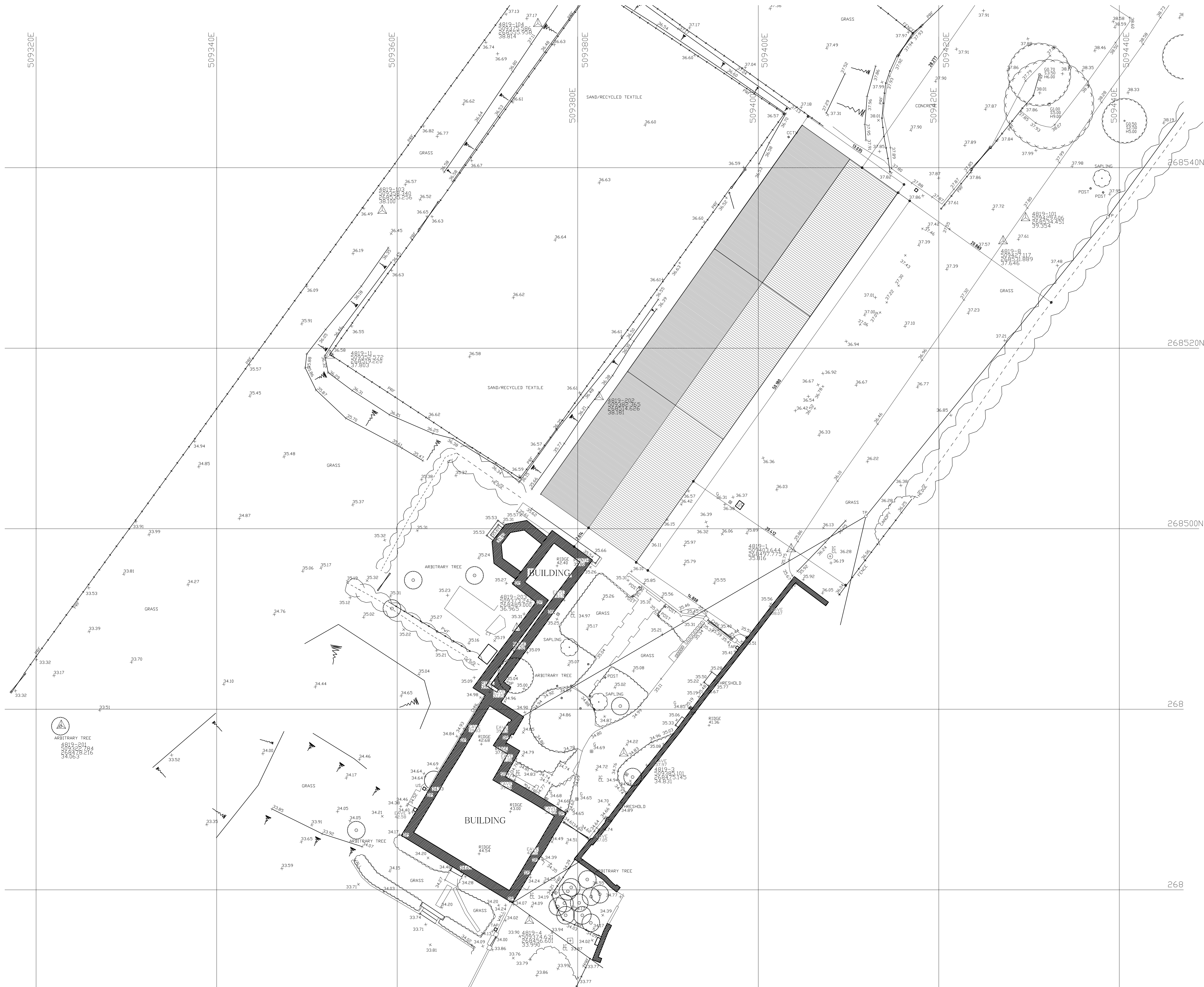


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Client		
ARAGON HOUSE STUD		
Project		
PROPOSED CHANGE OF USE, ALTERATIONS TO EXISTING BARNS & NEW STUD MANAGERS HOUSE ARAGON HOUSE STUD, WORNDITCH FARM STATION ROAD, KIMBOLTON, CAMBS PE28 0JN		
Drawing		
PROPOSED SITE PLAN - 1 OF 2		
Date		
AUGUST 2014		Scale
		1:200 @ A1
Project No.		
3684		Drawing No.
		P01
		Revision



Project No.	Drawing No.	Revision
3684	P02	





SOUTH-EAST ELEVATION



SOUTH-WEST ELEVATION

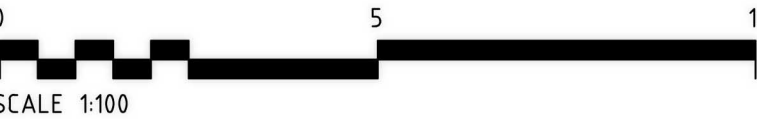


NORTH-WEST ELEVATION



NORTH-EAST ELEVATION

FILE NAME:
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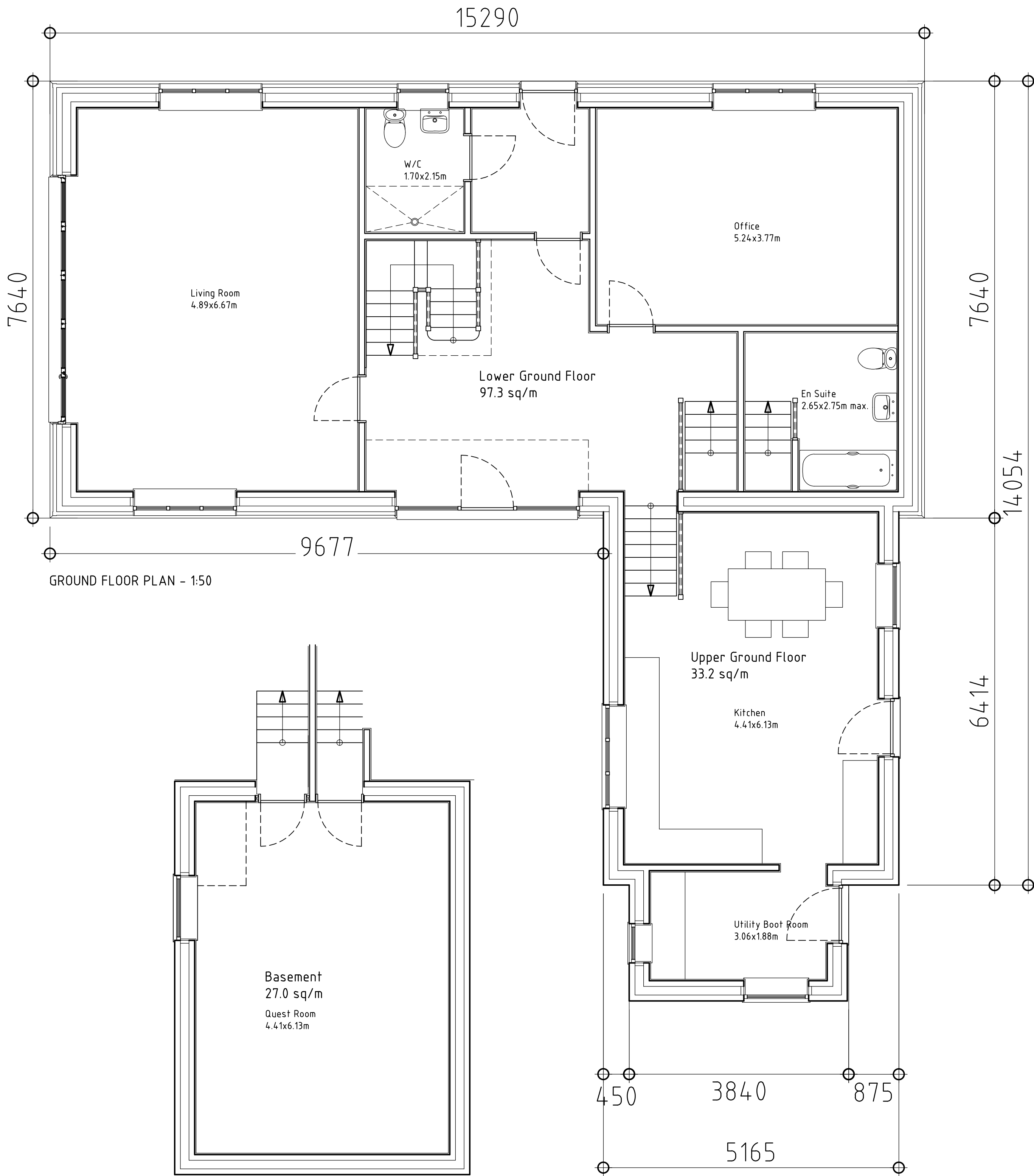
193 LINCOLN ROAD · PETERBOROUGH · PE1 2PL
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Client		
ARAGON HOUSE STUD		
Project		
PROPOSED CHANGE OF USE, ALTERATIONS TO EXISTING BARNES & NEW STUD MANAGERS HOUSE ARAGON HOUSE STUD, WORNDITCH FARM STATION ROAD, KIMBOLTON, CAMBS, PE28 0JN		
Drawing		
PROPOSED ELEVATIONS		
Date	Scale	
AUGUST 2014	1:100 @ A1	
Project No.	Drawing No.	Revision
3684	P05	

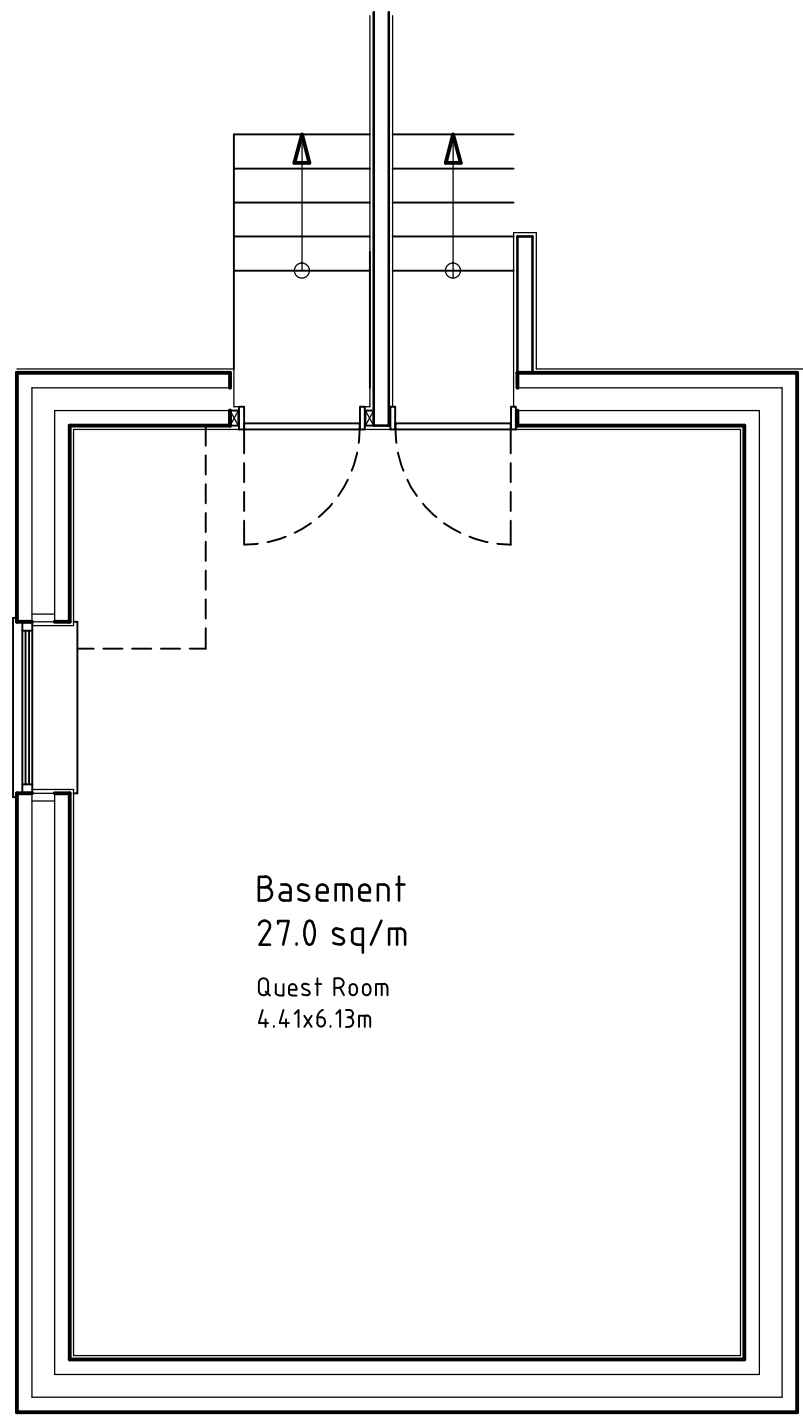
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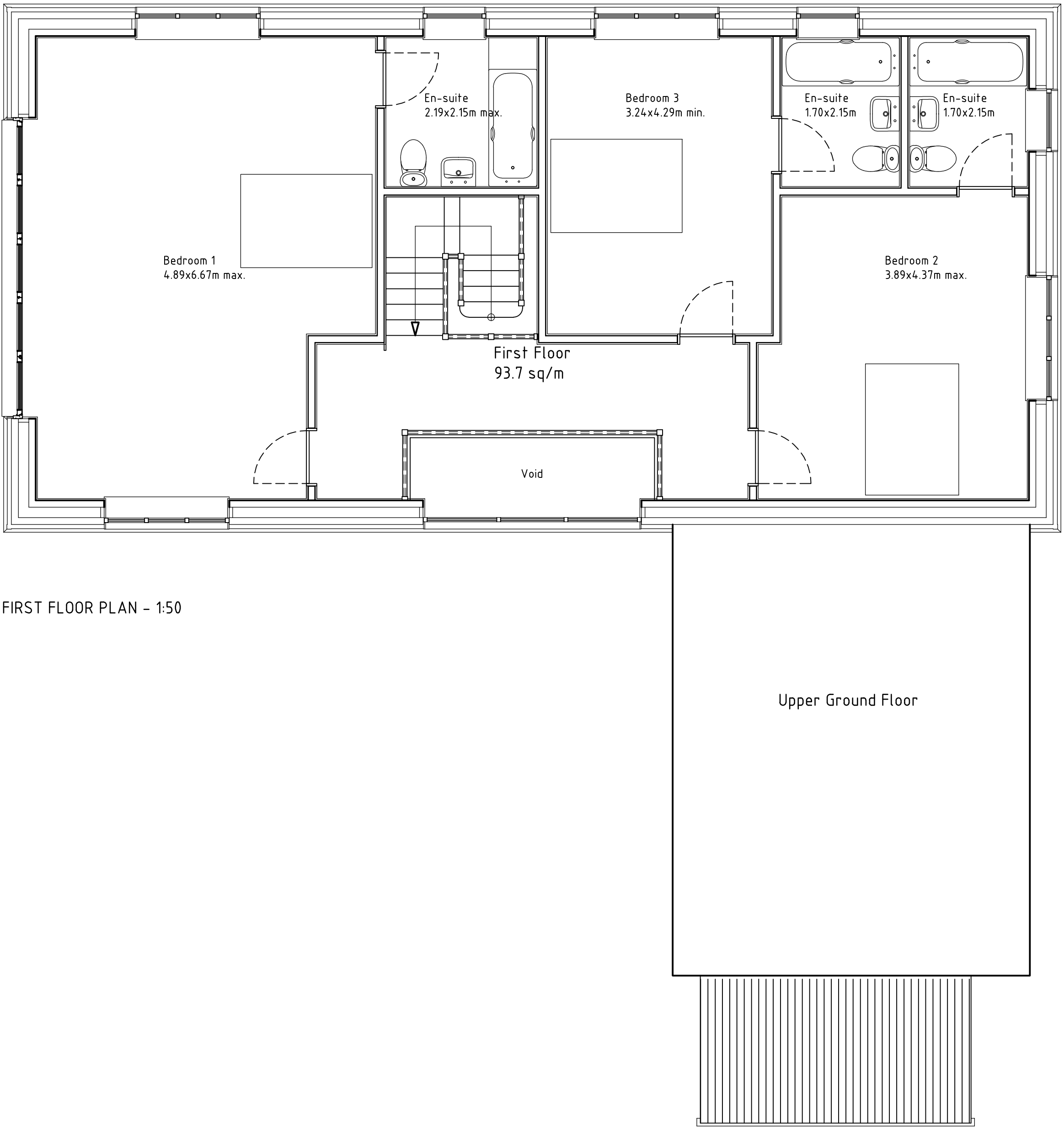
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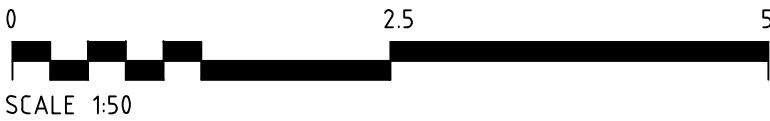
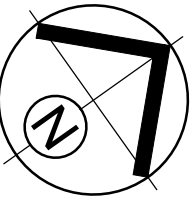
GROUND FLOOR PLAN - 1:50



BASEMENT FLOOR PLAN - 1:50



FIRST FLOOR PLAN - 1:50



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Client
ARAGON HOUSE STUD

Project
PROPOSED CHANGE OF USE, ALTERATIONS TO EXISTING BARNES & NEW STUD MANAGERS HOUSE
ARAGON HOUSE STUD, WORNDITCH FARM
STATION ROAD, KIMBOLTON, CAMBS, PE28 0JN

Drawing
PROPOSED PLANS - NEW DWELLING

Date	Scale	
AUGUST 2014	1:50 @ A1	
Project No.	Drawing No.	Revision
3684	P04	

DEVELOPMENT MANAGEMENT PANEL

18 JANUARY 2016

Case No: 15/01777/FUL (FULL PLANNING APPLICATION)

Proposal: ERECTION OF A NEW BUNGALOW, 2 BEDROOM PROPERTY. NEW ACCESS AND DRIVEWAY.

Location: LAND AT 289 OILMILLS ROAD RAMSEY MERESIDE PE26 2TT

Applicant: MR SCOTT DAVIDSON

Grid Ref: 528228 289442

Date of Registration: 02.11.2015

Parish: RAMSEY

RECOMMENDATION - REFUSE

This application has been referred to Panel as the Parish Council's recommendation to approve is contrary to the officer recommendation to refuse.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 This application site relates to a site located to the south of 289 Oilmills Road, Ramsey Mereside, and one other dwelling which lays to the north of 289 Open countryside surrounds the two dwellings, and the land use is predominantly farming. The main settlement of Ramsey Mereside is located further to the south of the site and the area is rural in character. The Oilmills Road is classified and runs parallel along the eastern boundary of the site. The sites boundaries are defined by established hedgerow.
- 1.2 The site is located in an area liable to flooding and noted on the Environment Agency's flood maps as a flood zone 3 area.
- 1.3 A flood risk assessment and an arboricultural report accompany the application documents.
- 1.4 One silver birch tree would need to be removed to facilitate the development. A replacement silver birch tree is proposed behind the existing Hawthorn hedge to be retained.
- 1.6 The proposal seeks planning permission for the subdivision of the existing plot relating to No. 289 Oilmills Road. A new two bedroom bungalow is proposed and a new access point would serve the proposed dwelling. The bungalow would have an approx. floor area of 57 square metres and measure 4.4 metres to the ridge height.

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 Practice Guidance (2014)

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

3.1 Saved policies from the Huntingdonshire Local Plan (1995)

- H23: "Outside Settlements"
- H31: "Residential privacy and amenity standards"
- H32: "Sub-division of large curtilages"
- En17: "Development in the Countryside"
- En18: "Protection of countryside features"
- En20: "Landscaping Scheme"
- En25: "General Design Criteria"
- CS8: "Water"
- CS9: "Water"

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

- HL5 - Quality and Density of Development

3.3 Adopted Huntingdonshire Local Development Framework Core Strategy (2009)

- CS1: "Sustainable development in Huntingdonshire"
- CS3: "The Settlement Hierarchy"
- CS10: "Contributions to Infrastructure Requirements"

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

- LP 1: 'Strategy and principles for development'
- LP 2: 'Contributing to Infrastructure Delivery'
- LP 3: 'Communications Infrastructure'
- LP 6: 'Flood Risk and Water Management'
- LP 10: 'Development in Small'
- LP 11: 'The Relationship Between the Built-up Area and the Countryside',
- LP 26 'Homes in the Countryside'.
- LP 13: 'Quality of Design'
- LP 15: 'Ensuring a High Standard of Amenity'
- LP 17: 'Sustainable Travel'
- LP 18: 'Parking Provision'

- LP 24: "Housing Mix"
- LP 26: 'Homes in the Countryside'
- LP 29: 'Trees, Woodland and Related Features'

- 3.5 Supplementary Planning Guidance/Documents.
- Huntingdonshire Design Guide (2007)

4. PLANNING HISTORY

- 4.1 There is no formal planning history relating to this site. However there have been two preliminary enquiries. The Local Planning Authority have been consistent in their view in that the site is located outside of the built framework of the closet settlement, and in a remote and isolated countryside location.

5. CONSULTATIONS

- 5.1 **Ramsey Town Council** recommends approval by 9 votes in favour with 2 against the development, and 1 abstention. Ramsey Town Council acknowledges the site is outside the built framework, but considered the development not to impact upon the countryside. (COPY ATTACHED).

Officer response - The comments from Ramsey Town Council are noted by officers. The Town Council make reference to the site being located outside the built framework of Ramsey Mereside. Members should be reminded that the application due to its rural location is contrary to planning policies which seek to protect the open countryside from unnecessary developments.

- 5.2 **Environment Agency:** No comments received at the time of writing the report. Members will be informed of any comments received prior to the committee meeting.
- 5.3 **County Highways:** No objection raised to the plans submitted clarifying the visibility splays can be achieved in relation to highway safety.

6. REPRESENTATIONS

- 6.1 Two neighbours consulted - No third part representations have been received in response to the application.

7. ASSESSMENT

- 7.1 The main issues to consider with this application are:
- the principle of development
 - the acceptability of the proposed design and the impacts on the character and appearance of the area
 - the impact on residential amenity of surrounding properties
 - the impact upon highway safety and
 - the impacts with regard to flooding.

Principle of Development:

- 7.2 This site is outside the built up area of Ramsey Mereside and is in the open countryside for the purposes of the Development Plan and

emerging planning guidance. The relevant policies are generally restrictive, and will only permit new residential development where this is essential for the proper functioning of a rural enterprise.

- 7.3 'Saved' Local Plan policy H23 seeks to locate residential development within Environmental Limits unless the dwelling is required for the efficient management of agriculture, forestry and horticulture.
- 7.4 The Core Strategy was adopted in 2009 and therefore forms part of the Development Plan and offers more up to date policies than the Local Plan (1995). Policy CS3 defines a settlement hierarchy to provide a framework to manage the scale of housing development appropriate on unallocated sites. Ramsey Mereside is designated as a Smaller Settlement in which residential infilling will be appropriate within the built-up area. For the purposes of the 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.
- 7.5 This criterion based approach to the built-up area is considered to be the more appropriate, as it resolves specific problems encountered with the delineated boundaries of the Local Plan. Importantly this approach also resolves the perception that any form of development on any land within a drawn boundary would be acceptable and the pressure for every piece of land within the boundary to be developed; and thus damaging the loose knit character of many settlements in Huntingdonshire by creating harder, more regular edges to settlements. 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'.
- 7.6 The existing dwelling and related site are located to the south of Oilmills Road and is separated from the main built up area of the village by land in agricultural use, by approximately 450 metres. The two existing dwellings forming the sporadic development along Oilmills Road and in the immediate vicinity does not meet the threshold of 30 properties. It is therefore considered that the application site is outside of the built-up area in accordance with the first part of paragraph 5.15 in relation to Policy CS3, given the divorced nature of the site from the main settlement and the limited number of properties. On this basis the site falls within the countryside and so the next two criteria in para 5.15 do not need to be assessed in this instance.
- 7.7 An aim of the National Planning Policy Framework (NPPF) is to boost significantly the supply of new homes (para 47), however it advises that inappropriate development of residential gardens should be resisted where it would cause harm to the local area (para 53) and new isolated homes in the countryside should be avoided unless

there are special circumstances such as an essential need for a rural worker to live permanently at or near their place of work (para 55). In light of this, and in regard to paragraph 215 of the NPPF, it is considered that the adopted policies can be afforded significant weight given the general conformity of the local policies with the NPPF.

- 7.8 New homes in the countryside are guided by policy LP26 and this sets criteria for when new housing will be supported in the countryside. The current application does not have agricultural justification, is not for affordable housing, does not relate to a heritage asset in terms of viable use or securing the future of a heritage asset, it does not seek to re-use an existing rural building, and the design is not of an exceptional quality or is truly innovative in nature. It is therefore considered that there is no emerging policy support for a new dwelling in this instance either.
- 7.9 It is acknowledged that the Draft Local Plan to 2036 is an emerging document; with stage 3 consultation having begun on the 31st May 2013 and this is a further non-statutory stage of consultation. Paragraph 216 of the NPPF states that relevant policies from emerging policies can be given weight according to the stage of preparation, the extent of which there are unresolved objections and the degree of consistency with policies in the NPPF. As stated, the Draft Local Plan is at an early stage of preparation however, policies LP11 and LP26 seek to restrict residential development outside built-up areas and protect the countryside. In this regard, they are considered to carry forward the aims of existing development plan policies, particularly the adopted Core Strategy, are consistent with the NPPF and therefore it is considered appropriate to attach limited weight to them.
- 7.10 The neighbouring property to the north is two storey and a scale and form of a typical farm house, or rural dwelling. The plot width is comparable to the site subject to this application. The two existing dwellings are set back from the road on good size plots, open countryside surroundings the two dwellings. The application proposes a single storey bungalow to be located south of the two existing dwellings. The bungalow has been designed using simple forms of detailing, and the plot size mirrors that of the neighbouring properties. The application complies with Policy EN25 in this respect. However, the policies in the NPPF reflect local plan policies as set out above in recognising the intrinsic character and beauty of the countryside, Policy LP26, reflects the NPPF whereby developments in the countryside are restricted unless it can be demonstrated there is need for such as dwelling, the restrictive policies are in place to protect the open countryside from unnecessary developments. The encroachment of this housing development, albeit modest is considered to form an urban intrusion into the countryside, which national and local policy seeks to protect.

Housing need:

- 7.11 As Local Planning Authority, Huntingdonshire District Council (HDC) can demonstrate a record of delivery of housing. The NPPF therefore requires HDC to be able to 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 can be seen from the 'Huntingdonshire District Council Local Development Framework - Annual Monitoring Report December 2013', HDC can demonstrate an achievable supply of 5028 dwellings for the 5 year period from April 2014, which equates to 218% of the Core Strategy requirement of 481 dwellings a year to 2026. Therefore in accordance with para 49 of the NPPF, the policies relating to the supply of housing can be considered up to date, and there is no reason to set aside the concerns outlined above on the basis of the supply of deliverable housing sites.

- 7.12 As such, the principle of development on this site is considered unacceptable owing to the intrusion of the built form in a rural location. The proposal is therefore contrary to The National Planning Policy Framework (2012) and policies En17, and H23 of the Huntingdonshire Local Plan 1995, policies CS1 and CS3 of the LDF Core Strategy 2009, and policies LP11 and LP26 of the Draft Local Plan to 2036: Stage 3 (2013).
- 7.13 The site is located in reasonable proximity to local services and facilities, and the proposal would contribute to the mix of dwellings within the local area and add to the local housing stock. These benefits weigh in favour of the proposal, and the development would meet the aims of the NPPF in these respects; however the overriding policy aims to safeguard the countryside and steer residential development to sustainable areas, where there are services etc, are considered to outweigh these benefits.
- 7.14 This application seeks to utilise the existing access to the site, with an enlarged area of hardstanding providing parking for two vehicles. The utilisation of the existing access will prevent the need for any addition access and as such would not impact upon the character and appearance of the area.

Trees:

- 7.15 There are a number of trees and hedges within the site which make a positive contribution to this area and reinforce its rural characteristics. The proposal involves the loss of one of the better trees on the site. The information submitted with the application confirms a replacement tree will be planted. The replacement tree is considered to be a reasonable option to ensure the site continues to make a positive contribution in the rural landscape terms of its planting.
- 7.16 As such the application accords with Policy En18 of the Local Plan and Policy LP29 of the Local Plan – 2036

Residential Amenity:

- 7.17 Given the design and orientation of the property, the proposed dwelling will not result in any significant overshadowing to the property directly adjacent, 289 Oilmills Road.
- 7.18 The separation distances and intervening vegetation with the neighbour will ensure the proposed dwelling will not cause harm or loss of privacy, the new dwelling will not have a detrimental impact upon residential amenity of other adjacent properties.

- 7.19 As such, it is Officer opinion that the proposed dwelling will not have a detrimental impact upon residential amenity.

Highway Safety:

- 7.20 The site lays directly adjacent, and would take access from Oilmills Road. Having received clarity on the available visibility splays for the access, no objection has been received from the Highways Officers in terms of highway safety.
- 7.21 The details submitted with the application confirm that space will be provided within the site for two vehicles to park. The number of parking spaces which would be provided is considered sufficient in this rural location
- 7.22 For the reasons set out above the application is considered to be acceptable on highway safety grounds.

Flooding:

- 7.23 The site is located within Flood Zone 3 'high probability' as shown on the Environment Agency (EA) flood zone maps. The proposed development for a residential dwelling is classified as 'more vulnerable use' in table 2 of the Planning Practice Guidance (2014).
- 7.24 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.'
- 7.25 No comments have been received in terms of flood risk issues from the EA at the time of writing this report. Members will be fully informed of any responses from the EA prior to the committee meeting on the 18th January 2016.

Conclusion

- 7.26 Having regard to applicable national and local policies and having taken all relevant material considerations into account, it is recommended that planning permission be refused in this instance as it has not been demonstrated that there is a dwelling associated to an agricultural need. In addition the site is in the open countryside and outside of the built-up area of Ramsey Mereside and causes significant detrimental impact upon the character and appearance of the countryside resulting from the intrusion of the built form in this rural location. The proposal is therefore contrary to The National Planning Policy Framework (2012) and policies En17 and H23 of the Huntingdonshire Local Plan 1995, policies CS1 and CS3 of the LDF Core Strategy 2009, and policies LP11 and LP26 of the Draft Local Plan to 2036: Stage 3 (2013).

8. RECOMMENDATION – REFUSE for the following reasons:

1. The erection of a dwelling at this site would constitute non-essential development in the open countryside and outside the built up area of Ramsey Mereside. As such, the principle of development on this site is considered unacceptable owing to the intrusion of the built form in a rural location. The proposal would therefore be contrary to the provisions of paragraph 55 of the National Planning Policy Framework 2012 and policies H23, En17 and En25 of the Huntingdonshire Local Plan 1995, policies CS1 and CS3 of the Local Development Framework Core Strategy 2009, and policies LP1, LP11, LP13 and LP26 of the Draft Huntingdonshire Local Plan to 2036 (Stage 3) 2013

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 **Linda Walker Development Management Officer 01480 388411**



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mail@huntsdc.gov.uk
Head of Planning Services
Pathfinder House
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Huntingdon
Cambridgeshire PE 29 3TN

Tel: 01480 388388
Fax: 01480 388099
www.huntingdonshire.gov.uk

Application Number: 15/01777/FUL Case Officer Linda Walker
Proposal: Erection of a new bungalow, 2 bedroom property. New access and driveway.
Location: Land At 289 Oilmills Road Ramsey Mereside
Observations of Ramsey Town/Parish Council.

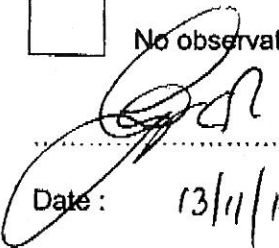
Please ☒ box as appropriate

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

9 votes in favour with, 2 against + 1 abstention.
Development is outside of village envelope but will not
impact on rural surroundings.

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

☐ No observations either in favour or against the proposal


..... Clerk to Ramsey Town/Parish Council.

Date: 13/11/15

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.

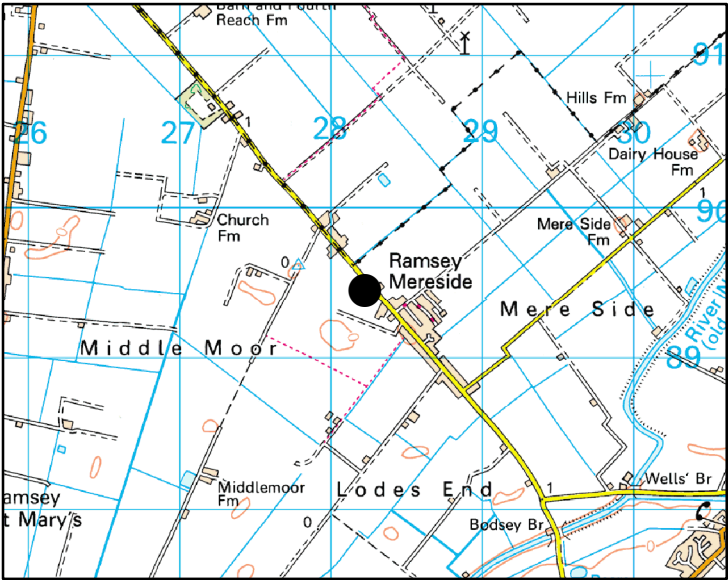
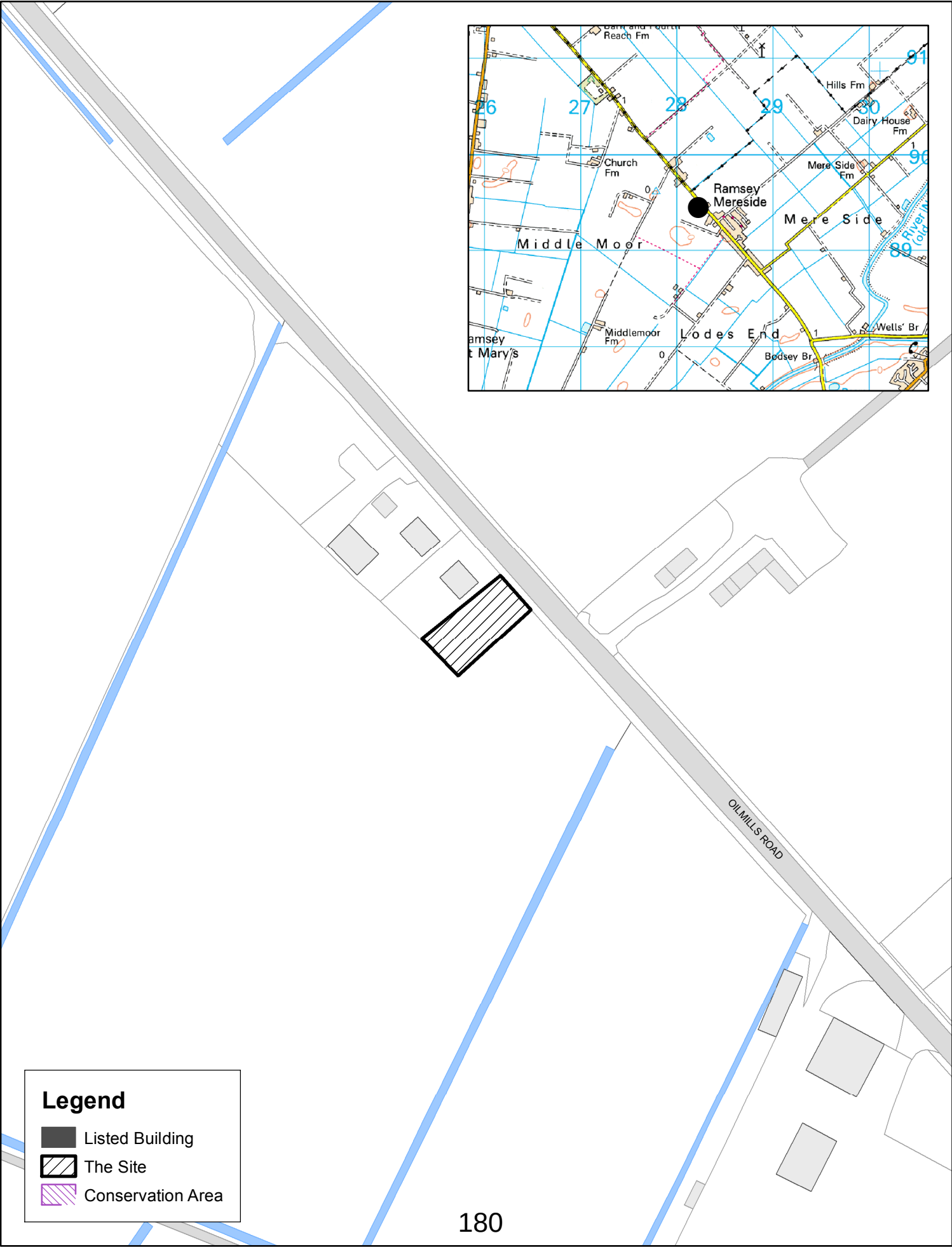
(Development Management)

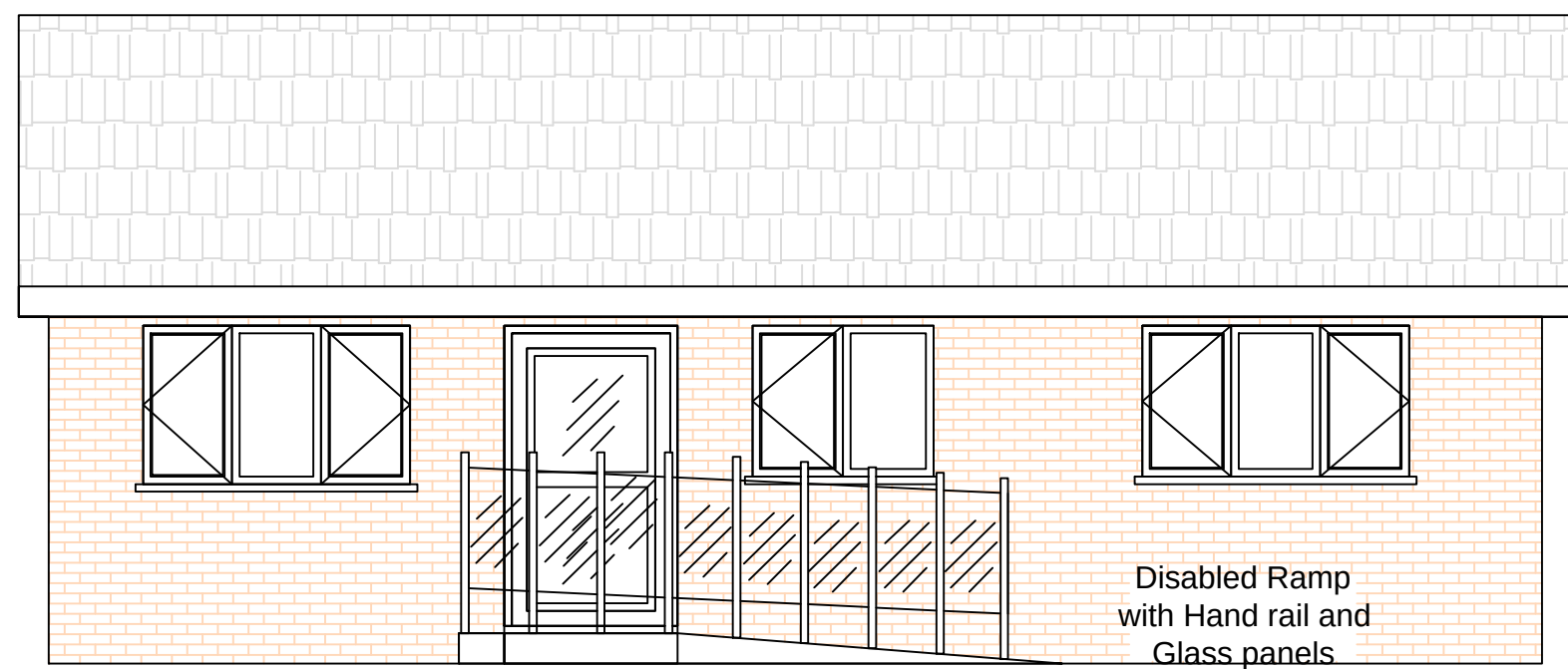
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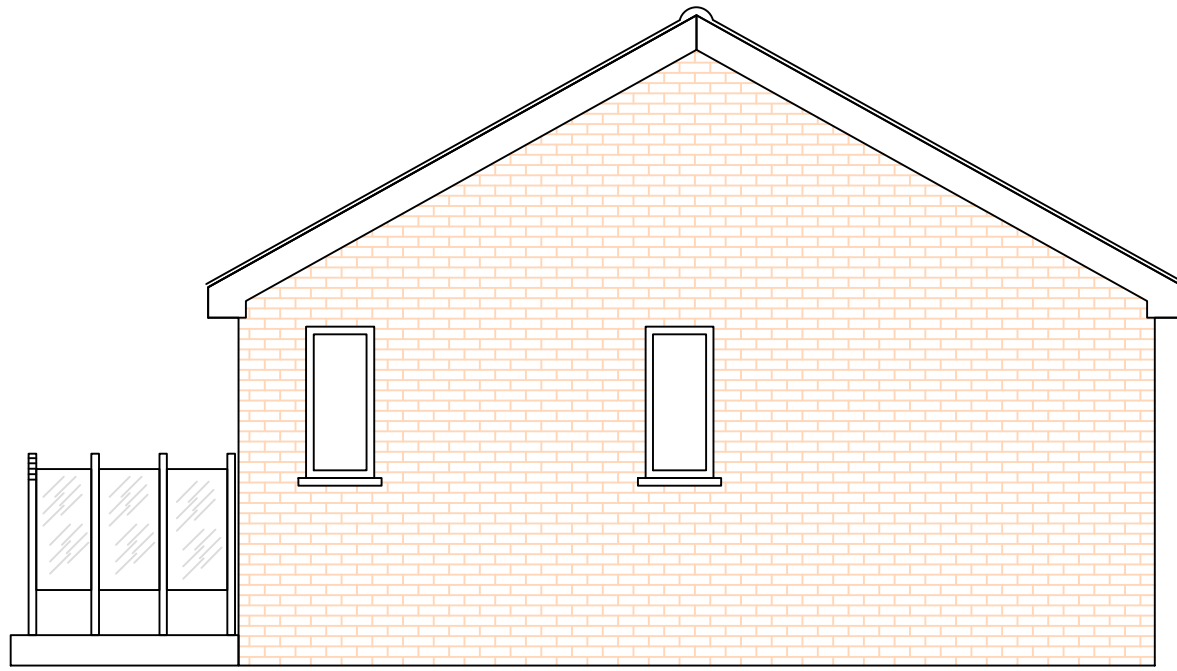
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Application Ref: 15/01777/FUL
Location: Ramsey Mereside

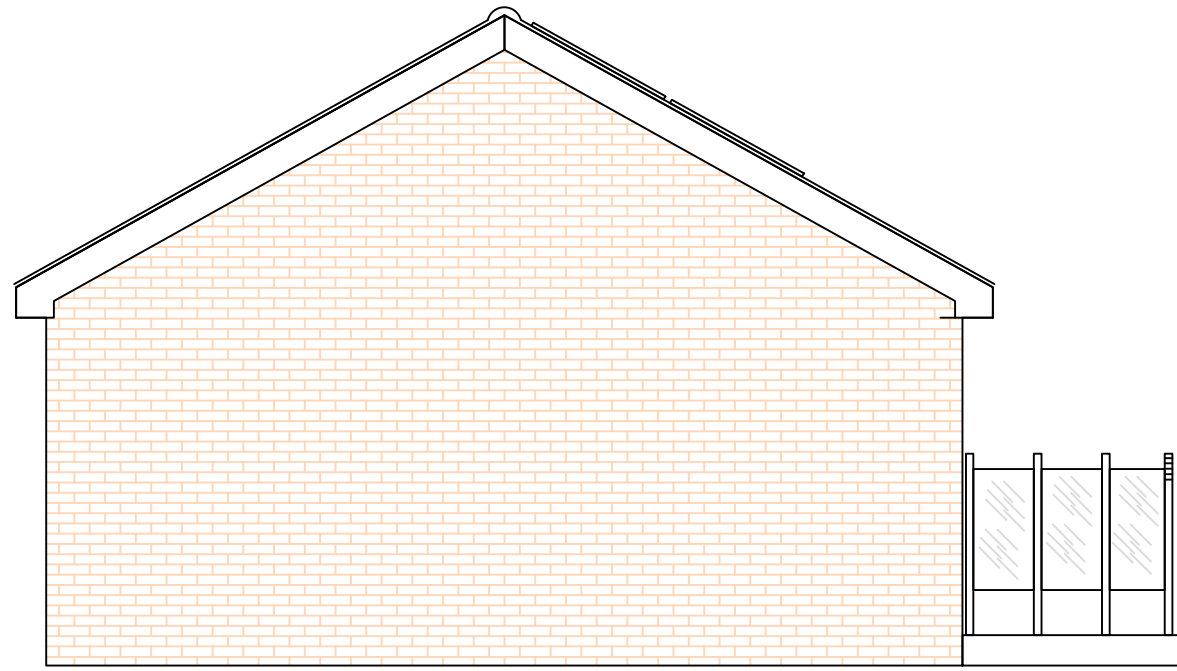




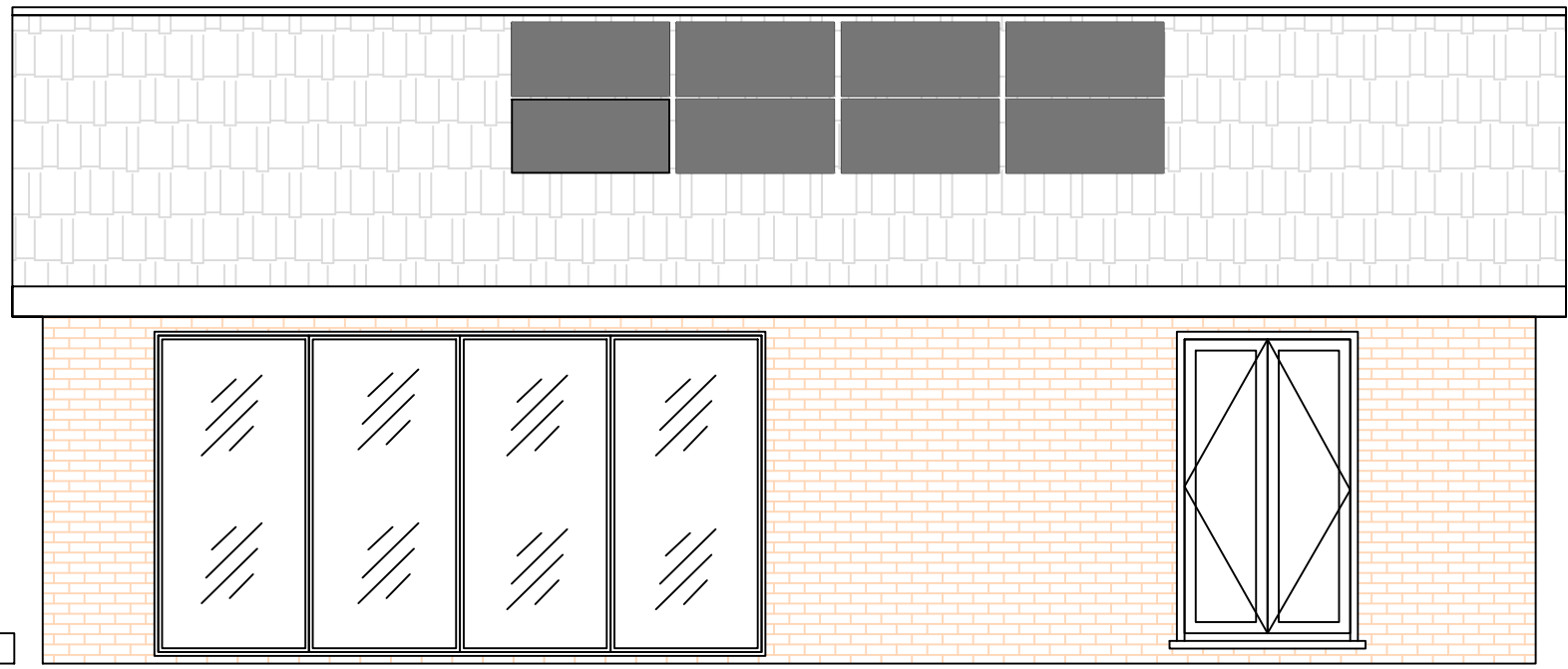
Proposed Front Elevation



Side Elevation

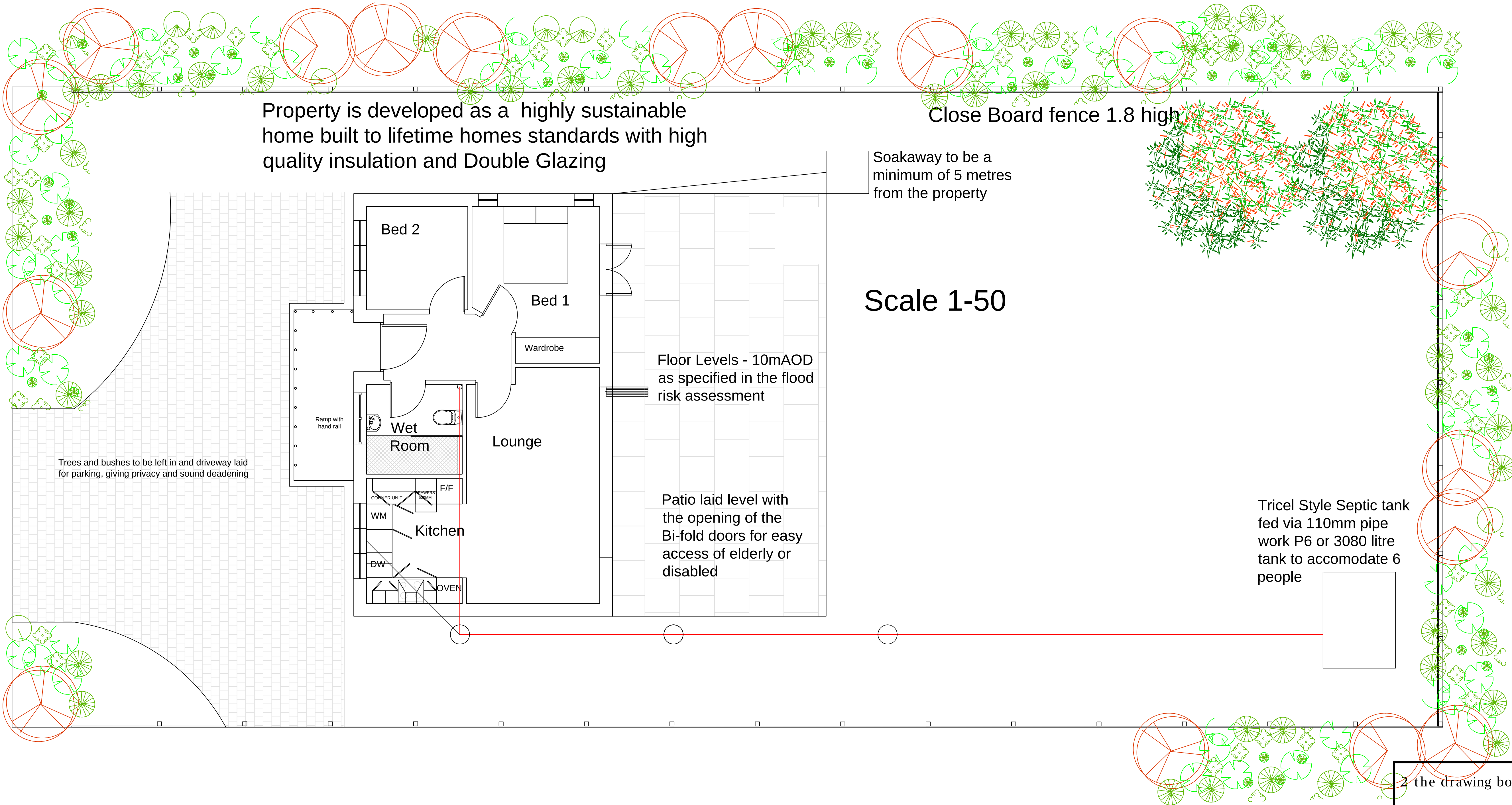


Side Elevation



Proposed Rear Elevation

Scale 1-50





the drawing board

Suite 3, 62 James Carter Road, Mildenhall, Suffolk IP28 7DB

Telephone 07971926112

Do Not Scale this drawing

Dimensions to be checked

on site & any discrepancies

reported.



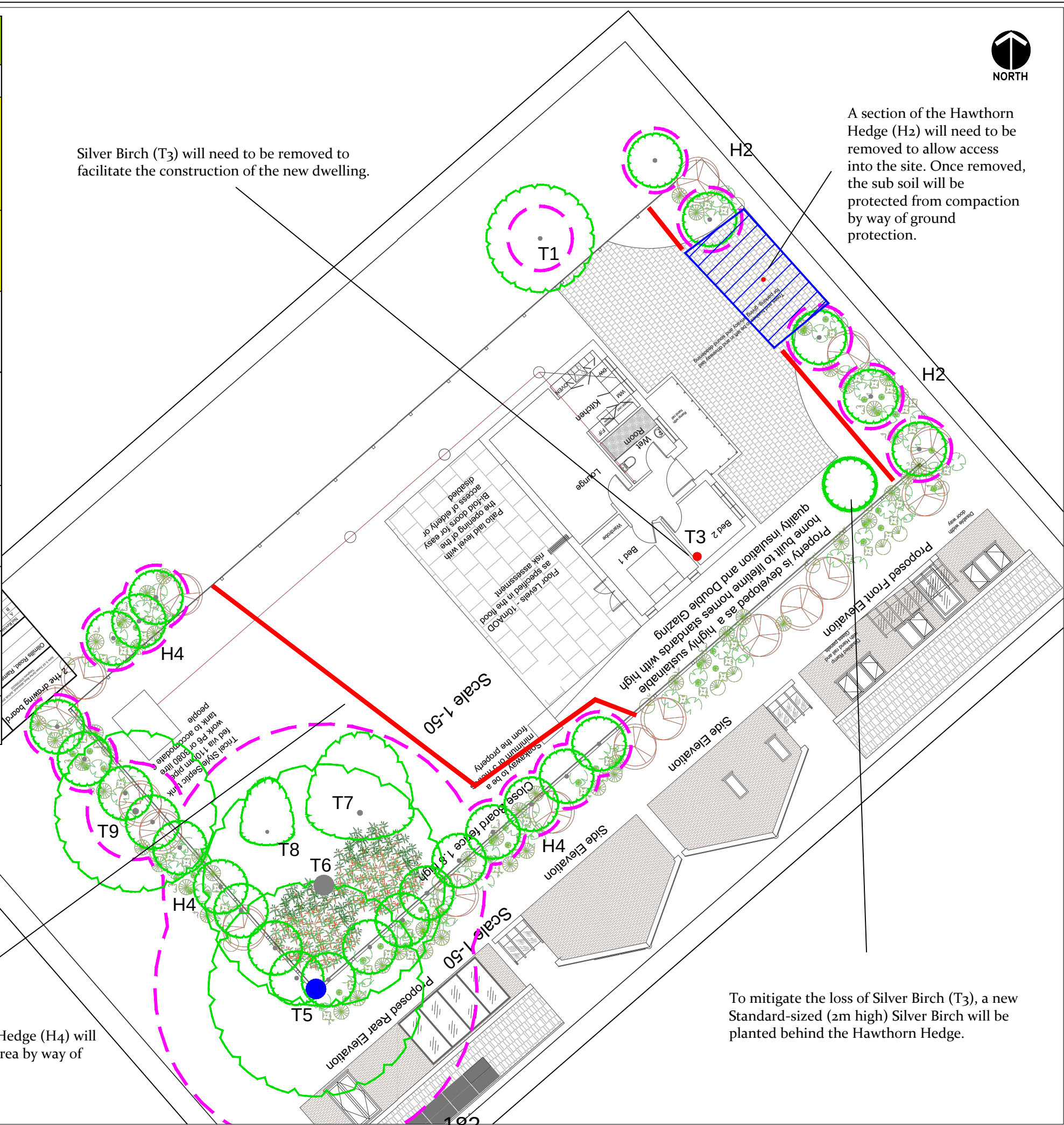
Oilmills Road, Ramsey Mereside, Ramsey, Huntingdon PE26 2UA

Proposed Elevation and Layout

Mr Scott Davison

No/Revision:	Date:	Date:	16-10-2015
A	00-00-00	Scale:	1:50
B		Drawn By:	WK
		Drawing No:	001
		Paper Size	A1

Ref	Name	Age	Ret Cat	Rec's
T1	Ilex aquifolium (Holly)	SM	C1	N/A - Third party tree
H2	Crataegus monogyna (Hawthorn)	M	C2	Two or three trees will need to be removed to provide access into the site.
T3	Betula pendula (Silver Birch)	EM	B1	Tree will need to be removed to facilitate development.
H4	X Cupressocyparis leylandii (Leyland Cypress)	EM	C2	No works required at present
T5	Eucalyptus gunnii (Cider Gum)	M	B2	No works required at present
T6	Salix alba (White Willow)	M	C1	No works required at present
T7	Betula pendula (Silver Birch)	SM	C1	Remove if required (i.e. for cosmetic reasons)
T8	Sorbus aucuparia (Rowan)	SM	C1	Remove if required (i.e. for cosmetic reasons)
T9	Fraxinus excelsior (Ash)	SM	C3	No works required at present



Tree Protection Plan

Category B - includes trees of moderate quality and amenity value

Category C - includes trees of low quality and amenity value

Root Protection Area (RPA) - a layout design tool indicating where the protection of roots and soil structure is necessary

Area where ground protection will be used*

Location of protective fencing *

Location of new tree planting (to mitigate loss of Silver Birch T3)

* See supporting report for further info

Scale: 1:150 @ A3

Site Address: Land adjacent to 289 Oil Mills Road, PE26 2TT

Client: Scott Davison

Drawing No: TH/A3/1124/TPP

Job Ref: TH1124

Date: 30th Oct 2015

Trevor Heaps

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Appeals Determined December 2015

<u>REF NO</u>	<u>APPELLANT</u>	<u>PARISH</u>	<u>DEVELOPMENT</u>	<u>SITE</u>	<u>ORIGINAL DECISION</u> Delegated or DMP	<u>APPEAL DETERMINATION/ DATE</u>	<u>COSTS DECISION</u>	<u>Panel Date</u>
1301209FUL	E And J Services	Farcet	Two gypsy and traveller sites with two caravans, an additional family room caravan and a facilities block for two extended gypsy families	Land Adjacent Conquest House Straight Drove Farcet	Panel Refused against recommendation	Dismissed 02.12.15		18.08.14
15/00311/FUL	Jan Maciag Architects	Alwalton	New 2 storey Eco Home with associated architect's studio and garage	Land South Of 18 Church Street Alwalton	Appeal against Non determination	Dismissed 08.12.15		N/A
1301895OUT	BDW Developments Ltd And Trustees Of St Ives Golf Club	St Ives Wyton on Hill Houghton and Wyton Hemingford Grey	Hybrid application:- outline application for 125 dwellings; details of access, layout, appearance and scale included (with landscaping reserved for subsequent approval). Full application for 59 dwellings as Phase 1; Change of use of land to Country Park including provision of a	Land At Former Golf Course Houghton Road St Ives	Panel Refusal in accordance with recommendation	Allowed 16.12.15		19.1.15

Appeals Determined December 2015

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			cycle path and drainage					
15/00477/FUL	Maple Developments	Huntingdon	Erection of a dwelling following demolition of existing garage	Land At And Including 49 Hartford Road Huntingdon	Delegated	Dismissed 15.12.2015		
1400093S73	Ryedale Investments	Sawtry	Variation of Condition 3 of Planning Permission 1001002FUL and Condition 4 of Planning Permission 1300886FUL to allow for extended opening hours from 08.00 to 22.30 Monday to Saturday and 09.00 to 18.00 Sundays and Bank Holidays	20 Green End Road Sawtry Huntingdon PE28 5UX	Delegated	Allowed 23.12.15		
1401894FUL	Mr M Jeakins	Ramsey	Erection of dwelling to provide managers accommodation and office	Rivermill Factory Bank Ramsey Huntingdon PE26 2RD	Delegated	Dismissed 29.12.15		
15/00487/FUL	GLS Developments Ltd	St Neots	Erection of dwelling	Land At 39 Dukes Road Eaton Socon	Delegated	Dismissed 30.12.15		