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, 14 MARCH 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 15th February 2016.

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. DEFERRED ITEM

(a) Huntingdon (Pages 9 - 26)

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.

4. APPLICATIONS REQUIRING REFERENCE TO DEVELOPMENT MANAGEMENT PANEL

(a) Sawtry (Pages 27 - 48)

Erection of a bungalow (amended scheme) - Land at 16 Manor Drive, Sawtry.

(b) Warboys (Pages 49 - 160)

Variation of condition 20 of application reference: 1301790OUT to: prior to commencement of development mitigation measures shall be carried out in accordance with the details in planning application reference: 15/01816/FUL, unless minor variations are otherwise agreed in writing with the local planning authority.

120 dwellings and supporting infrastructure including details of access, appearance, landscaping, layout and scale.

The construction of 3 no. new ponds and associated landscape habitats for ecological mitigation as part of a great crested newt mitigation strategy and attenuation pond as part of a drainage strategy in connection with residential development on adjacent land (ref: 15/02021/S73)

At land between Old Mill Avenue and Station Road and 43 Station Road, Warboys.

(c) Woodhurst (Pages 161 - 176)

Development of paddock land with 2 detached dwellings, 1 chalet bungalow, all with double garages, 1 terraced building of 3 cottage dwellings for private/social housing, all accessed from existing modified vehicle Paddock Road access - Land West of Ashmead House, South Street, Woodhurst.

(d) Great Gransden (Pages 177 - 206)

Removal of condition 1 of Planning Permission 1201691S73 to allow retention of the marquee - Kingspan Timber Solutions Ltd, Eltisley Road, Great Gransden.

5. APPEAL DECISIONS (Pages 207 - 210)

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

LATE REPRESENTATIONS

Dated this 2 day of March 2016

Head of Paid Service

Notes

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.

2. Filming, Photography and Recording at Council Meetings

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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 *(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, 15 February 2016.

PRESENT: Councillor Mrs B E Boddington – Chairman.

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

APOLOGY: An apology for absence from the meeting was submitted on behalf of Councillor R S Farrer.

49. MINUTES

The Minutes of the meeting of the Panel held on 18th January 2016 were approved as a correct record and signed by the Chairman.

50. MEMBERS' INTERESTS

Councillor Mrs B E Boddington declared a non-pecuniary interest in Minute No. 55(a) by virtue of being a distant relative of the applicant.

Councillor P L E Bucknell declared a non-pecuniary interest in Minute No. 55(d) by virtue of an association with the applicant.

Councillor I D Gardener declared a non-pecuniary interest in Minute No. 55(a) by virtue of an association with the applicant.

51. AGENDA

The items entitled Applications Requiring Reference to Development Management Panel 6 (a) Ellington and 6 (b) Huntingdon had been withdrawn from the Agenda.

52. DEVELOPMENT MANAGEMENT - OTHER APPLICATION

(a) St Neots - 1300178OUT

(Councillor K Wainwright, St Neots Town Council, addressed the Panel on this item).

Consideration was given to a report by the Head of Development (a copy of which is appended in the Minute Book). Councillor R G Tuplin confirmed that the Section 106 Agreement Advisory Group had endorsed the terms of the relevant Agreement. Having been acquainted with the late

representations received, the Panel

RESOLVED

that authority be delegated to the Head of Development to

a) finalise the terms of the S.106 agreement after consultation with the Executive Member for Strategic Planning and Housing, the Chairman of the Development Management Panel and the Chairman of the S.106 Advisory Group, and

b) following completion of the S.106, approve application 1300178OUT subject to conditions;

or

refuse application 1300178OUT in the event that the applicant is unwilling to complete the obligation necessary to make the development acceptable in planning terms, and is also unwilling to agree to an extension of time for the determination of the application.

53. DEVELOPMENT MANAGEMENT - DEFERRED ITEM

(a) St Ives - 15/00682/FUL

(Councillor N Dibben, St Ives Town Council, Mr Purchas and Mr M Shaw, objectors, and Mr L Bradley, Agent, addressed the Panel on the application).

Pursuant to Minute No. 15/28(a), the Panel gave consideration to a report by the Head of Development (a copy of which is appended in the Minute Book). Having taken into account late representations received on the application, it was

RESOLVED

that, the application be approved subject to the conditions listed in Section 8 of the October DMP report appended to the report now submitted, and to include further conditions relating to the installation of an acoustic fence and noise sensors, requirements to produce a management plan and a construction management plan and that the beer garden is not used after 2100hrs.

(In accordance with paragraph 14.5 of the Council Procedure Rules, Councillor P D Reeve requested that his vote against the Motion be recorded in the Minutes).

54. DEVELOPMENT MANAGEMENT - SECTION 106 AGREEMENT

(a) Houghton and Wyton - 1402210OUT

(Councillor Mrs L Craig, Houghton and Wyton Council, Councillor I C Bates, Ward Member, and Mr M Page, 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). Councillor R G Tuplin confirmed that the Section 106 Agreement Advisory Group had endorsed the terms of the relevant Agreement together with an additional recommendation that the green space obligation should include the acquisition of green space in the village with the project to undertake drainage works at the St Ivo Outdoor Centre to be retained in the event that it was not possible to reach an agreement on the green space acquisition.

RESOLVED

that, subject to the prior completion of a S106 obligation relating to affordable housing, green space and residential wheeled bins, 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.

55. 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. Whereupon, it was

RESOLVED

(a) Little Paxton - 15/01130/FUL

(Mr J Lightfoot, agent, addressed the Panel on the application).

(See Minute No. 50 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.

(b) Spaldwick - 15/02039/FUL

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) St Ives - 15/00876/FUL

(Councillor N Dibben, St Ives Town Council, Mr M Good, objector, and Mr R Cullen, on behalf of the 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.

(d) Warboys - 1401887OUT

(Mr M Kirk, objector, and Mr A Campbell, agent for an interested party, Ms S Churchyard, agent, addressed the Panel on the application).

(See Minute No. 50 for Members' interests).

that authority be delegated to the Head of Development, in respect of the application, to secure two elements (a future road connection point and a travel plan) by planning conditions rather than S106 Agreement.

Chairman

DEVELOPMENT MANAGEMENT PANEL 14 MARCH 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 – only until midnight (Monday – Saturday) and 23:00 (Sun)

This application was deferred at the January Development Management Panel to allow further discussion between the applicant and the operator of the Cromwell Care Home (located to the north of the application site).

1. DESCRIPTION

1.1 The original report from that meeting is available to view via Public Access.

1.2 The applicant has advised that despite numerous invitations to meet with the operator of the care home, none have been accepted and daily telephone messages remain unanswered.

1.3 An open letter (Appendix A), dated 28th January 2016 was delivered in a further attempt to create a communication channel - to date, no response has been received.

1.4 It must be noted that the representation received in response to the original consultation included the following passage: "We [Cromwell Care Home] are not objecting to any development - but would resist loud activities outside of normal operating hours…". It is considered that the suggested conditions relating to noise attenuation (developed

with the input of HDC's Environmental Health team) are sufficient to address this area of concern.

1.5 With regard to the structure immediately adjacent to the application site, the applicant has received verbal confirmation that the building is currently used as a staff room, laundry and flat. From observations made on site and a review of past planning applications, this building does not include fenestration on either the east or south elevation (e.g. the elevations which face the application site). As such, the proposal is not considered to negatively impact the amenity of occupiers of the building to an unacceptable level.

1.6 HDC Environmental Health raised no objection to the siting of the proposed bin store. Further discussion has resulted in the bin store being relocated closer to the building, thereby increasing the distance between the bin store and the neighbouring residential units. As such, the proposal is considered to be acceptable in this regard.

1.7 No further neighbour representations have been received or any requests for contact details to enable further discussions between interested parties and the applicant.

2. CONCLUSION

2.1 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.

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

- Condition 4: Hours of use from 07.00 - midnight (Mon-Sat) and 07.00 - 23.00 (Sun).
- Condition 5: Hours of use from 11.00 - midnight (Mon-Sat) and 11.00 - 23.00 (Sun).
- 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.

3.1 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.

3.2 And 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 shall be received at, or despatched from, the site outside of the hours 0800 - 2000

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

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Cambs PE19 2BU

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James Lloyd
Planning Services
Huntingdonshire District Council
Pathfinder House
St Mary's Street
Huntingdon
PE29 3TN

Date: 29th January 2016
Our Ref: SDT/D-266/P
Your Ref: 15/01838/S73

Dear James

15/01838/S73 - FORMER MASONIC HALL 83 HIGH STREET HUNTINGDON

Following the recent Development Panel Meeting, members requested further discussions between my client and the Cromwell House Care Home, please find attached the copy of a letter sent recently to the manager of the premises.

I hope this will quell any apprehensions held by the manager. Mr Subhan, has offered to meet with the Ms. Cleverly of the care home to discuss any issues which she may have and I await her response. I will of course keep you updated.

I also understand that you are providing advice from your Environmental Health colleagues in regard to the repositioning of the external bin store and I look forward to receiving this shortly. My client is keen to amicably resolve this issue.

Furthermore, we are attempting to clarify the precise use of the neighbouring building and I will confirm that to you in due course.

I consider that the points raised by the Members can duly be resolved within the next week and I request that this application is tabled on the next Panel agenda.

Yours sincerely

SIMON TINDLE
SENIOR PLANNER
BARFORD + CO

Mobile: 07989 999571

E-mail: stindle@barfords.co.uk

Enc

GENERAL/USERS/SDT/LETTERS/D-266P HDC Lloyd 29.01.16

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Jane Cleverly
Cromwell House Care Home Manager
Cromwell House
82 High Street
Huntingdon
Cambs
PE29 3DP

Date: 28th January 2016
Our Ref: SDT/D-266/P
Your Ref:

Dear Ms Cleverly

FORMER MASONIC HALL, 83 HIGH STREET, HUNTINGDON

I act on behalf of Mr Subhan, the owner of the above property and write to you with regard to my client's recent planning application. I have attempted to contact you by telephone to discuss matters directly but due to your busy schedule, I have been unable to reach you at an appropriate moment.

As you are aware, Mr Subhan has recently applied to Huntingdonshire District Council to request agreement to the extension of opening hours, by four hours on a morning and one hour in the evening, in relation to his existing planning permission. This matter was discussed at the recent Huntingdonshire District Council Planning Panel where Council Members noted that whist you had not specifically objected to the development, you had raised some concerns.

My client appreciates the basis of your concerns and understands and respects your duty of care to your residents. As such, Mr Subhan has asked me to clarify his intentions for the property in hope that you can be sufficiently at ease with his proposals.

In August 2015 my client was granted planning permission by Huntingdonshire District Council to use the premises as a café/bar and function room. Planning conditions essentially limit the opening hours of the café/ bar element to 11.00am – 11.00pm and restrict the playing of music after 11.00pm.

Mr Subhan will operate a high quality venue which combines a café, wine bar and function room. The intention is to create a comfortable atmosphere where shoppers can stop by for a tea or coffee and snack during the day and people can enjoy a relaxed drink and a more extensive menu in the evening. Musically, Mr Subhan will play low background music, though occasionally a pianist or jazz musicians may make special appearances on occasional evenings. Contrary to spurious rumours, Mr Subhan has no intention of operating a drinking venue playing loud music.

The application to extend the opening hours was made following feedback received by Mr Subhan's existing customers. This request has since been reduced to 7.00am-12.00am (midnight) every day following advice from the Council's Environmental Health Officers, who are now in support of proposals subject to the imposition of stringent planning conditions controlling noise from the premises. It is not proposed that the additional opening will alter the present ethos of the operation. My client is a respected and conscientious local businessman and very mindful of his neighbours and he does not wish his premises to become a problem to surrounding residents, many of whom are valued customers.

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I hope this clarifies matters and I would be appreciative if you could contact me if you have any concerns. My client would like to offer to meet at your convenience, to discuss matters further, if you consider this to be necessary. Mr Subhan is also happy for you to contact him directly should any matters arise in the future.

Yours sincerely

SIMON TINDLE
SENIOR PLANNER
BARFORD + CO

Mobile: 07989 999571

E-mail: stindle@barfords.co.uk

cc: James Lloyd, Huntingdonshire District Council

GENERAL/USERS/SDT/LETTERS/D-*266P Cleverly 28.01.16*

Development Management Panel

Scale =1:1,250
Date Created: 29/02/2016

Application Ref: 15/01838/S73
Location: Huntingdon

Huntingdonshire DISTRICT COUNCIL

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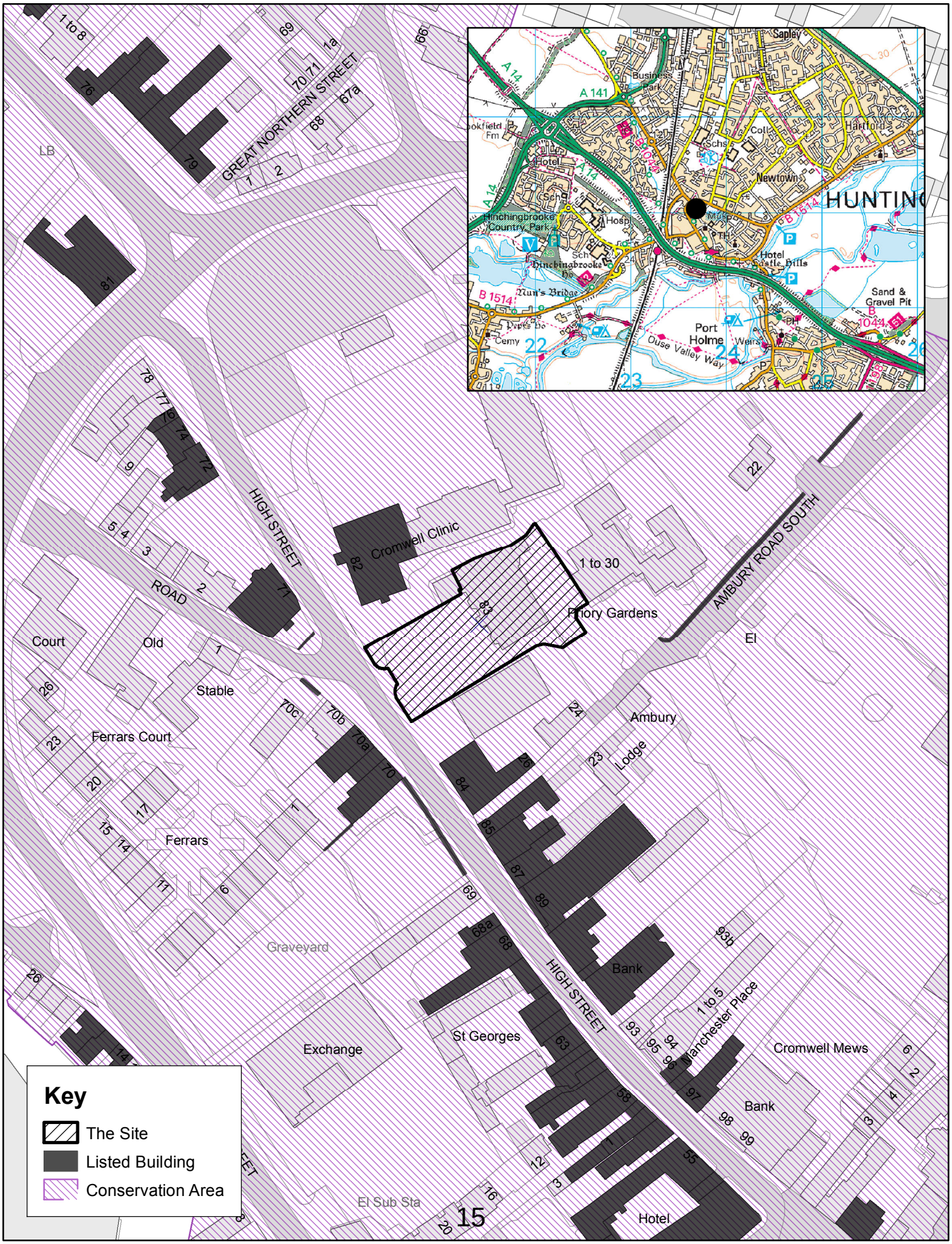

HIGH STREET
FERRARS ROAD
Cromwell Clinic
82
1 to 30
Priory Gardens
83
Old
Chapel Court
Stable
Court
11.4m
Falcon House
70c
70b
70a
70
Ferrars
Court
84
Ambury Road
Posts
85
Ambury
Lodge
11.9m
Refuse and Recycling Plan
1:500
February 2016
Refuse and recycling area
Barford+co

GREEN PAPERS FOLLOW

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

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 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 noice 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

Huntingdonshire DISTRICT COUNCIL

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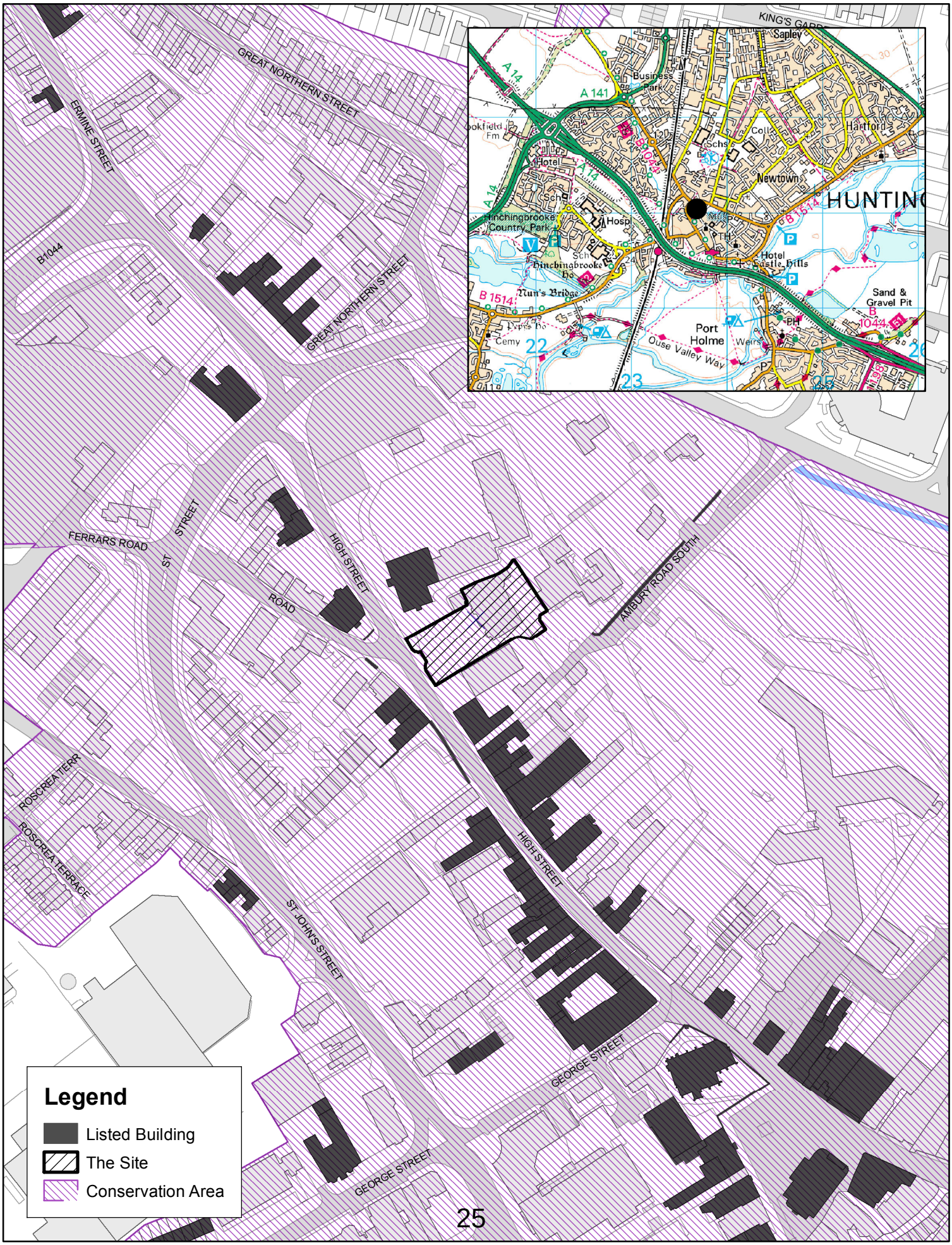

HIGH STREET
FERRARS ROAD
5
4
3
2
1
Old Chapel Court
Stable Court
Falcon House
70c
70b
70a
70
Ferrars Court
20
17
16
15
14
11
9
Cromwell Clinic
82
Hall
83
1 to 30
Priory Gardens
11.4m
11.9m
24
25
26
84
Posts
Ambury Road
23
Ambury Lodge
85
Refuse and Recycling Plan
1:500
October 2015
Refuse and recycling area
Barford & co

DEVELOPMENT MANAGEMENT PANEL 14 MARCH 2016

Case No: 16/00099/FUL (FULL PLANNING APPLICATION)

Proposal: ERECTION OF A BUNGALOW (AMENDED SCHEME)

Location: LAND AT 16 MANOR DRIVE SAWTRY

Applicant: Abbey Properties

Grid Ref: 517071 283625

Date of Registration: 27.01.2016

Parish: SAWTRY

RECOMMENDATION - APPROVAL

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

1. DESCRIPTION OF SITE AND APPLICATION

1.1 The application site is adjacent to 16 Manor Drive and was once part of their garden land. The land is located at the end of a predominantly c.1970's residential 'open plan' cul-de-sac within the village of Sawtry. The land is open and backs onto Fen Lane. On three sides it is bound by timber fencing and a small tree is growing towards the rear boundary. The dimensions of the site are 14m wide and 16m deep from front to back. The Environment Agency flood zone map shows the land to be at a low probability of flooding, designated as Flood Zone 1.

1.2 In November 2014 members granted planning permission for erection of a bungalow. This application seeks an amendment to the application approved at Committee in November 2014. The amendment seeks to add a rear extension to the approved scheme with an increase of approx. 24 sq m.

1.3 The siting, height, design of the dwelling and car parking provision remains unchanged from that approved in 2014.

1.4 As of this date a signed unilateral undertaking to fund a contribution to providing wheeled bins has NOT been submitted.

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, particularly with regard to the chapter on Design.

2.3 Regulation 122 of the Community Infrastructure Levy Regulations 2010 is relevant to the unilateral undertaking to fund the provision of wheeled bins.

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"
- En25: "General Design Criteria" -
- En18: "Protection for countryside features"
- CS8: "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)

- Policy LP 1 - 'Strategy and principles for development'
- Policy LP 2 - 'Contributing to Infrastructure Delivery'
- Policy LP 6 - "Flood Risk and Water Management"
- Policy LP 9 - 'Development in Key Service Centres'
- 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':
- Policy LP 29 - 'Trees, Woodland and Related Features':

3.5 Huntingdonshire Design Guide SPD 2007 is also relevant.

3.6 Huntingdonshire Local Development Framework - Developer Contributions SPD 2011 is also relevant with regard to contributions to wheeled bins provision.

4. PLANNING HISTORY

4.1 1401576FUL Erection of single storey dwelling - APPROVED at committee November 2014.

5. CONSULTATIONS

5.1 **Sawtry Parish Council - recommend refusal**; the original objections still apply – it would be an overdevelopment of the site and would have an adverse effect on the street scene. The turning area at the end of the cul de sac would be reduced. The original application stated that there would be a soak away for surface water. The amended plans say that surface water will go directly into the mains. The Parish Council are very concerned the impact this will have on the possibility of flooding in the area and the consequence if this sets precedence for future applications on the whole village.

Officer response – The only difference between this scheme and that approved by members is the addition of a single storey rear extension. The previous decision is a material consideration in the determination of this planning application.

6. REPRESENTATIONS

6.1 Received a representation from the occupier of no. 14 Manor Drive, who objects to the application for the following summarised reasons:

- visual harm; the dwelling would stand forward of 14B by approx. 1 metre. It is suggested that the dwelling be sited further away from the highway.
- little outdoor living space.
- detrimental to the area having no garage or storage space, resulting in parking on the highway.
- development has no merit other than to reduce the green areas and trees within the village and to increase the council's revenue, example of creeping development

Received a representation from occupier of no. 14b Manor Drive who has concerns to the application:

- little garden space
- surface water drainage

Officer response
– The only difference between this scheme and that approved by members is the addition of a single storey rear extension. The previous decision is a material consideration in the determination of this planning application.

- The objectors comment that little outdoor living space would be provided is noted, but in response Officers advise that there are no minimum space standards for gardens and the proposed garden is

not unduly small relative to the proposed dwelling. A refusal could not reasonably be sustained for this reason.

- The objector's suggestion that the dwelling be sited further away from the highway is noted, but the Local Planning Authority must consider the application that has been submitted and not an alternative. For the reasons given above, Officers have concluded that unacceptable visual harm would not be caused.

- The objectors concerns relating to drainage and surface water is noted. This is a matter for the Building Regulations. Officers are satisfied that a satisfactory means of drainage could be requisitioned by the developer and their plans indicate connecting into existing surface and foul water outlets. Officers advice that surface water run-off from the driveway onto the highway is capable of being controlled by condition as explained above

7. SUMMARY OF ISSUES

7.1 The main issues to consider are:

* principle of the development.
* Whether the design of the dwelling and its impact on the street scene are acceptable
* impact on neighbouring occupiers,
* parking and highway safety.

Principle:

7.2 Policy CS3 of the Huntingdonshire Core Strategy 2009 provides for the development of land within the built up area of a designated Key Service Centre for residential development. Sawtry is a Key Service Centre and the application land is clearly located within the built up area of Sawtry.

7.3 The weight to give to policy CS3 of the Huntingdonshire Core Strategy 2009 must be graded according to the degree of consistency with the National Planning Policy Framework as required by paragraph 215 of Annex 1 of the Framework. Policy CS3 is considered to be consistent with the overarching aim of the Framework to promote sustainable development and to meet the housing needs of the area. The application site would be in a sustainable location within the built-up area, with access to public transport and services. As such the principle of developing the land for housing is acceptable, subject to other material planning considerations.

Design and impact on the character and appearance of the locality:

7.4 Manor Drive comprises of a tightly spaced group of residential properties fronting the cul-de-sac, the majority of which are similar style semi-detached two storey chalet style dwellings that date back to the 1970's, Nos. 14 and 16 that are situated towards the end of the cul-de-sac are detached and no 14B is a bungalow that is thought to have been erected in the 1990's following the grant of planning permission on appeal in the 1980's). This bungalow provides a built edge at the end of the cul-de-sac those closes the view from the

entrance to the cul-de-sac and it turns the building line through 90 degrees. The presence of this bungalow has resulted in the open nature of the application site appearing as a peculiar element in the street scene that need not be preserved in its current state.

7.5 The design of the proposed dwelling is well proportioned with a hierarchy of elements to its built form and it would relate satisfactorily to the surrounding dwellings in terms of scale and form, subject to appropriate external materials; namely buff brick walls and brown tile covered roof.

7.6 The siting of the proposed dwelling more or less on the building line established by no. 14B is satisfactory and it would strengthen the built edge of the cul-de-sac initiated firstly by no. 14B. Furthermore, its proximity to the flanking dwellings would reinforce the tight spacing of dwellings around the cul-de-sac, which makes the cul-de-sac distinctive. Permitted development rights for boundary treatment or enclosures between the highway and façade would be removed to enable the Council to maintain the 'open plan' nature of the cul-de-sac. For these reasons the proposal would not cause unacceptable visual harm to the street scene.

7.7 The roof of the dwelling would be visible in views from Fen Lane to the south of the application site and above the 2m high boundary fence, but it would not cause unacceptable harm to the street scheme as in these views it would be intermingled amongst the surrounding properties.

7.8 For these reasons the proposal would comply with policies H32 and En25 of the Huntingdonshire Local Plan 1995, policy HL5 of the Local Plan Alteration 2002 and policy CS1 of the Core Strategy 2009. These policies are consistent with the emphasis in the National Planning Policy Framework on the importance of good design and the protection of local distinctiveness.

Impact on neighbouring occupiers:

7.9 The proposed dwelling would not have an unduly overbearing presence when seen from either of the flanking dwellings and nor would it cause overshadowing of those dwellings to the extent that the occupiers living conditions would be unacceptably harmed.

7.10 The positions of window openings in the walls of the proposed dwelling would not lead to unacceptable overlooking of the flanking dwellings due to the resulting viewing angles and reasonable standards of privacy would be preserved for occupants of neighbouring dwellings.

7.11 The windows in the façade of no. 16 would allow the neighbouring occupiers to overlook the proposed bungalow, but this would not lead to unacceptable living standards for future occupants of the dwelling because viewing angles would be oblique and not directly into the windows of the proposed dwelling and vice versa. Overlooking of the rear garden of the proposed dwelling from the upper floor windows of no. 16 would be screened by the roof of the proposed dwelling.

7.12 It is not considered that the domestic activities associated with the proposed dwelling, such as use of the garden and vehicle parking, would lead to unacceptable levels of noise and disturbance in the locality.

7.13 For these reasons the proposal would comply with policy H31 of the Huntingdonshire Local Plan 1995, which is broadly consistent with the core planning principle in the National Planning Policy Framework (paragraph 17) of securing a good standard of amenity for all existing and future occupants of land and buildings.

Highway safety and parking:

7.14 Two off-street parking spaces would be provided within the curtilage of the proposed development. Off-street parking for no. 16 would be retained and vehicle turning space would be provided within the highway as is common to most other properties in the cul-de-sac.

7.15 It is noted that vehicles tend to be parked on the highway. While the proposed development is likely to result in increased parking on the cul-de-sac, such as visitor parking, there is no reason to conclude that this would be significantly detrimental to highway safety.

7.16 The proposal therefore accords with paragraph 32 of the National Planning Policy Framework as safe and suitable access to the development can be achieved.

7.17 A planning condition would be imposed to reflect the fact that permitted development rights would require a front driveway of the surface area proposed to be constructed to prevent surface water-run off onto the highway in the interests of managing flood risk.

Trees:

7.18 The tree is being removed. The tree is not formally protected by a tree preservation order and it is does not make a significantly valuable contribution to visual amenity. As such there is no objection to this tree being removed.

Other matters:

7.19 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.

7.20 The objector's comment that little outdoor living space would be provided is noted, but in response Officers advise that there are no minimum space standards for gardens and the proposed garden is not unduly small relative to the proposed dwelling. A refusal could not reasonably be sustained for this reason.

7.21 The objector's suggestion that the dwelling be sited further away from the highway is noted, but the Local Planning Authority must consider the application that has been submitted and not an alternative. For the reasons given above, Officers have concluded that unacceptable visual harm would not be caused.

7.22 The parish objection relating to drainage and surface water is noted. This is a matter for the Building Regulations. Officers are satisfied that a satisfactory means of drainage could be requisitioned by the developer and their plans indicate connecting into existing surface and foul water outlets. Officers advice that surface water run-off from the driveway onto the highway is capable of being controlled by condition as explained above

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

- Time limit

- Development in accordance with the drawings

- Materials

- Erect approved boundary treatment prior to first occupation.

- Remove permitted development rights for boundary treatment or other means of enclosure between the facade of the dwelling and the highway.

- Provide within curtilage parking spaces prior to occupation and use for no other purpose thereafter.

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**

Parker-Seale, Debra (Planning)

From: Diane Davis - Sawtry Parish Council <clerk@sawtry-pc.gov.uk>
Sent: 16 February 2016 15:05
To: DevelopmentControl
Subject: Comments on applications

Sawtry Parish Council comments:

15/02277/HHFUL – 5 Hill Close – proposed single storey and two storey front, side and rear extension – amended plans showing reduction in depth of front extension

Recommend refusal – the committees comments remain the same – it would still be an overdevelopment of the site and there are concerns regarding lack of rear access

16/00099/FUL – land at 16 Manor Drive – erection of a bungalow – amended scheme

Recommend refusal – the original objections still apply – it would be an overdevelopment of the site and would have an adverse effect on the street scene. The turning area at the end of the cul de sac would be reduced. The original application stated that there would be a soak away for surface water. The amended plans say that surface water will go directly into the mains. The Parish Council are very concerned the impact this will have on the possibility of flooding in the area and the consequence if this sets a precedence for future applications on the whole village.

Diane Davis
Clerk to Sawtry Parish Council

Tel: 01487 831771

Office Open: 9.00 – 1.00
Monday to Friday

Development Management Panel

Scale =1:1,250
Date Created: 22/02/2016

Application Ref: 16/00099/FUL
Location: Sawtry

Huntingdonshire DISTRICT COUNCIL

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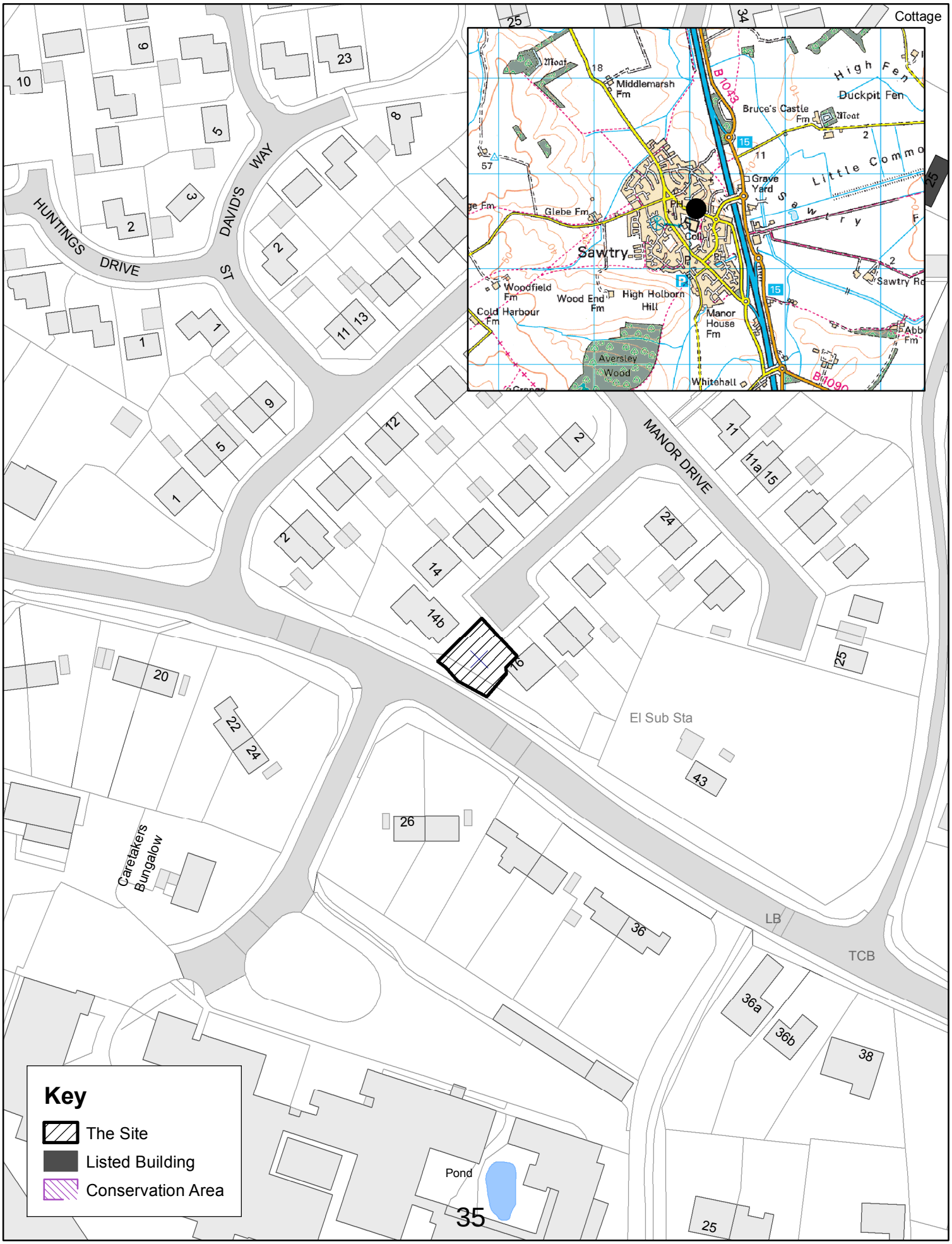
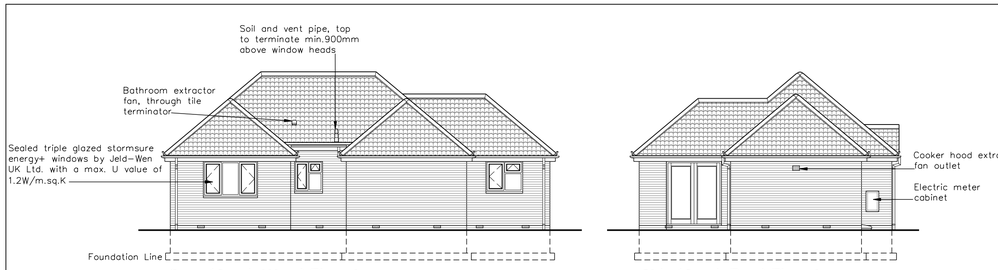
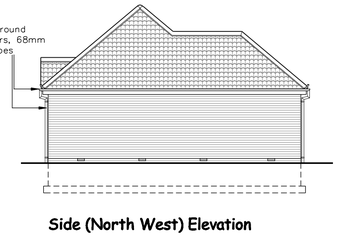




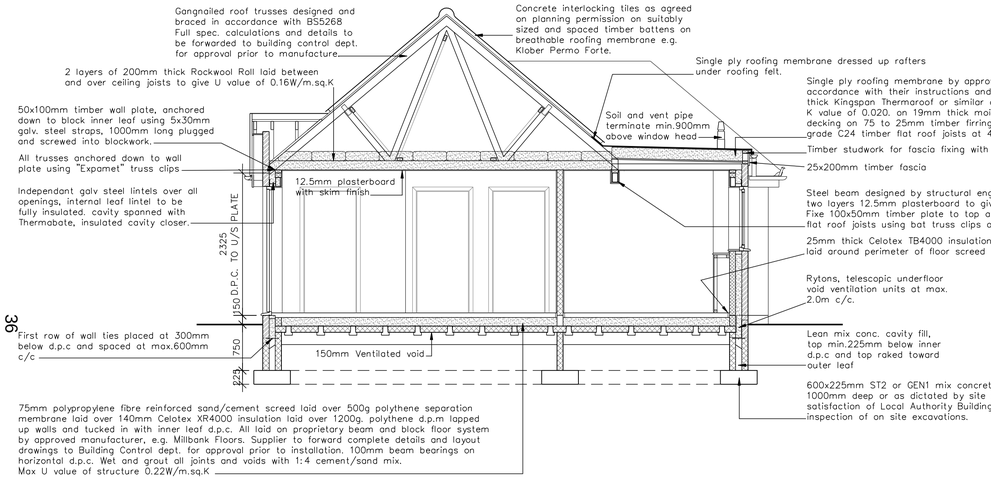
Rear (South West) Elevation

Side (South East) Elevation

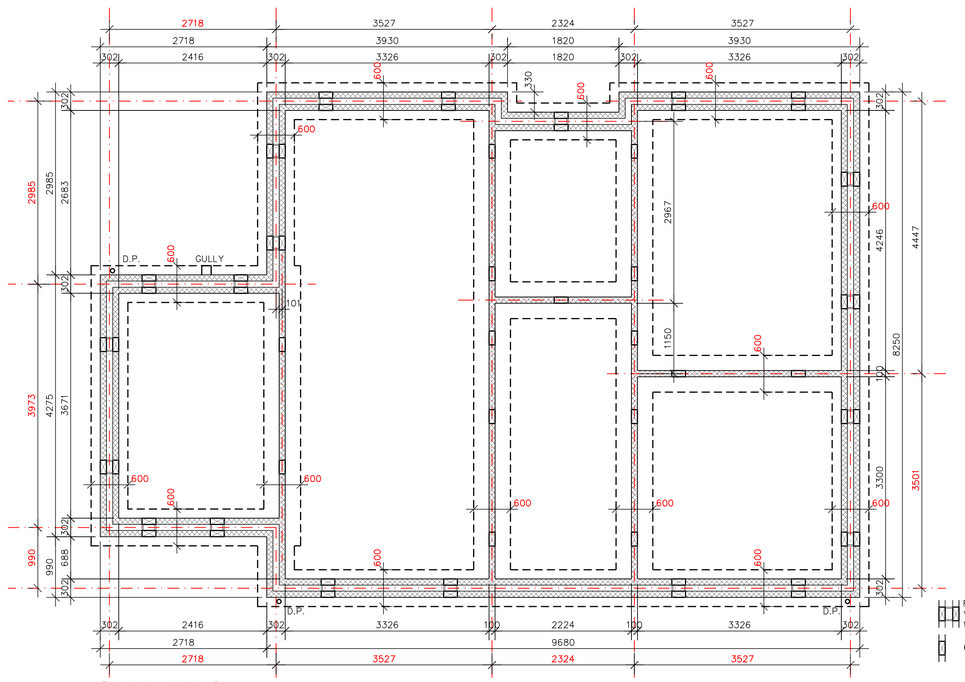
Front (North East) Elevation



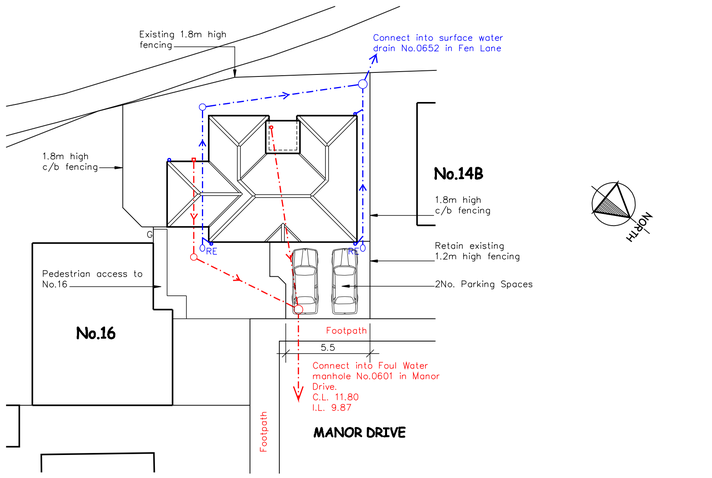
Side (North West) Elevation



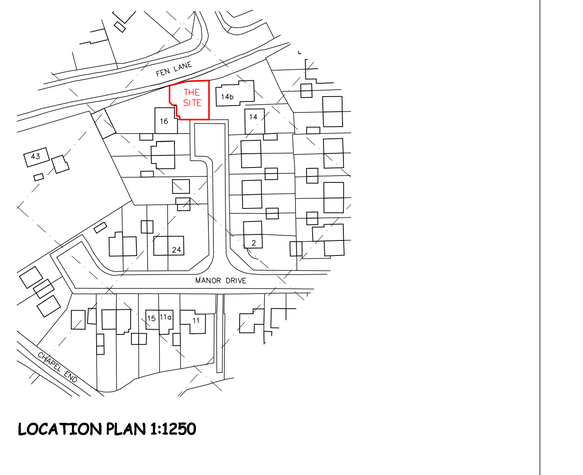
SECTION A-A



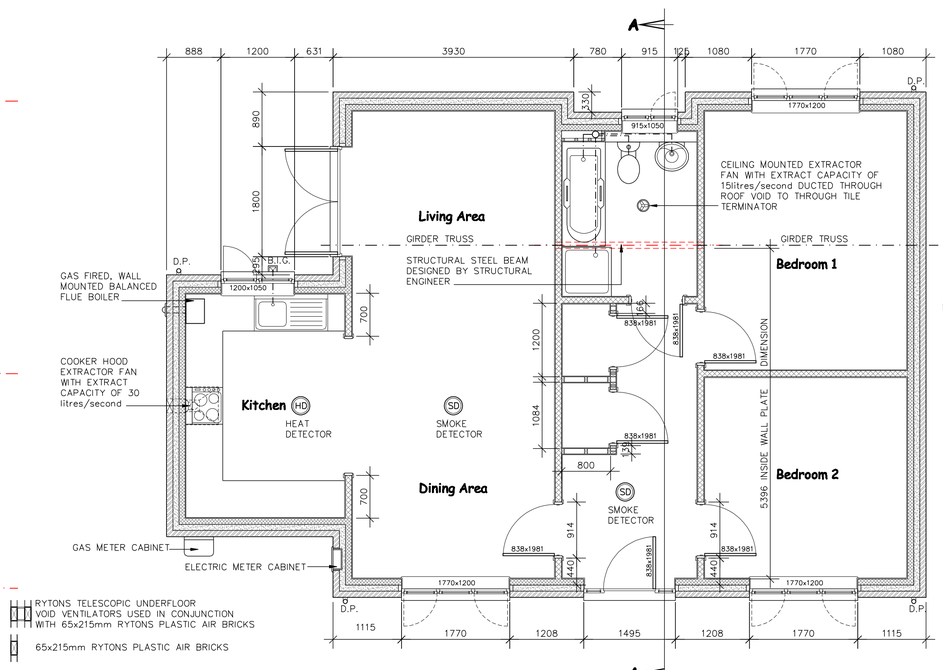
FOUNDATION PLAN



BLOCK PLAN 1:200



LOCATION PLAN 1:1250



GENERAL ARRANGEMENT PLAN

PARTITION LEGEND

- BRICKWORK
- CELCON STANDARD 3.6N/mm.sq. BLOCKWORK.
- CELCON SOLAR 2.9N/mm.sq. BLOCKWORK
- 47x89 TIMBER STUDWORK 12.5mm PLASTERBOARD

Roof Construction

CONC. INTERLOCKING TILES (colour and supplier to be agreed) ON SUITABLY SIZED TIMBER BATTENS, ON GANGNAILED ROOF TRUSSES. KLOBER PERMO FORTE, BREATHABLE ROOFING MEMBRANE LAID OVER TRUSSES. PROVIDE NON-PERMIABLE STRIP AT EAVES LEVEL BELOW MEMBRANE AND DRESSED OVER TOP OF FASCIA INTO GUTTER. 25x200mm TIMBER FASCIA, 10mm THICK MASTERBOARD OR SUPERLUX SOFFIT BOARDS. 50x100mm TIMBER WALL PLATE STRAPPED DOWN TO INNER LEAF USING 5x30mm GALV. STEEL STRAPS. MIN.1000mm LONG PLUGGED AND SCREWED TO INNER LEAF BLOCK LEAF AT MAX.2.0m C/C.

Rainwater Goods

PLASTIC, 112mm HALF ROUND GUTTERS WITH 68mm DIA DOWN PIPES. DOWN PIPES, UNLESS RUNNING DIRECTLY INTO AN INSPECTION CHAMBER TO BE FITTED WITH SCREWED ACCESS PLATES AT BASE TO ALLOW FOR RODDING. FIXING BRACKETS AND SPACING OF BRACKETS TO BE AS RECOMMENDED BY SUPPLIER BUT AS SHOWN ON ELEVATIONS.

Internal Non Loadbearing Studwork Partitions

PARTITIONS FRAMED UP USING 47x89 TIMBER STUDS AT 400mm VERTICAL C/C. PROVIDE 47x89 HORIZONTAL NOGGINS AT MAX.1200mm C/C. ALLOW FOR ADDITIONAL NOGGINS TO PROVIDE FIXING POINTS FOR BATHROOM APPLIANCES AND FIXTURES. ENCASE SOIL PIPES USING 2 LAYERS 12.5mm PLASTERBOARD WITH 50x50mm TIMBER FRAMEWORK.

Part M Access for the Dissabled

FRONT ENTRANCE DOOR TO HAVE A MIN. CLEAR OPENING OF 775mm BRICKWORK OPENING SIZE SHOWN TAKES THIS INTO ACCOUNT. FRAME THRESHOLD TO BE OF THE "MOBILITY" TYPE TO ACCOMMODATE EASY ACCESS FOR WHEELCHAIR USERS. MAX.15mm STEP FROM TOP OF THRESHOLD TO FINISHED FLOOR LEVEL. PLATFORM, TO BE PROVIDED AT FRONT ENTRANCE, LEVEL WITH LIP OF THRESHOLD AND BE MIN.900mm WIDE. RAMP UP TO PLATFORM TO BE AT MAX. GRADIENT OF 1in20 AND BE CONSTRUCTED OF FIRM MATERIAL. DOORS ON GROUND FLOOR TO BE 838mm WIDE TO ALLOW FOR MIN. CLEAR OPENING WIDTH OF 750mm. ELECTRIC SOCKETS TO BE FIXED AT 450mm ABOVE FINISHED FLOOR LEVEL AND LIGHT SWITHES FITTED AT MAX.1200mm ABOVE FINISHED FLOOR LEVEL.

Electrical Works

DESIGN, INSTALLATION AND TESTING OF ALL ELECTRICAL SYSTEMS TO BE IN COMPLETE ACCORDANCE WITH APPROVED DOCUMENT PART P AND BE CARRIED OUT BY APPROVED, REGISTERED CONTRACTOR. LOCATION OF FITTINGS TO BE AGREED WITH CLIENT PRIOR TO INSTALLATION AND BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS FOR THE DISSABLED AS DETAILED IN APPROVED DOCUMENT PART M. ENSURE 100% LOW ENERGY LIGHT FITTINGS ARE INSTALLED THROUGHOUT

Smoke/Heat Alarms

SELF CONTAINED, SEPARATELY FUSED SMOKE/HEAT DETECTORS (CONFORMING TO BS5446: PART 1/ BS5839-6:2013) TO BE SITED IN DINING AND KITCHEN AREAS (SEE PLANS) ALL FITTINGS TO BE INTERLINKED BY WIRING IN ACCORDANCE WITH IEE REGULATIONS. DETECTORS MAY OPERATE AT LOW VOLTAGE VIA MAINS TRANSFORMERS. LOCATE DETECTORS MIN.300mm FROM ANY LIGHT FITTING OR WALL AND IN A POSITION SAFE FOR ACCESS TO MAINTAIN. LOCATE ALSO WITHIN 3.0m OF ANY BEDROOM DOOR AND WITHIN 7.0m FROM ANY ROOM WITH HIGH FIRE RISK e.g. KITCHEN.

Internal Plumbing

MIN.100mm DIA SOIL AND VENT PIPES TO BELOW GROUND DRAINAGE SYSTEM, MIN. RADIUS OF PIPE STACKS ONTO DRAINS 600mm. AVOID CHANGES IN DIRECTIONS OF SOIL STACK WITHIN "WET SECTION" HOWEVER IF UNAVOIDABLE ENSURE NO CONNECTION IS MADE WITHIN 750mm OF THE BEND. ENSURE LOWEST CONNECTION ONTO THE SOIL STACK IS MIN.750mm ABOVE THE DRAIN INVERT. BRANCH PIES ONTO THE STACK TO BE POSITIONED TO AVOID CROSS FLOW INTO ANOTHER PIPE AND OPPOSITE CONNECTIONS TO BE SEPARATED BY A VERTICAL DISTANCE OF 200mm. PROPRIETARY MULTI POINT CONNECTORS ARE ACCEPTABLE WHERE PIPE RUNS AND GRADIENTS ALLOW. TERMINATE VENT STACK MIN 900mm ABOVE WINDOW OPENINGS. FULLY LEAD FLASH AROUND PIPE AND CAP OFF WITH WIRE CAGE OR PROPRIETARY PLASTIC BIRD GUARD.
BRANCH PIPE SIZES: SINK 40mm DIA FOR A MAX 3.0m LENGTH OF RUN. 50mm DIA. FOR RUNS LENGTHS UP TO 4.0m. 75mm DEPTH OF SEAL TO TRAP. GRADIENT OF WASTE BETWEEN 18-90mm PER METER RUN. BATHS AND SHOWER AS DESCRIBED FOR SINK.
WATER SUPPLY TO BATH TO PASS THROUGH AN IN LINE BLENDING VALVE SITED DIRECTLY BELOW THE BATH ENSURING THE EXIT TEMPERATURE OF THE WATER DOES NOT EXCEED 48deg.C. WASHBASINS, 32mm DIA FOR MAX LENGTH OF 1.7m, 40mm DIA FOR LENGTHS UP TO 3.0m. 75mm DEPTH OF SEAL TO TRAP. GRADIENTS AS DETAILED IN APPROVED DOCUMENT PART H1 DIAGRAM 3 (Branch Connections) TO SUIT EACH LOCATION.
WC'S. MIN.90mm DIS WASTE PIPE WITH 50mm DEPTH OF SEAL TO TRAP MAX.6.0m LENGTH WITH GRADIENT OF 90mm PER METER RUN. ALL BENDS IN WASTE PIPES TO HAVE MIN RADIUS OF 75mm MEASURED AT THE CENTRE LINE OF EACH PIPE. MATERIALS TO BE EITHER PLASTIC TO BS 5255 OR uPVC TO BS4514 OR POLYPROPYLENE TO BS5245

Drainage Specification

FULLY INVESTIGATE EXISTING FOUL DRAINAGE SYSTEM TO ESTABLISH FLOW DIRECTION AND EXACT DEPTHS OF EXISTING INSPECTION CHAMBERS. LIAISE WITH LOCAL AUTHORITY BUILDING CONTROL OFFICER TO FULLY AGREE FINAL DEPTHS, FALLS AND SURROUNDING BACKFILL.
PIPES, INSPECTION CHAMBERS AND CONNECTIONS ETC. BY "WAVIN UK (Holdings) LTD. OR SIMILAR.
100mm NOMINAL PIPE BORE, UNPLASTICIZED PVC PIPEWORK INSTALLED IN COMPLETE ACCORDANCE WITH B.S. 5955:PART 6:- 1980 "CODE OF PRACTICE FOR PLASTIC PIPEWORK.
450 AND 600mm DIAMETER INSPECTION CHAMBERS TO DEPTHS SHOWN. DIAMETER DETERMINED BY DEPTH AND IN ACCORDANCE WITH MANUFACTURERES DETAILS AND SPECIFICATIONS.
PIPEWORK ADJACENT TO DWELLING AND BELOW DWELLING BEDDED ON AND SURROUNDED BY MIN.100m LEAN MIX CONCRETE, ELSEWHERE PEA SHINGLE. BACKFILL TO GROUND LEVEL WITH STONE FREE SITE MATERIAL. PIPES SURROUNDED BY CONCRETE TO HAVE COMPRESSIBLE MATERIAL COLLARS AT ALL JOINTS EXTENDING OUT TO FULL WIDTH AND DEPTH OF CONCRETE SURROUND.

NB

BUILDER TO ENSURE ACCREDITED CONSTRUCTION DETAILS ARE USED THROUGHOUT.
ENSURE AIR TEST RESULT DO NOT EXCEED 4.5 AS DETAILED IN SAP REPORT AND RESULTS SENT THROUGH TO LOCAL AUTHORITY BUILDING CONTROL.
CHANGES TO SPECIFICATION AND USE OF DIFFERENT MATERIALS COULD AFFECT THE RESULTS OF THE SAP REPORT AND SHOULD THEREFORE BE AVOIDED WITHOUT PRIOR NOTIFICATION.

REV.	DATE	REVISION NOTES
A	16/12/15	Specification for insulation in floor, walls and roof revised. Lintel window and door spec revised and heating details revised. All as detailed in SAP report.
B	06/01/16	Rear extension and internal layout revised as instructed by client
C	07/01/16	Boiler and gas meter moved
D	16/2/16	Car parking spaces added to block plan

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PARTNERS in PLANNING and ARCHITECTURE

PROJECT
PROPOSED DWELLING ON LAND ADJ. 16 MANOR DRIVE, SAWTRY, HUNTINGDON, CAMBRIDGESHIRE, PE28 5UU

CLIENT
THE ABBEY GROUP

DRAWING TITLE
WORKING DRAWING, FLOOR PLAN ELEVATIONS, SECTION & SPEC. NOTES

DRAWN	SCALES	
NFM	1:50, 1:100 @ A1	
DATE	DWG. No.	REV.
10/12/15	15/83/01	D

GREEN PAPERS FOLLOW

Case No: **1401576FUL (FULL PLANNING APPLICATION)**

Proposal: **ERECTION OF SINGLE STOREY DWELLING**

Location: **LAND AT 16 MANOR DRIVE SAWTRY**

Applicant: **MR C WHILE**

Grid Ref: **517071 283625**

Date of Registration: **21.08.2014**

Parish: **SAWTRY**

RECOMMENDATION - APPROVE

This application is reported to the Development Management Panel as the Parish Council's recommendation differs to the Planning officer.

1. DESCRIPTION OF SITE AND APPLICATION

1.1 This application is referred to the Panel because there is a disagreement between the recommendation of Planning Officers and that of Sawtry Parish Council.

1.2 The application site is the front garden of 16 Manor Drive, a detached residential property that is located at the end of a predominantly c.1970's residential 'open plan' cul-de-sac within the village of Sawtry. The land is open and laid to lawn, and it backs onto Fen Lane. On three sides it is bound by timber fencing and a small tree is growing towards the rear boundary. The dimensions of the site are 14m wide and 16m deep from front to back. The Environment Agency flood zone map shows the land to be at a low probability of flooding, designated as Flood Zone 1.

1.3 Planning permission is sought to subdivide the curtilage of the dwelling and erect a single storey 2 bedroomed dwelling on the front garden of the property, infilling the gap between nos. 14B and 16 Manor Drive. The proposed dwelling would be sited in the approximate centre of the site, in line with no. 14B but at right angles to no. 16. The form of the dwelling would comprise a principal element with subservient side and rear wings and its footprint would measure approx. 12.4m x 8m. The nominal depth of the rear garden would be approx. 5m. Vehicle and pedestrian access is from Manor Drive with parking for two vehicles on the site frontage.

1.4 A signed unilateral undertaking to fund a contribution to providing wheeled bins has been submitted.

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, particularly with regard to the chapter on Design.

2.3 Regulation 122 of the Community Infrastructure Levy Regulations 2010 is relevant to the unilateral undertaking to fund the provision of wheeled bins.

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"
- En25: “General Design Criteria” –
- En18: “Protection for countryside features”
- CS8: “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)

- Policy LP 1 – ‘Strategy and principles for development’

- Policy LP 2 – 'Contributing to Infrastructure Delivery'
- Policy LP 6 – "Flood Risk and Water Management"
- Policy LP 9 – 'Development in Key Service Centres'
- 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':
- Policy LP 29 – 'Trees, Woodland and Related Features':

3.5 Huntingdonshire Design Guide SPD 2007 is also relevant.

3.6 Huntingdonshire Local Development Framework - Developer Contributions SPD 2011 is also relevant with regard to contributions to wheeled bins provision.

4. PLANNING HISTORY

None relevant to the application site, however the adjacent bungalow no. 14b was granted planning permission on appeal in the late 1980's ref. 8701511OUT and appeal ref. APP/H0520/A/88/91375.

5. CONSULTATIONS

5.1 Sawtry Parish Council – recommend refusal; for the following summarised reasons:
* overdevelopment of land.
* adverse effect on street scene.
* close to the windows of no. 16 Manor Drive.
* would make manoeuvring within the cul-de-sac worse.

6. REPRESENTATIONS

Received a representation from the occupier of no. 14 Manor Drive, who objects to the application for the following summarised reasons:

- visual harm; the dwelling would stand forward of 14B by approx. 1 metre. It is suggested that the dwelling be sited further away from the highway.
- little outdoor living space.
- detrimental to the area having no garage or storage space, resulting in parking on the highway.
- access to second bedroom through the kitchen/diner.
- rainwater harvesting and permeable driveway/patio would prevent extra water flowing onto the highway.
- soakaways are known not to work due to clay soils.

7. ASSESSMENT OF ISSUES

7.1 The main issues to consider are:

- Principle of the development.
- Whether the design of the dwelling and its impact on the street scene are acceptable
- Impact on neighbouring occupiers,
- Parking and highway safety.

Principle:

7.2 Policy CS3 of the Huntingdonshire Core Strategy 2009 provides for the development of land within the built up area of a designated Key Service Centre for residential development. Sawtry is a Key Service Centre and the application land is clearly located within the built up area of Sawtry.

7.3 The weight to give to policy CS3 of the Huntingdonshire Core Strategy 2009 must be graded according to the degree of consistency with the National Planning Policy Framework as required by paragraph 215 of Annex 1 of the Framework. Policy CS3 is considered to be consistent with the overarching aim of the Framework to promote sustainable development and to meet the housing needs of the area. The application site would be in a sustainable location within the built-up area, with access to public transport and services. As such the principle of developing the land for housing is acceptable, subject to other material planning considerations.

Design and impact on the character and appearance of the locality:

7.4 Manor Drive comprises of a tightly spaced group of residential properties fronting the cul-de-sac, the majority of which are similar style semi-detached two storey chalet style dwellings that date back to the 1970's, Nos. 14 and 16 that are situated towards the end of the cul-de-sac are detached and no 14B is a bungalow that is thought to have been erected in the 1990's following the grant of planning permission on appeal in the 1980's). This bungalow provides a built edge at the end of the cul-de-sac those closes the view from the entrance to the cul-de-sac and it turns the building line through 90 degrees. The presence of this bungalow has resulted in the open nature of the application site appearing as a peculiar element in the street scene that need not be preserved in its current state.

7.5 The design of the proposed dwelling is well proportioned with a hierarchy of elements to its built form and it would relate satisfactorily to the surrounding dwellings in terms of scale and form, subject to appropriate external materials; namely buff brick walls and brown tile covered roof.

7.6 The siting of the proposed dwelling more or less on the building line established by no. 14B is satisfactory and it would strengthen the built edge of the cul-de-sac initiated firstly by no. 14B. Furthermore, its

proximity to the flanking dwellings would reinforce the tight spacing of dwellings around the cul-de-sac, which makes the cul-de-sac distinctive. Permitted development rights for boundary treatment or enclosures between the highway and façade would be removed to enable the Council to maintain the 'open plan' nature of the cul-de-sac. For these reasons the proposal would not cause unacceptable visual harm to the street scene.

7.7 The roof of the dwelling would be visible in views from Fen Lane to the south of the application site and above the 2m high boundary fence, but it would not cause unacceptable harm to the street scheme as in these views it would be intermingled amongst the surrounding properties.

7.8 For these reasons the proposal would comply with policies H32 and En25 of the Huntingdonshire Local Plan 1995, policy HL5 of the Local Plan Alteration 2002 and policy CS1 of the Core Strategy 2009. These policies are consistent with the emphasis in the National Planning Policy Framework on the importance of good design and the protection of local distinctiveness.

Impact on neighbouring occupiers:

7.9 The proposed dwelling would not have an unduly overbearing presence when seen from either of the flanking dwellings and nor would it cause overshadowing of those dwellings to the extent that the occupiers living conditions would be unacceptably harmed.

7.10 The positions of window openings in the walls of the proposed dwelling would not lead to unacceptable overlooking of the flanking dwellings due to the resulting viewing angles and reasonable standards of privacy would be preserved for occupants of neighbouring dwellings.

7.11 The windows in the façade of no. 16 would allow the neighbouring occupiers to overlook the proposed bungalow, but this would not lead to unacceptable living standards for future occupants of the dwelling because viewing angles would be oblique and not directly into the windows of the proposed dwelling and vice versa. Overlooking of the rear garden of the proposed dwelling from the upper floor windows of no. 16 would be screened by the roof of the proposed dwelling.

7.12 It is not considered that the domestic activities associated with the proposed dwelling, such as use of the garden and vehicle parking, would lead to unacceptable levels of noise and disturbance in the locality.

7.13 For these reasons the proposal would comply with policy H31 of the Huntingdonshire Local Plan 1995, which is broadly consistent with the core planning principle in the National Planning Policy Framework (paragraph 17) of securing a good standard of amenity for all existing and future occupants of land and buildings.

Highway safety and parking:

7.14 Two off-street parking spaces would be provided within the curtilage of the proposed development. Off-street parking for no. 16 would be

retained and vehicle turning space would be provided within the highway as is common to most other properties in the cul-de-sac.

7.15 It is noted that vehicles tend to be parked on the highway. While the proposed development is likely to result in increased parking on the cul-de-sac, such as visitor parking, there is no reason to conclude that this would be significantly detrimental to highway safety.

7.16 The proposal therefore accords with paragraph 32 of the National Planning Policy Framework as safe and suitable access to the development can be achieved.

7.17 A planning condition would be imposed to reflect the fact that permitted development rights would require a front driveway of the surface area proposed to be constructed to prevent surface water-run off onto the highway in the interests of managing flood risk.

Trees:

7.18 A tree is shown as being removed. This tree is not formally protected by a tree preservation order and it is does not make a significantly valuable contribution to visual amenity. As such there is no objection to this tree being felled.

Other matters:

7.19 The development would meet its reasonable on-site infrastructure needs by contributing to the funding of wheeled bins for waste and recycling.

7.20 The objector's comment that little outdoor living space would be provided is noted, but in response Officers advise that there are no minimum space standards for gardens and the proposed garden is not unduly small relative to the proposed dwelling. A refusal could not reasonably be sustained for this reason.

7.21 The objector's suggestion that the dwelling be sited further away from the highway is noted, but the Local Planning Authority must consider the application that has been submitted and not an alternative. For the reasons given above, Officers have concluded that unacceptable visual harm would not be caused.

7.22 The objection on the grounds of parking is addressed by Officers earlier in this report.

7.23 The objection relating to drainage is noted. This is a matter for the Building Regulations. Officers are satisfied that a satisfactory means of drainage could be requisitioned by the developer. Officers advise that there is currently no policy requirement to insist upon rainwater harvesting and that surface water run-off from the driveway and onto the highway is capable of being controlled by condition as explained above

Conclusion:

7.24 Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is

considered that planning permission should be granted in this instance.

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

- Time limit.
- Development in accordance with the drawings.
- Materials.
- Erect approved boundary treatment prior to first occupation.
- Remove permitted development rights for boundary treatment or other means of enclosure between the facade of the dwelling and the highway.
- Provide within curtilage parking spaces prior to occupation and use for no other purpose thereafter.
- No discharge of surface water run-off onto the highway.

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

CONTACT OFFICER:
Enquiries about this report to **Mr Gavin Sylvester Development Management Officer 01480 387070**

To: DevelopmentControl[DevelopmentControl@huntsdc.gov.uk];
Flag Status: 0x00000000
Subject: Comments on planning applications
From: Diane Davis - Sawtry Parish Council
Sent: Wed 10/15/2014 12:02:59 PM

Sawtry Parish Council have made the following recommendations:

1401576FUL – Land at 16 Manor Drive – erection of singe storey dwelling - **Recommend refusal** – as the size of the dwelling remains the same as the previous application it is considered as an overdevelopment of an already oversubscribed site. It would have an adverse effect on the street scene. The cul de sac location is already difficult for vehicles to manoeuvre, this development would make the situation worse. The property would be very close to the windows of the neighbouring property.

1401652FUL/1401652LBC – 3 Church Street – Raise chimney height - **Recommend approval** in order to allow the applicant to conform with current regulations.

Regards

Diane Davis

Clerk to Sawtry Parish Council

Tel: 01487 831771

Office Open: 9.00 – 1.00

Monday to Friday

NOTES
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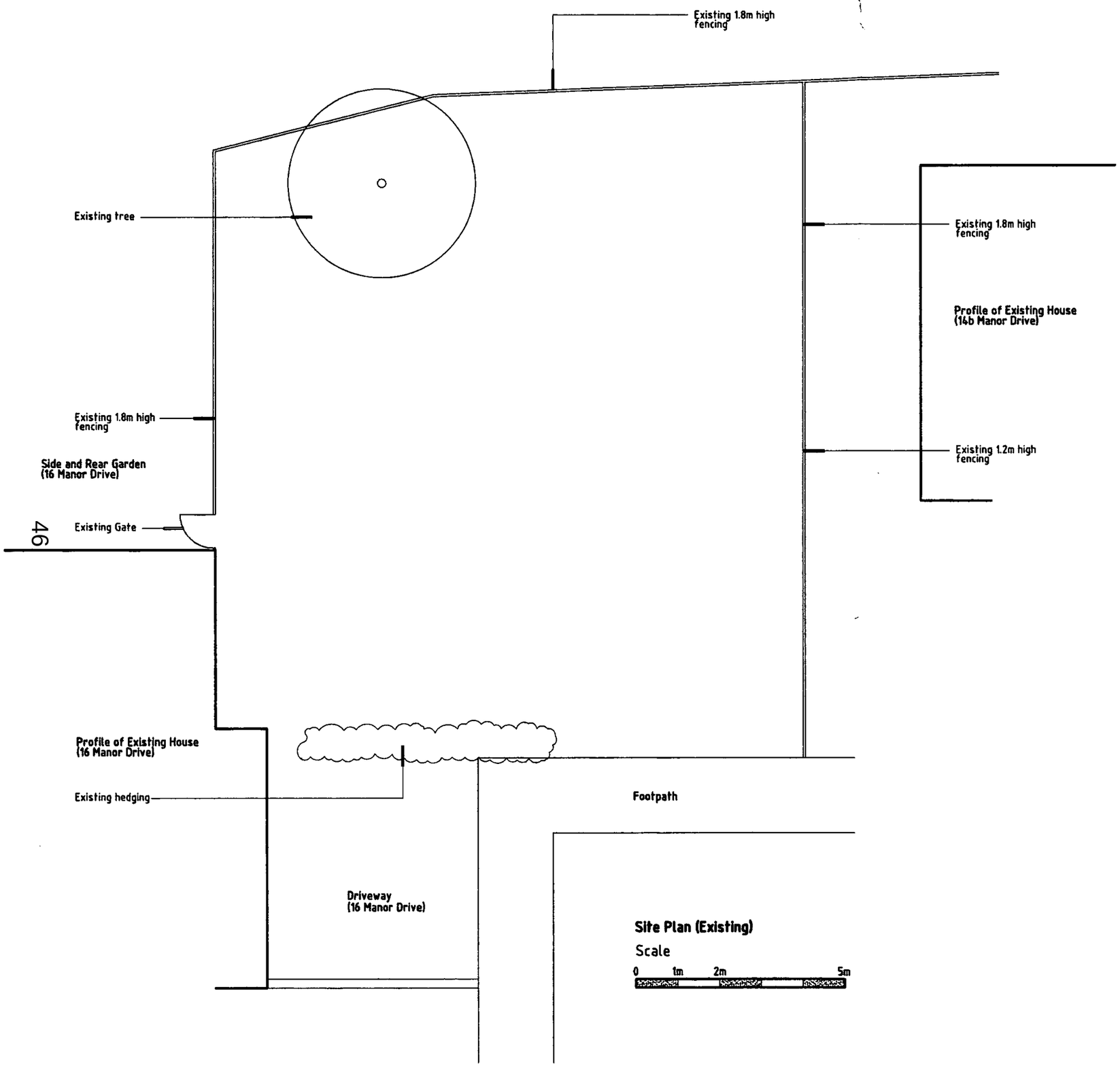
2. All discrepancies to be referred to the Architect before commencing.
3. This drawing is copyright.



Scott I **Whight**
Architects and Development Consultants
46 Elm Crescent, Glinton, Cambs, PE6 7LE
Tel: 01733 253543
E-Mail: scottwhight@btinternet.com

Client: Mr C. While		Project: Proposed new dwelling on land adjacent to 16 Manor Drive Sawtry		
Drawing: Existing Site Plan/Block Plan				
Date: May 2014	Scale: 1:100 @ A3	Project No.: 272	Drawing No.: 01	Revision: -

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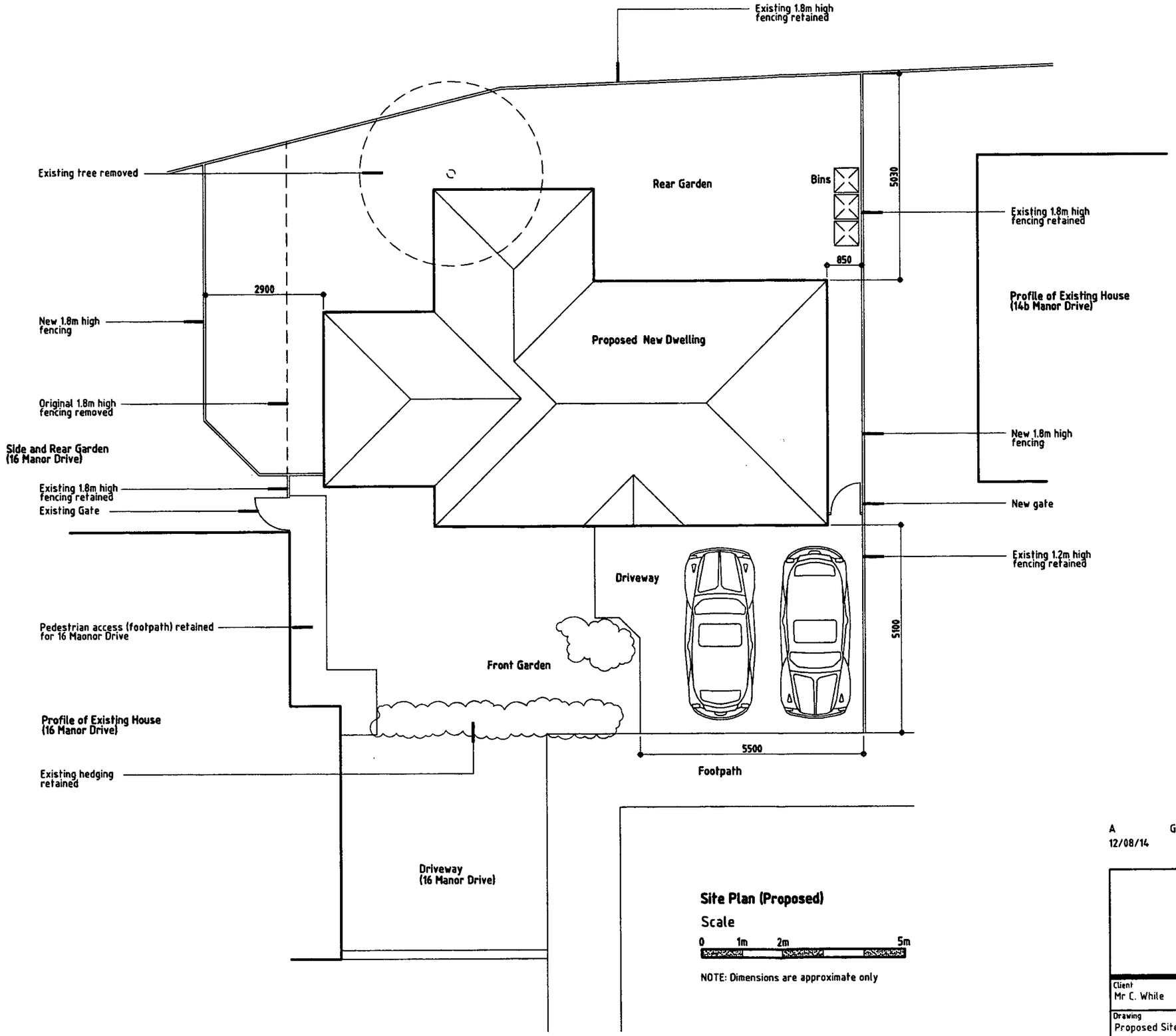

Site Plan (Proposed)

Scale

0 1m 2m 5m

NOTE: Dimensions are approximate only

A General re-design
12/08/14

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Tel: 01733 253543
E-Mail: scottwhight@btinternet.com

Client: Mr C. While		Project: Proposed new dwelling on land adjacent to 16 Manor Drive Sawtry		
Drawing: Proposed Site Plan/Block Plan				
Date: May 2014	Scale: 1:100 @ A3	Project No.: 272	Drawing No.: 02	Revision: A

NOTES
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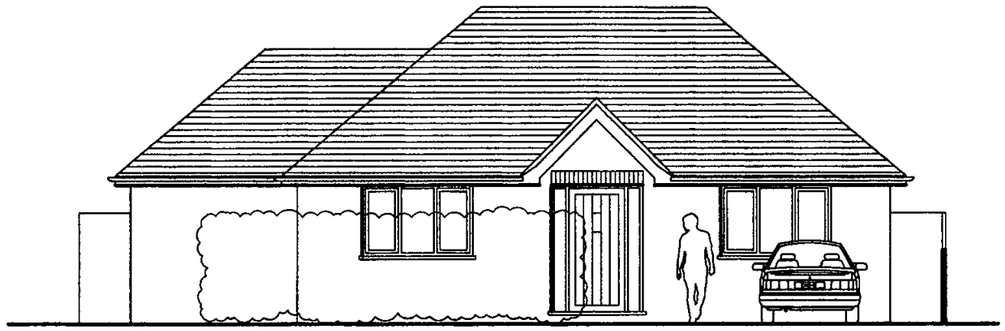
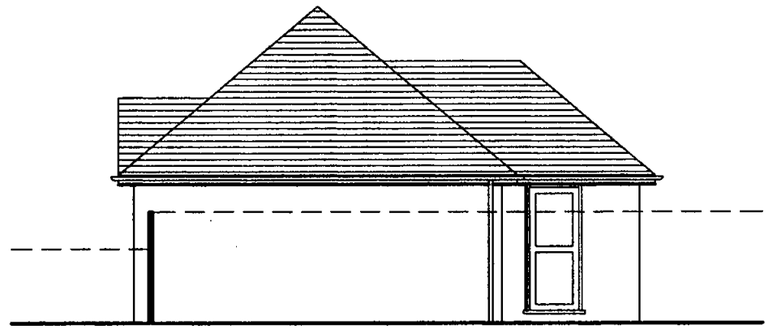
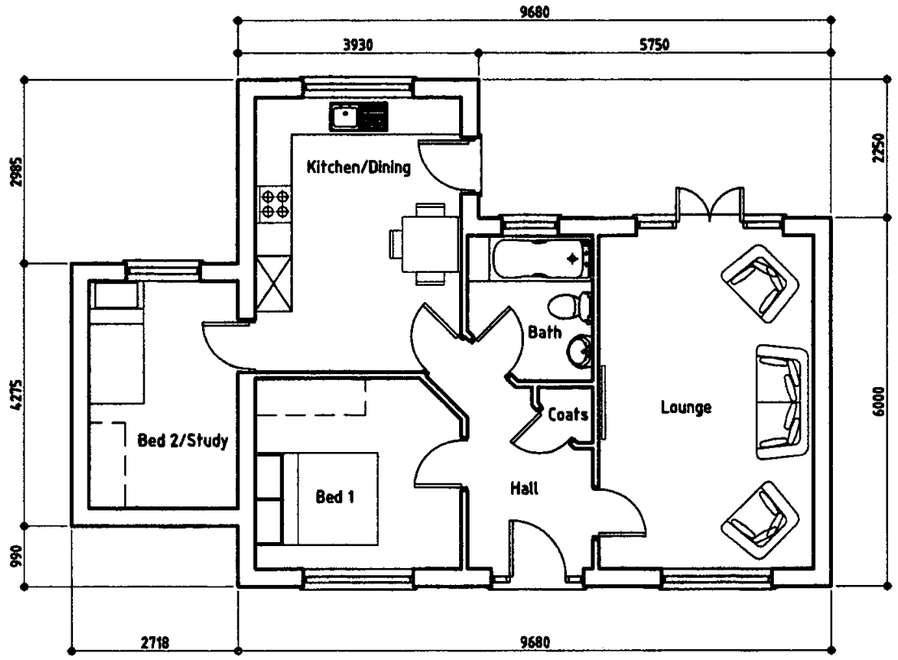


Front Elevation



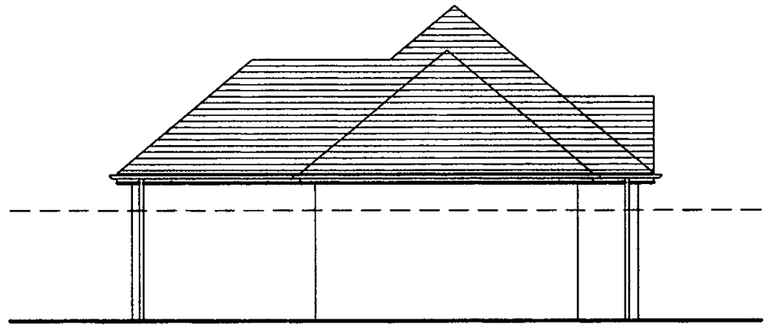
Side Elevation



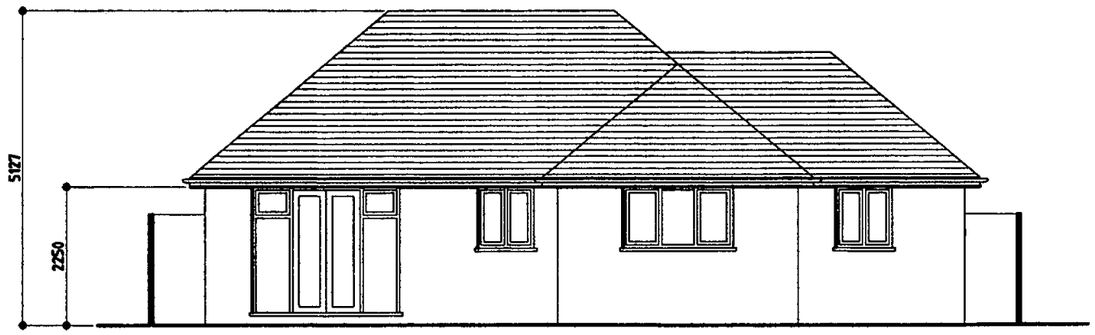
Ground Floor Plan

Scale

0 1m 2m 5m



Side Elevation



Rear Elevation

B 12/08/14	General re-design
A 16/06/14	Dimensions added to ground floor plan

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E-Mail: scottwhight@btinternet.com

Client: Mr C. While		Project: Proposed new dwelling on land adjacent to 16 Manor Drive Sawtry		
Drawing: Proposed Ground Floor Plan & Elevations				
Date: May 2014	Scale: 1:100 @ A3	Project No.: 272	Drawing No.: 03	Revision: B

DEVELOPMENT MANAGEMENT PANEL 14 MARCH 2016

Case No: **15/01817/REM (APPROVAL OF RESERVED MATTERS)**
15/01816FUL (FULL PLANNING APPLICATION)
15/02021/S73 (VARIATION OF CONDITION)

Proposal: **15/01817/REM 120 DWELLINGS AND SUPPORTING INFRASTRUCTURE INCLUDING DETAILS OF ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE.**
15/01816FUL THE CONSTRUCTION OF 3 NO. NEW PONDS AND ASSOCIATED LANDSCAPE HABITATS FOR ECOLOGICAL MITIGATION AS PART OF A GREAT CRESTED NEWT MITIGATION STRATEGY AND ATTENUATION POND AS PART OF A DRAINAGE STRATEGY IN CONNECTION WITH RESIDENTIAL DEVELOPMENT ON ADJACENT LAND (REF: 1301790OUT)
15/02021/S73 VARIATION OF CONDITION 20 OF APPLICATION REFERENCE: 1301790OUT TO: PRIOR TO COMMENCEMENT OF DEVELOPMENT MITIGATION MEASURES SHALL BE CARRIED OUT IN ACCORDANCE WITH THE DETAILS IN PLANNING APPLICATION REFERENCE: 15/01816/FUL, UNLESS MINOR VARIATIONS ARE OTHERWISE AGREED IN WRITING WITH THE LOCAL PLANNING AUTHORITY.

Location: **LAND BETWEEN OLD MILL AVENUE AND STATION ROAD AND 43 STATION ROAD WARBOYS**

Applicant: **MR KEN ARMSTRONG**

Grid Ref: **531051 280593**

Date of Registration: 08.10.2015

Parish: **WARBOYS**

RECOMMENDATION - APPROVE

This application is reported to the Development Management Panel as the Parish Council's recommendation of refusal on 15/01817/REM & 15/01816FUL is contrary to the officer's recommendation of approval.

1. DESCRIPTION OF SITE AND APPLICATIONS

1.1 The application sites are located adjacent to, but surrounded by, the northern built up areas of Warboys. There is residential development to the north, east and south of the site and open countryside to the west. The sites are currently agricultural land. The application sites are approximately 5.7 ha in area, they are relatively flat with slight falls to both the south western and north eastern corners. Vehicular access would be from Station Road.

1.2 The larger of the two sites has outline planning permission for 120 dwellings under planning permission 1301790OUT. This report covers three applications, first and foremost, reserved matters

application ref: 15/01817/REM seeks approval for access, appearance, landscaping, layout and scale.

1.3 In addition planning permission (Ref: 15/01816/FUL) is sought for the construction of 3 no. new ponds. To include two associated landscape habitats for ecological mitigation as part of a great crested newt mitigation strategy and one attenuation pond as part of a drainage strategy in connection with residential development on adjacent land (Ref: 15/02021/S73)

1.4 And finally, planning permission (Ref: 15/02021/S73) is sought for a variation of condition 20 of application reference 1301790OUT to: prior to commencement of development mitigation measures shall be carried out in accordance with the details in planning application reference: 15/01816/FUL, unless minor variations are otherwise agreed in writing with the local planning authority.

1.5 In more detail the reserved matters application (15/01817/REM) proposes the erection 120 dwellings consisting of 10 x 1 bed affordable houses, 19 x 2 bed houses (17 affordable), 9 x 2 bed affordable apartments, 2 x 2 bed affordable bungalows, 14 x 3 bed houses (8 affordable) 46 x 4 bed houses (2 affordable) and 20 x 5 bed houses. There are 98 no. garages (including 6 integral garage house types) and an additional 223 parking spaces for these 120 residential units.

1.6 In addition to the planning drawings, the three applications are accompanied by a Planning Statement, Design and Access Statement, Transport Assessment, Travel Plan, Flood Risk Assessment, Archaeology desk based assessment, Affordable Housing Statement, Ecology Appraisal and Arboriculture Assessment.

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 Paragraphs 203-205 state that “Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. Planning obligations should only be sought where they meet all of the following tests:

* necessary to make the development acceptable in planning terms;

* directly related to the development; and
* fairly and reasonably related in scale and kind to the development.

2.3 Where obligations are being sought or revised, local planning authorities should take account of changes in market conditions over time and, wherever appropriate, be sufficiently flexible to prevent planned development being stalled."

2.4 Planning Practice Guidance 2014

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)

- H23: "Outside Settlements"
- H31: "Residential privacy and amenity standards"
- T18: "Access requirements for new development"
- T19: "Pedestrian Routes and Footpath"
- R7 "Land and Facilities" space.
- R8 "Land and Facilities"
- En12: "Archaeological Implications"
- En13: "Archaeological Implications"
- En17: "Development in the Countryside"
- En20: "Landscaping Scheme"
- En25: "General Design Criteria"
- CS8: "Water"

3.2 Local Plan Alteration 2002

- HL5 – Quality and Density of Development
- HL6 - Housing Density
- OB2 – Maintenance of Open

3.3 Adopted Huntingdonshire Local Development Framework Core Strategy (2009)

- CS3: "The Settlement Hierarchy
- CS4: "Affordable Housing in Development"
- 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
- LP13 "Quality of Design
- LP15 "Ensuring a High Standard of Amenity
- LP17 "Sustainable Travel"
- LP23 "Local Services and Facilities
- LP25 "Affordable Housing Provision
- LP28 "Biodiversity and Protected Habitats and Species
- LP29 "Trees, Woodland and Related Features
- LP30 "Open Space"
- LP31 "Heritage assets and their setting

3.5 Consultation responses on 'Huntingdonshire Environmental Capacity Study: Additional Sites Assessment':

- During the 'Stage 3' consultation on the draft Huntingdonshire Local Plan to 2036, a number of sites were submitted to the Council for consideration as additional allocations in the Local Plan. These sites were considered through an 'environmental capacity study' process for additional sites, and views were then sought on the assessment of new sites. The application site was submitted for consideration as an additional allocation and was a subject of this consultation in late 2013. The conclusion of this assessment is that the application site is considered potentially suitable for residential development of approximately 100 homes.

3.4 Developer Contributions SPD (2011)

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

4. PLANNING HISTORY

15/70036/PENQ – Pre Application - Reserved matters application for residential development of 120 dwellings, open space and associated infrastructure

1301790OUT - Demolition of 43 Station Road and the residential development of site to provide up to 120 dwellings with associated infrastructure at Land Between Old Mill Avenue And Station Road And 43 Station Road, Warboys – Granted – 29th January 2015

5. CONSULTATIONS

Consultation responses on the Planning Application 15/02021/S73:

5.1 **Warboys Parish Council** – Recommend Approval – The application does not conflict with the policies contained in the Development Plan

5.2 **Cambridgeshire Fire and Rescue Service** – No response
Officer comments – A per the original outline application a condition is again recommended for fire hydrants

5.3 **County Council Archaeology (CCA**) – The CCA have reviewed the reserved matters application and confirm that that this does not affect their previous advice – The CCA previously commented that the area has some merit and should be investigated before a decision on the outline planning application is made.
Officer response: At their meeting in June 2014 Members resolved to approve the outline planning application subject to a programme of archaeological investigation secured by a condition. It would now be unreasonable to require the developer to investigate prior to a decision being made on this Section 73 application.

5.4 **County Council Highways** – No objection

5.5 **County Council Rights of Way** – No comments received
Officer response – County Council Rights of Way have however commented on the reserved matters application – see below

5.6 **Environment Agency** – No objection –The Agency advise that as written condition 20 does not state what the mitigation measures are mitigation for, reading "Prior to commencement of development mitigation measures shall be carried out in accordance with the details in planning application reference 15/01816/FUL....."
The original condition 20 was that "prior to commencement of development mitigation measures shall be carried out in accordance with the Great Crested Newt mitigation strategy as included as part of the Ecological Appraisal dated November 2013..." It is acceptable that the phrase "great crested newt mitigation" is not used but it should be replaced with a phrase to indicate that the mitigation measures referred to are ecological mitigation and relate to the Ecological Appraisal report dated September 2015 as submitted with application 15/01816/FUL.
Officer response – A condition with such wording is recommended accordingly.

5.7 **Middle Level Commissioners** – No response received

Consultation responses on the Planning Application 15/01817/REM:

5.8 **Warboys Parish Council** (first consultation) – Recommend refusal for the following reasons:-
- That the proposed road layout will lead to excessive vehicle speeds in a residential area and will result in a dwelling layout that will have a greater impact on the surrounding properties than that proposed in the indicative layout at the outline application stage:
- That the proposed siting of plots 1 to 12 will place them too close to the long established premises of Heath Hill Garage where the use of power tools, compressors and air tools in the repair of agricultural and motor vehicles will inevitably lead to future complaints of noise nuisance from the occupiers of those plots
- That the proposed siting of plots 1 to 12 will result in the overshadowing and overlooking of Nos 37 and 39 Station Road
- That there are concerns about the impact of the development on the local drainage system and its capacity to cope in times of heavy rain fall
- That the historic pond in the centre of the site which is thought to contain a spring is shown as having been infilled which may cause future problems of flooding
- That the area required for public open space is not clearly shown on the plans submitted
Officer response – The issues raised above are addressed in the main section of the report or by planning condition

5.9 **Warboys Parish Council** (second consultation) – Recommend refusal for the reasons above and these additional reasons
- That there are still some properties close to the boundary with Ivan Barrett business premises
- That the council was not reassured by the comments of the developers in a meeting with them in January that as the proposed dwelling were designed for single people, the occupiers would be unlikely to be disturbed by any noise emanating from the adjoining business premises during the day

Officer response – The issues raised above are addressed in the main section of the report or by planning condition

5.10 **Cambridgeshire constabulary** – Architectural Liaison Officer – No Objection - only request is that ALL rear parking courts and any large areas of un-adopted roads which contains on street parking, are illuminated, preferably by Column mounted lighting.
Officer response – A lighting condition is recommended

5.11 **County Council Highways** – No objection, subject to
- Dimensions need to be added for road, shared surface, footway, maintenance strips, radii and visibility splays.
- Sought clarification on which areas would be offered for adoption
- Any ramp feature marking the entrance exit of a shared surface will have the footway encroach into the shared surface by 2m and 2m only
Officer response – The information has been requested. The required information and comments from County Council Highways will be available prior to the panel meeting

5.12 **Cambridgeshire Fire and Rescue Service** – No objection – Should the planning authority be minded to grant approval, the fire authority would ask that adequate provision be made for fire hydrants, which may be by way of Section 106 agreement or a planning condition
Officer response – A condition on the S73 application is recommended accordingly

5.13 **County Council Archaeology** - We have reviewed the above planning application and this does not affect our previous advice – Previously commented that the area has some merit and should be investigated before a decision on the outline planning application is made.
Officer response - At their meeting in June 2014 Members resolved to approve the outline planning application subject to a programme of archaeological investigation, which was secured by a condition. It would now be unreasonable to require the developer to investigate prior to a decision being made on this Section 73 application.

5.14 **County Council Rights of Way** – The provision for Public Footpath No. 3 Warboys through the public open space does not match that of the definitive line. The developer will be required to submit a Public Footpath Diversion application under Section 257 of the Town and County Planning Act to divert the legal line of the footpath to an alignment that matches that of the Planning Layout (Rev L).
Officer response – This has been discussed with the applicants. The applicants advise that they will endeavour to follow the existing path of the Public Right of Way (PROW) where possible and that where this is not possible they will submit a Public Footpath Diversion application. In addition the applicants advise that during the construction of the site the footpath may be temporarily diverted to enable the delivery of the development.

5.15 **Environment Agency** – Object to discharge of condition 8 – further calculations required. No objection to discharge of condition 9 (maintenance of the surface water drainage scheme)

Officer response – Should Members consider to approve this application – condition 8 will still need to be discharged by a separate condition discharge application

5.16 **Environmental Protection Officer** – No objection - The revised site layout looks acceptable and we would not have any objections to the application.

5.17 **Lead Local Flood Authority** – No comment - As the Environment Agency commented on the outline planning application and recommended surface water drainage conditions, it has been agreed in this instance that they (the Environment Agency) will provide the formal response for this planning application in regards to the surface water drainage proposal.

5.18 **Lighting Engineer** – No objection - There is no lighting mentioned within the planning application - Roads and car courtyards need lighting.
Officer response – details of lighting condition is recommended

5.19 **Middle Level Commissioners** – No response received

5.20 **HDC Operations** – No objections - Noted that the adoptable highway now includes the western most road, previously marked as private – this will certainly help with waste collection on site. Bin Collection Point at the end of the adoptable highway for plots for all the plots indicated on the plan except plots H469/H597/H417 which will be collected from their frontage. Green Space provision is acceptable and includes the onsite attenuation area that is unusable for a minimal amount of time a year

Consultation responses on the Planning Application 15/01816/FUL:

5.21 **Warboys Parish Council** – Recommend Refusal - The mitigation strategy required for the great crested newts as a result of the development permitted should be accommodated on site as opposed to extending the impact of the development further into the surrounding countryside.
Officer Response - These proposals are enabling works that are required to support and provide infrastructure for the residential development of adjacent land to the east. The principle of constructing 3 new ponds in the open countryside is covered fully in the main section of the report.

5.22 **Cambridgeshire constabulary** – Architectural Liaison Officer – No objection

5.23 **County Council Archaeology** – No objection – The site should be subject to a programme of archaeological investigation secured by a condition
Officer response – A condition is recommended accordingly

5.24 **Cambridgeshire Wildlife Trust** – No response received

5.25 **Environment Agency** – No Objection – The agency advise that the ponds themselves appear to be acceptable however it should be

ensured that there is connectivity with other wetland areas, ditches or wildlife corridors and that site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.
Officer response – Conditions are recommended to ensure that there is a connection of wildlife corridors. Notwithstanding there will be no hydrological connection between the SUDS attenuation pond and the GCN ponds so that there is no possibility of any fish entering the GCN ponds.

5.26 **Natural England** – No Objection - Based upon the information provided, Natural England advises the Council that the proposal is unlikely to affect any statutorily protected sites or landscapes. Natural England refer officers to their standing advice with regards to impact on protected species.
Officer response – This is discussed further in the ecology section below

6. REPRESENTATIONS

6.1 Sixty local residents consulted on **15/02021/S73.** One letter of objection received. The objection raises the following concern:
- there appears now to be no access to the recognised public footpath, which is continually being used by dog walkers

6.2 Sixty four local residents consulted on **15/01817/REM**. Seven letters of objection received Objections raised are:
- that the development once built will have a detrimental effect on the surrounding area and the surrounding properties especially during long spells of heavy rain
- can the council guarantee that the wildlife migration will be a success and once completed be properly maintained
- concern that any unsupervised play by children around the ponds could be dangerous
- that the proposed three storey block in the plans is not appropriate to immediate area and certainly not to this side of the village
- Concern about the impact that the proposal will have on the existing power supply
- Concern about lack of access to home during construction
- Concern that the construction company will not keep the surrounding roads free of mud and building debris
- Concern that the construction company would breach the Control of Pollution Act 1974 – to maintain appropriate working hours during construction
- Concern about the close proximity of dwelling to Mr Barrett's Repair Garage and that Mr Barrett's long established business could be jeopardised in the future by complaints of noise and disturbance
- Concern about loss of privacy to existing properties – particularly landing windows will overlook properties 37-39
- If I were to sell my property I believe that this would not only hinder the value but also put potential buyers off
- The application has not taken into account the noise from a busy workshop running car's tractors, compressors and air tools all day long and some evenings when breakdowns occur
- The workshop will overshadow those properties and the residents living in these closest properties will be the ones most likely to be on shift work

6.3 Sixty four local residents re consulted on **15/01817/REM** on 2nd February – One letter of objection received, raising the following concerns:

- No way of access is shown to footpath behind plots 13-17
- Drawing no 1306-07 Rev B indicated timber fence whereas boundary drawing 1306-04 indicated brick wall
- Unclear about drainage proposals for the dyke rear of Oldmill Avenue

6.4 Sixty four local residents consulted on **15/01816/FUL**. Five letters of objection received. Objections raised are:

- that the development once built will have a detrimental effect on the surrounding area and the surrounding properties especially during long spells of heavy rain
- can the council guarantee that the wildlife migration will be a success and once completed be properly maintained
- concern that any unsupervised play by children around the ponds could be dangerous
- that the proposed three storey block in the plans is not appropriate to immediate area and certainly not to this side of the village
- Concern about the impact that the proposal will have on the existing power supply
- Concern about lack of access to home during construction
- Concern that the construction company will not keep the surrounding roads free of mud and building debris
- Concern that the construction company would breach the Control of Pollution Act 1974 – to maintain appropriate working hours during construction
- Concern about the close proximity of dwelling to Mr Barrett's Repair Garage and that Mr Barrett's long established business could be jeopardised in the future by complaints of noise and disturbance
- Concern about loss of privacy to existing properties – particularly landing windows will overlook properties 37-39
- Concern about the proposed road layout – the village already has boy racer problems at the Fenton Road roundabout
- The road should not be a continuous loop
- The application has not taken into account the noise from a busy workshop running car's tractors, compressors and air tools all day long and some evenings when breakdowns occur
- The workshop will overshadow those properties and the residents living in these closest properties will be the ones most likely to be on shift work

6.5 Public Exhibition and Meeting with Parish Councillors

On the 20th January 2016 David Wilson Homes held a public exhibition of their proposal for the development of 120 homes. This was followed by a meeting with Members of the Parish Council. 35 people attended the exhibition. The issues raised included the following:

* Ditch to the northern boundary maintenance and ownership
* Drainage concerns:
  - Run off from the site along Station Road
  - Spring Fed pond in the middle of the site
  - Levels of the attenuation feature to the entrance of the site
  - Pumping station on Station Road is inadequate

* Is there a skate park to be housed on the site- this was proposed as part of the original scheme
* Impact on the existing village services that another 120 houses will bring – schools, doctors
* Distance of the housing to the rear of Heath Hill Garage
* Privacy for the houses to the rear of 32 Station Road
* Privacy for 37 station road
* Design of the access point onto Station Road
* Road system looks like a rat run
* Road capability for farm traffic to get to the fields behind
* Landscaping needed to protect window on boundary '45 Station Road'
* Developing agricultural land and the proposed density
* Construction work noise
* Traffic controls required for number of houses
* Roads will become filthy
* Dirty walls and windows – these will need to be cleaned
* Compensation requested for reduction in property value
* Site working times (proposed 8:30am-5:00pm Monday to Friday and not during the holidays)
* Equipment storage on site and security
* Will there be a site liaison person from DWH

Officer Comment
In light of the above comments, the applicants:
- have reviewed the ownership
- engineering team are reviewing the spring fed pond.
- have spoken with Anglian water who advised that no reinforcement works are required to their sewage system
- have reviewed and redesigned the distance between the houses and Heath Hill Garage - These amendments have been captured in Rev. L
- have reviewed and redesigned the distance between the proposed houses and 32 Station Road - These amendments have been captured in Rev. L
- have reviewed and redesigned the distance between the proposed houses and 37 Station Road - These amendments have been captured in Rev. L
- have redesigned the road layout and provided access for farm traffic in compliance with highways and other consultees e.g. refuse collection
- confirm that the window on boundary '45 Station Road' is a garage window, notwithstanding the applicant agreed to provide defensible planting/fencing
- confirm that they will comply with the working times which will be stipulated as part of the Reserved Matters Application and their CEMP will identify the need for any controls to reduce mud on the roads

7. ASSESSMENT

7.1 The main planning issues are:

- Planning History/Background
- The principle of development
- Access
- Appearance
- Landscaping

- Layout and scale (POS / parking / neighbour impacts / noise from garage)
- Ecology
- Flooding and drainage

PLANNING HISTORY/BACKGROUND

7.2 At the Development Management Panel (DMP) meeting in June 2014, Members resolved to grant outline planning permission under reference 1301790OUT for the demolition of 43 Station Road and the residential development of site to provide up to 120 dwellings with associated infrastructure.

7.3 The approval was supported by an Illustrative Master Plan which identified the broad principles of the development and included indicative locations for attenuation ponds.

7.4 In the process of developing the detailed layout for the Reserved Matters application it became apparent to the developer that the attenuation features indicated on the master plan would not support the number units on the approval. A more detailed drainage design suggested that the developable area would be reduced by approximately 1 acre and that two separate attenuation features were required due to the levels on the site, 1/3 of the site draining to the front towards Station Road and the remaining 2/3 draining to the rear South West corner. The developer advises that unfortunately there isn't a drainage outfall in the South West corner and thus has required the relocation of the pond in to the neighbouring field. The benefit of this is that there is an existing ditch where the out fall can go.

7.5 As well as the attenuation feature going off site it is proposed to form two new newt habitats to accommodate the newts identified in the Ecology Report. The developer advises, and it is accepted by officers, that it is not possible to relocate the newts into the attenuation feature as this will be off line and therefore dry for the majority of the time.

7.6 There are currently three applications submitted for consideration

7.7 1 - Reserved matters application ref: 15/01817/REM seeks approval for access, appearance, landscaping, layout and scale.

7.8 2 - Full planning permission is sought for the construction of 3 no. new ponds and associated landscape habitats for ecological mitigation as part of a great crested newt mitigation strategy and attenuation pond as part of a drainage strategy in connection with residential development on adjacent land (REF: 15/02021/S73)

7.9 3 – Minor Material Amendment (Section 73) permission is sought for a variation of condition 20 of application reference: 1301790OUT to: prior to commencement of development mitigation measures shall be carried out in accordance with the details in planning application reference: 15/01816/FUL, unless minor variations are otherwise agreed in writing with the local planning authority.

THE PRINCIPLE OF DEVELOPMENT:

7.10 The principle of residential development has already been established with the granting of outline consent 1301790OUT.

7.11 With regards to the full application for the ponds, the site is not allocated for development within the Local Plan 1995/2002, the Core Strategy 2009 or in the Huntingdonshire Draft Local Plan to 2036, and is therefore considered to be in the countryside for the purposes of these plans. The construction of 2 new ponds and associated landscape habitats for ecological mitigation as part of a great crested newt mitigation strategy and one attenuation pond as part of a drainage strategy is fundamental in launching the delivery of the housing development, which in turn will contribute towards the Councils Housing Targets.

7.12 In isolation the proposal for the two great crested newt ponds are not considered to be an unsustainable form of development and weighed in favour of its countryside location is the fact that it would provide an ecological facility with the potential to enhance biodiversity. It is considered that the proposal would therefore be in accordance with policy CS1 of the Huntingdonshire Adopted Huntingdonshire Core Strategy 2009.

7.13 The principle of the proposed attenuation pond is acceptable as policies En17 of the Huntingdonshire Local Plan 1995 provides for public utility services development in the countryside.

7.14 Notwithstanding the above it is not considered that the excavation of the proposed below ground level ponds would have a detrimental impact on the character and appearance of the countryside, providing that it is appropriately landscaped. The position of the proposed ponds adjacent to the proposed housing development will minimise the impact of soft landscaping on the flat Fen landscape. Landscaping and management conditions are recommended to ensure that the development is adequately landscaped, in the interests of safeguarding the character and appearance of the countryside.

7.15 The spreading of excavated material on the surrounding land will be controlled by a condition to prevent the formation of earth embankments/mounds that could otherwise form alien artificial feature that could detract from the open and flat fen landscape.

7.16 For these reasons, the proposal would be appropriate but more importantly not harmful to the character and appearance of the countryside and as such it would accord with policy EN17, EN22 and EN23 of the Huntingdonshire Local Plan 1995 and policy CS1 of the Huntingdonshire Adopted Huntingdonshire Core Strategy 2009.

ACCESS

7.17 Access was committed as part of the outline application with conditions securing access and visibility, roads to be constructed to binder course level, submission of construction traffic management scheme and the implementation of off site highway improvement works.

7.18 Officers are satisfied that the development would not have any significant adverse impact upon highway safety and safe access from the adopted highway can be provided.

APPEARANCE

7.19 This is a sensitive site located on the edge of the village and adjacent to the countryside.

7.20 In granted outline planning permission, members asked for the following condition (condition 19) to be appended to the decision notice:

7.21 All reserved matters shall be in accordance with the following design principles set out in the amended Design and Access Statement dated April 2014, namely:
a) The general principles listed and set out in figure 12 Illustrative Masterplan.
b) The general arrangement of streets, lanes and home zones and the retention of the route of the existing public right of way and new proposed footpath link in the general locations shown in figure 13 Access and Layout Plan and described in the accompanying text.
c) The creation of neighbourhood character.
d) The general principles of housing plot arrangement as set out in the 'Housing Plot Arrangement' and 'Vistas and Views'.
e) The general approach to building form.
f) The general approach to housing density.
g) The general approach to green infrastructure and trees.
Reason.
To allow the Local Planning Authority to maintain control of the development.

7.22 Officers are satisfied that the proposed layout has been formed by the design Brief principles set by the outline application.

7.23 The appearance of each dwelling has been the subject of detailed discussions and the revised scheme accommodates the majority of the requests for amendments which have been made. These amendments have been sought with due to guidance within the HDC Design Guide, the NPPF, and Policies EN25 of the Local Plan 1995 Policy HL5 of the Local Plan Alteration 2002 Policy LP13 of Draft Huntingdonshire Local Plan to 2036. Planning conditions will be necessary to ensure that details of hard and soft landscaping compliment the appearance and contribute to achieving a sense of place. Furthermore, a condition regarding the materials for the finished highway/footpaths/public realm is also necessary in order to ensure that the design of the entire site is appropriate and in keeping.

LANDSCAPING

7.24 The site comprises of one large single field parcel and a smaller field parcel to the south. Surrounding the site are existing residential properties to the north, east and part of the southern boundary. The remainder of the southern boundary and also to the west of the site are further field parcels.

7.25 The landscape approach has been developed following the principles set in the outline planning permission concept development brief.

7.26 Notwithstanding the above, the Councils landscape officer has raised the following concerns with regards to the proposed soft landscaping
- That there needs to be bolder planting in the area north of plot 56 to enhance the vista at the site access road.
- That there should be much more use of climbers and/or wall shrubs where beds can be set against such boundaries, eg in the parking court for bays 3-12, the walls for plots 2, 64-65 and many more
- That in the car court east of plot 32, tree T6 should be moved to the other side of the path, and wall shrubs / climbers should be put against the southern boundary.
- That the car court west of dwelling 40 should have shrub planting in the narrow space adjacent the southern boundary, between bays 37/42, and in place of the narrow grass strips next to bays 34 and 35.
- That there should be a planting bed with tree / large shrub in the run of parking bays from 68-74.
- That all the various bin collection points on the edge of pavements [eg adjacent plots 66, 80 etc] need their accompanying hedge wrapping around the area so that there is planting between hedge and pavement – screening the bins and keeping them from obstructing the pavement. Some sort of knee rail should reinforce this arrangement – a simple bird's mouth perhaps.
- That the proposed grass path across the POS is unacceptable – the route will be well used [schoolchildren etc] and a tarmac surface is needed.
- That bulbs should be planted at 20/m2 rather than 10/m2
- That the soft landscape and habitat proposals for the area containing the newt ponds needs submitting in tandem with this site – at present the boundary proposals submitted here represent too weak a treatment of this edge, but taken together with proposals for the newt pond site they could be acceptable. It is important that this boundary does not "encourage" public access, which might be detrimental to any newt populations.
- That to give a stronger avenue and better enclosure to the open space / play area near the access from Station Road the officer would like the Carpinus "Franz Fontaine" in this part of the site to be feathered specimens, min ht 4.25m.
- That Street tree planting in predominantly hard surfaced spaces – eg in between on-street parking bays 37/42, 43/44, and adjacent plots 76 and 89 – will have to use particular methods of providing adequate soil at root level. Underground load-bearing crate systems and compactible urban tree soils are two alternatives. Even small growing trees will need a minimum of 6m3 soil per tree to ensure good establishment and long term health.
- That there should be shrub [or hedge] planting in the narrow beds adjacent parking bays 29 and 30.

7.27 The Councils landscape officer has raised the following concerns with regards to the proposed hard landscaping
- That paved surfaces. High quality blocks [eg Marshalls Tegula, Charcon Woburn or similar] should be used for the main body of parking courts [bays can be in tarmac] and for private drives, shared surfaces etc.
The Councils landscape officer has raised the following concerns with regards to boundary treatment

- that Full height vertical rail metal gates should be used in the "square" at plots 91, 92/93, 94/95, 69/70, and 72/73.
- That Links between buildings should be wall where these are easily visible in the streetscene, eg at plots 52/53, 56, 1, 15/16, 19/20, 21/22, 22/23, 23/24, 26, 31, 32, 38/39, 41, 85, 84, 81/82, 80/81, 67, 75, 97/98, 101/102, and 120.

7.28 Taking the above into account the landscaping scheme as it stands is not considered acceptable having regard to the NPPF and Policy En 20 of Huntingdonshire Local Plan (1995) and for this reasons a condition is recommended requiring revised details of hard, soft and boundary treatment.

Trees

7.29 As there are trees located around the edges of the field, either as part of the boundary hedgerows or within the adjoining land, the issue needs to be considered as part of the reserved matter application. It is noted that there are no tree preservation orders or conservation area designation that would apply to any trees present on or in close proximity to the site. An arboricultural assessment was submitted as part of the application. An assessment of the boundary trees was necessary as their presence would have influence on the proposed development by virtue of their close proximity. The report concludes that the proposal is arboriculturally sound allowing for the retention of the vast majority of the existing trees on site and the additional proposed new tree planting will greatly increase the tree cover on site and within the local area. Notwithstanding the above, concern has been raised with regards to the relationship between plots 43-45 and the existing trees. The siting of the dwellings has been revised to ensure that the dwellings are outside of the root protection area.

LAYOUT AND SCALE

7.30 As part of the outline planning permission, members asked for the following condition (condition 19) to be appended to the decision notice.

7.31 All reserved matters shall be in accordance with the following design principles set out in the amended Design and Access Statement dated April 2014, namely:
a) The general principles listed and set out in figure 12 Illustrative Masterplan.
b) The general arrangement of streets, lanes and home zones and the retention of the route of the existing public right of way and new proposed footpath link in the general locations shown in figure 13 Access and Layout Plan and described in the accompanying text.
c) The creation of neighbourhood character..
d) The general principles of housing plot arrangement as set out in the 'Housing Plot Arrangement' and 'Vistas and Views'.
e) The general approach to building form.
f) The general approach to housing density.
g) The general approach to green infrastructure and trees.

7.32 The layout has been the subject of detailed discussions in order to address concerns raised in relation to design and highway matters.

The proposal is now considered to represent a good layout whilst also ensuring safe access around the site.

Public Open Space (POS)

7.33 The outline consent requires that 5900 square metres of open space be provided within the site. The applicant's are proposing 9020 square metres the majority of which is sited to the centre of the site. The 9020 square metres proposed exceeds that required by the outline consent.

7.34 It is noted that the pond to be located within the centre of the POS provides storage for a storm event up to and including a 1 in 100 year storm with an additional allowance of 30% for climate change. The applicants advise that there is a 1% chance of this storm occurring every 100 years. The applicants add that if an additional 30% of storm water went into the pond, then the pond level would be 850mm high. Notwithstanding it is accepted that the central pond is offline and attenuation would only occur at a 1 in 10 year storm event or greater. This means that there is a 10% chance of this occurring over 100 years, which on a yearly basis would equate to the water level being approximately 200mm high for 30 days of the year based on the modelling data that is provided by the EA.

7.35 Taking the above into account officers are satisfied that as the pond will be usable for the majority of the time that it can be included in the POS figure. Further the applicants have confirmed that the pond will be constructed in accordance with Ciria Guidance for Water Safety.

Parking

7.36 There are a total of 321 parking spaces for 120 dwellings which equates to 2.67 spaces per dwelling (including visitor parking). As a rule of thumb the larger dwellings have higher levels of parking than the smaller dwellings. Visitor parking have been designed in for the apartments and where private drives are not available. The majority of the private dwellings also have a garage which is of a size capable of parking a car and storing cycles. A condition is recommended to ensure that a cycle store is provided for all dwellings without a garage.

7.37 The numbers of parking/cycle spaces proposed in conjunction with the sites sustainable location specifically proximity to local facilities is considered acceptable and complies with policy LP18.

Secure by design

7.38 The dwellings have been designed to have active frontages to aid natural surveillance. Parking courts have been limited in number however where they have been included they do contain active frontages and natural surveillance. Given the location of the parking courts serving the dwellings, it is unlikely that they will be occupied by non-residents. To provide lighting to the access roads, footpath links and parking courts it is recommended that details of lighting be secured via condition. The police architectural liaison officer raised no objection to the layout subject to a condition requiring details of lighting.

Scale and Neighbour impact

7.39 The proposed density is consistent with the number of dwellings approved at outline stage. Although the density is higher than neighbouring development along Station Road, Old Mill Avenue and Ash Close, it is not considered that the numbers proposed will be harmful to the surrounding character. Indeed being predominantly two storeys, the proposed dwellings would be in keeping with the scale of the neighbouring dwellings. It is accepted that development of this site will lead to changes to outlook to properties along the northern, eastern and southern boundaries and that the nature of the site will indeed be intensified. Notwithstanding the site has outline consent and is to be allocated for residential development in the emerging local plan to 2036. It is however considered that the proposal has an acceptable relationship with the existing dwellings in Station Road, Old Mill Avenue and Ash Close and building scales are consistent with surrounding properties. It is not considered that the proposal would unduly impact upon the amenity of existing neighbouring properties.

7.40 Specific concerns have been raised with regards to distance of the housing to the rear of Heath Hill Garage and privacy for the houses to the rear of 32 and 37 Station Road. Following the first round of consultations and the public exhibition the applicants have reviewed and redesigned the distance between the houses and Heath Hill Garage. Specifically the developers have moved plots 3 and 4 further into the site - These amendments have been captured in Rev. N. With regards to the impact on 32 and 37 Station Road, the applicants have changed the proposed house type to address the issue. The Council Environmental Protection Officer has been consulted on the latest layout. The officer considers the revised site layout to be acceptable, and does not have any objections to the application.

7.41 Most gardens have rear amenity areas of at least 10 metres in depth which would provide a satisfactory level of amenity space. The applicants have confirmed that there will be a 1.8 metre high close boarded fence between each of their dwellings. There is at least 21 metres back to back separation distance between dwellings. It is considered that the development would provide a satisfactory level of amenity for the future occupiers of the dwellings.

7.42 Drawing 1306-03Rev N planning layout illustrates that 40% of the proposed dwellings amounting to 48 units) will be provided for affordable occupation. These are identified by their pink and blue shading on the plan. Of the 48 units 14 are provided for shared ownership and 34 for social rent

7.43 A plan has been submitted which includes tracking details for the Council's refuse freighter. This shows that the site can be served by the vehicle and although the Operations Team have some concerns over parking outside of allocated spaces in some instances which could result in the refuse freighter having to reverse, it is not considered that a recommendation of refusal on this ground could be upheld as the probability of vehicles being parked in these locations on bin collection days is considered to be low.

7.44 Conditions are suggested by the Operations Team, however some of these are attached to the outline consent and therefore it is not necessary to repeat these now.

ECOLOGY

7.45 At outline application stage, evidence of 3 Great Crested Newts were found on the site. It was at that time considered necessary to translocate these animals from the areas to be affected by the development. At their meeting in June 2014 Members agreed that the following condition be appended to the decision notice:

7.46 Prior to commencement of development mitigation measures shall be carried out in accordance with the Great Crested Newt Mitigation Strategy included as part of the Ecological Appraisal dated November 2013 submitted with the outline planning application, unless minor variations are otherwise agreed in writing with the Local Planning Authority.

7.47 In the process of developing the detailed layout for the Reserved Matters application it became apparent to the developer that the site could not accommodate the attenuation features, newt pond and/or the number of units on the approval. For this reason the applicant proposes to form two new newt habitats to accommodate the newts off site.

7.48 The applicant advises that these two ponds will be specifically designed for great crested newts. These ponds will each have a permanently wet surface area of 150m2 and a depth of 1.5m. The developer adds that both ponds will have shallow, scalloped margins to allow establishment of aquatic vegetation. The proposed planting composition will seek to create a diverse and complex structure of low-growing grasses, wetland herbs and tall emergents, with floating-leaved species within the areas of open water which will provide potential suitable egg laying substrate for great crested newts. Natural colonisation of the pond will be augmented by planting a range of aquatic and marginal species of local provenance.

7.49 Officers are satisfied with the details of the mitigation and recommend variation of condition 20 of application reference: **1301790OU**T to: prior to commencement of development mitigation measures shall be carried out in accordance with the details in planning application reference: **15/01816/FUL**, unless minor variations are otherwise agreed in writing with the local planning authority.

7.50 Notwithstanding the above and in line with comments from the Council's landscape officer, additional conditions are recommended requiring the submission of detailed landscape and ecological proposals.

FLOODING AND DRAINAGE

7.51 The conclusions of the outline drainage strategy submitted with the planning application were considered to be appropriate. Members however asked for a detailed surface water management strategy to be secured by planning condition prior to the development of the site.

7.52 In the process of developing the detailed layout for the Reserved Matters application it became apparent to the developer that the attenuation features indicated on the outline plan would not support the number units on the approval. More detailed drainage design suggested that the developable area would be reduced by approximately 1 acre and that two separate attenuation features were required due to the levels on the site, 1/3 of the site draining to the front towards Station Road and the remaining 2/3 draining to the rear South West corner. The developer advises that unfortunately there isn't a drainage outfall in the South West corner and thus has required the relocation of the pond in to the neighbouring field. The benefit of this is that there is an existing ditch where the out fall can go.

7.53 Officers have no objection to this proposed surface water drainage solution. This is supported by the Environment Agency who advise that the revised site layout is acceptable and do not have any objections to the application.

CONCLUSION

7.54 Subject to the imposition of the recommended conditions and completion of S106 obligation relating to affordable housing, open space, transportation and wheeled bins as secured at the outline application stage, it is considered that all three proposals are acceptable; specifically:

* Complies with the outline consent
* Accords with the design principles set out in condition 19 of the outline consent
* The site will provide housing, including 40% affordable housing, to support the District's growth agenda
* The development would not have any significant adverse impact upon highway safety and safe access from the adopted highway can be provided
* Would not have a harmful impact upon the character and appearance of the area
* The development can be accommodated within the site without any significant adverse impact upon the amenities of neighbouring properties
* The development will allow for the provision of Public Open Space
* The development can be accommodated without any significant adverse impact on existing landscaping
* The impact of the proposed development upon ecology of the site is considered to be acceptable and would be appropriate development in the open countryside
* The site can be adequately drained and allows for the maintenance of the existing water courses.
* The drainage attenuation pond would be appropriate development in the open countryside

7.55 The proposal is therefore in accordance with saved policies, H23, H31, H38, T18, T19, R7, R8, EN12, EN13, EN17, EN18, EN20, EN22, EN23,EN25, CS8 from the Huntingdonshire Local Plan (1995), policies, HL5, HL6, OB2 of the Local Plan Alteration 2002, policies, CS3, CS4, CS10 of the Adopted Huntingdonshire Local Development Framework Core Strategy (2009) and policies, LP1,

LP2, LP6, LP9, LP11, LP13, LP15, LP17, LP18, LP24, LP25, LP28, LP29, LP30 and LP31 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013).

8. **RECOMMENDATION - APPROVAL** subject to prior completion of a S106 obligation relating to affordable housing, open space, transportation and wheeled bins and conditions to include those listed below.

(**or REFUSE** in the event that the applicant is unwilling to complete the obligation necessary to make the development acceptable in planning terms)

8.1 15/02021/S73

- Time limit (3 years for submission of reserved matters)
- Time limit for start of development (5 years from date of permission or before expiration of 2 years from approval of last REM whichever is the later)
- Reserved matters minus access Development shall be carried out in accordance with the approved reserved matters
- Fire hydrants
- Archaeological scheme of works
- Surface water drainage strategy
- Foul water drainage strategy
- Tree protection details
- Construction Environment Management Plan
- Ecological mitigation (Great Crested Newt and reptiles) including method statements
- Highways conditions (including details of access)
- Scheme for accessing construction traffic to the development including on-site parking and turning facilities
- Design and Access Statement principles

8.2 15/01817/REM

- Lighting
- Foot path though site
- Boundary treatments
- Construction working hours
- Hard and soft landscaping
- Cycle storage

8.3 15/01816/FUL

- Time limit (3 years)
- Landscaping details
- Fencing details
- Management plan

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 Andrew Cundy Team Leader North Area 01480 388370**

Huntingdonshire
DISTRICT COUNCIL

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Fax: 01480 388099
www.huntingdonshire.gov.uk

Application Number: 15/01817/REM Case Officer Mr Andrew Cundy
Proposal: 120 dwellings and supporting infrastructure including details of access, appearance, landscaping, layout and scale.
Location: Land Between Old Mill Avenue And Station Road And 43Station RoadWarboys
Observations of Warboys Town/Parish Council.
Please √ box as appropriate

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

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

See attached.

☐ No observations either in favour or against the proposal

.....Clerk to Warboys Town/Parish Council.

Date : 10/11/15

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)

Application No. 15/01817/REM

120 dwellings and supporting infrastructure including details of access, appearance, landscaping, layout and scale – Land between Old Mill Avenue and Station Road and 43 Station Road, Warboys

The Parish Council recommends that the above application be refused on the following grounds:-

(a) that the proposed road layout will lead to excessive vehicle speeds in a residential area and will result in a dwelling layout that will have a greater impact on the surrounding properties than that proposed in the indicative layout at the outline application stage;

(b) that the proposed siting of plots 1 to 12 will place them too close to the long established premises of Heath Hill Garage where the use of power tools, compressors and air tools in the repair of agricultural and motor vehicles will inevitably lead to future complaints of noise nuisance from the occupiers of those plots

(c) that the proposed siting of plots 1 to 12 will result in the overshadowing and overlooking of Nos 37 and 39 Station Road;

(d) that there are concerns about the impact of the development on the local drainage system and its capacity to cope in times of heavy rainfall;

(e) that the historic pond in the centre of the site which is thought to contain a spring is shown as having been infilled which may cause future problems of flooding;

(f) that the area required for public open space is not clearly shown on the plans submitted.

R. Reeves.
Clerk to Warboys Parish Council

10th November 2015

Huntingdonshire
DISTRICT COUNCIL

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Cambridgeshire PE 29 3TN

Tel: 01480 388388
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Application Number: 15/01816/FUL Case Officer Mr Andrew Cundy
Proposal: The construction of 3 no. new ponds and associated landscape habitats for ecological mitigation as part of a great crested newt mitigation strategy and attenuation pond as part of a drainage strategy in connection with residential development on adjacent land (ref: 1301790OUT)
Location: Land Between Old Mill Avenue And Station Road And 43Station RoadWarboys
Observations of Warboys Town/Parish Council.
Please √ box as appropriate

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

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

The mitigation strategy required for the great crested newts as a result of the development permitted should be accommodated on site as opposed to extending the impact of the development further into the surrounding countryside.

☐ No observations either in favour or against the proposal

.....Clerk to Warboys Town/Parish Council.

Date : 10/11/15

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)

Warboys Parish Council

Clerk: **R. Reeves, M.A., D.M.S.**
Tel: *Ramsey (01487) 823562*
E-mail: *roy.reeves@warboyspc.freeserve.co.uk*

2 Blenheim Close,
Warboys,
Huntingdon,
Cambs., PE28 2XF.

Mr A Cundy,
Planning Division,
Huntingdonshire District Council,
Pathfinder House,
St Mary's Street,
Huntingdon.
Cambs. PE29 3TN.

My ref:

Your ref:

9th February 2016

Dear Andy,

PROPOSED DEVELOPMENT OF 120 DWELLINGS ON LAND BETWEEN OLD MILL AVENUE AND STATION ROAD, WARBOYS

I refer to your letter dated 2nd February with regard to the amended plans submitted for the above application.

These were considered at a meeting of the Parish Council yesterday evening. Although some changes have been made to the design of the dwellings close to the business premises of Ivan Barrett in Station Road, the Council noted that there are still some properties close to the boundary with that property. The Council was not reassured by the comments of the developers in a meeting with them in January that as the proposed dwellings were designed for single people, the occupiers would be unlikely to be disturbed by any noise emanating from the adjoining business premises during the day. As one of the Members of the Parish Council pointed out to the developers, more people are now tending to work late in the evening or overnight as the economy increasingly moves to a 24/7 operation. As single and younger people tend to be employed in this type of occupation, there is a greater likelihood that the occupants of those dwellings may sleep during the day.

The Parish Council therefore retains its objection to the application for the reasons previously stated.

Yours sincerely,

R. Reeves,
Clerk.

Huntingdonshire
DISTRICT COUNCIL

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

Application Number: 15/02021/S73 Case Officer Mr Andrew Cundy
Proposal: Variation of condition 20 of application reference: 1301790OUT to: Prior to commencement of development mitigation measures shall be carried out in accordance with the details in planning application reference: 15/01816/FUL, unless minor variations are otherwise agreed in writing with the Local Planning Authority.
Location: Land Between Old Mill Avenue And Station Road And 43Station RoadWarboys
Observations of Warboys Town/Parish Council.
Please √ box as appropriate

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

The application does not conflict with the policies contained in the Development Plan.

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

☐ No observations either in favour or against the proposal

.....Clerk to Warboys Town/Parish Council.

Date : 15/12/15

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)

Development Management Panel

Scale =1:2,500
Date Created: 29/02/2016

Application Ref: 15/02021/S73
Location: Warboys

Huntingdonshire DISTRICT COUNCIL

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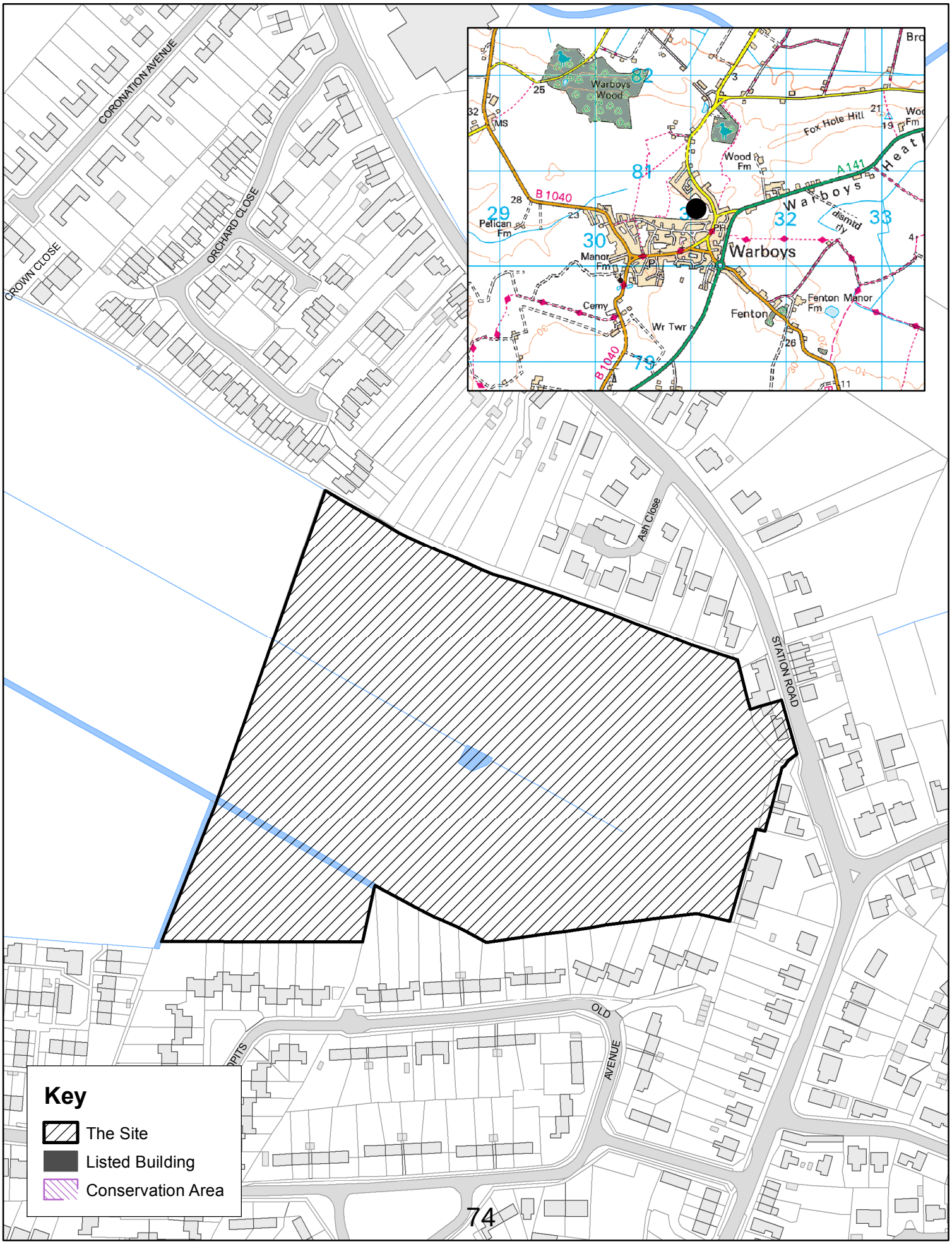

Development Management Panel

Scale =1:2,500
Date Created: 02/03/2016

Application Ref: 15/01816/FUL
Location: Warboys

Huntingdonshire DISTRICT COUNCIL

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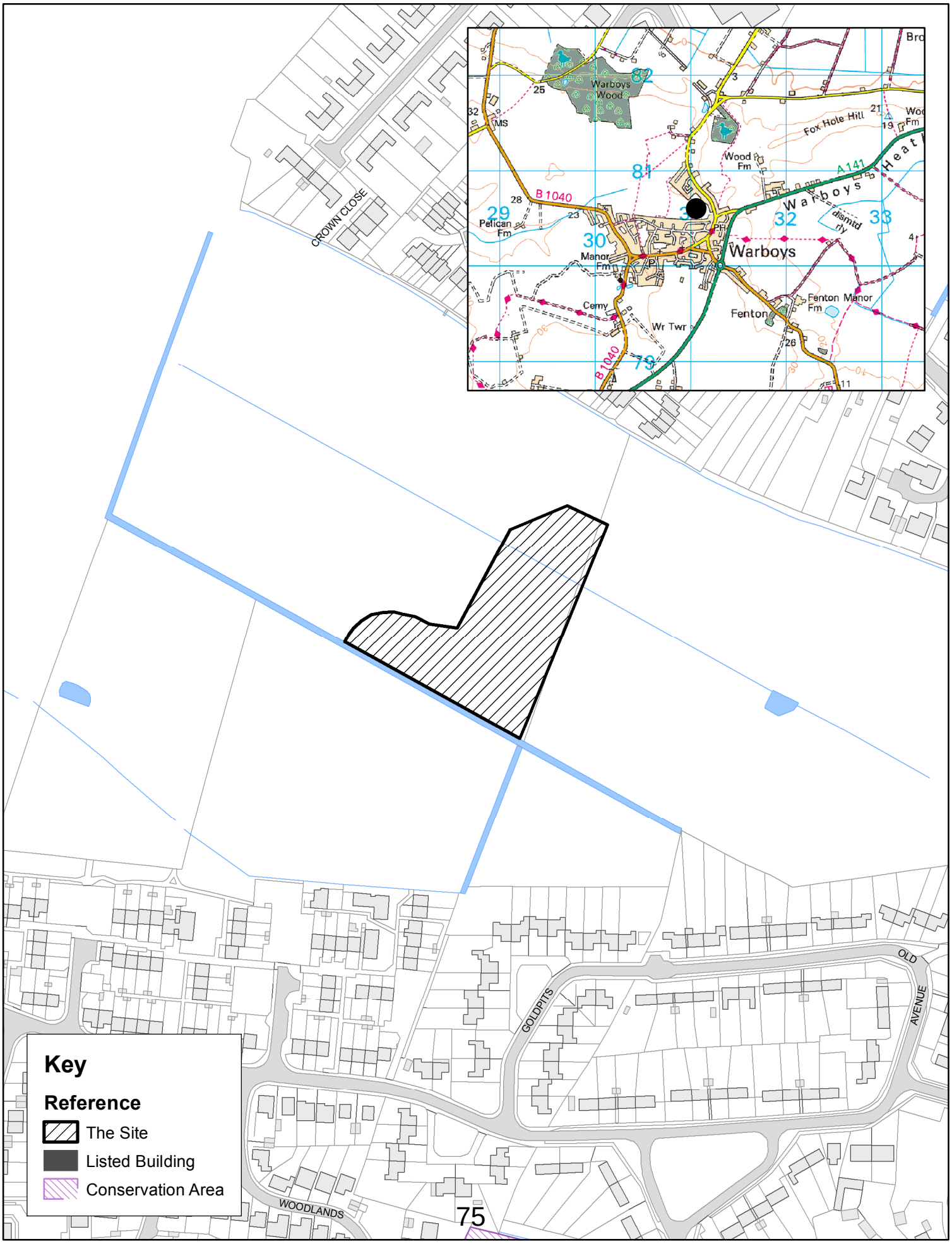
Ordnance Survey HDC 100022322



LEGEND:

- Denotes application boundary
- Denotes private type reference
- Denotes area to be landscaped
- Denotes private feature hedge
- Denotes rear garden bin storage area
- Denotes bin collection point
- Denotes existing tree to be retained
- Denotes existing tree to be removed
- Denotes existing tree to be removed
- Denotes existing tree to be trimmed back to near B4042
- Denotes shared ownership
- Denotes affordably rented

Rev	Amendment	Date	Drn	Chk
N	Existing tree canopies and existing trees / hedges to be removed indicated as per fpcr tree tree retention plan figure 3, pos gross footpath realigned to follow prow line, fence between plots 52, 53, 56, 81, 82 & 84.	26.02.16	TT	
M	Ramps moved 2m from carriage edge, road dimensions and visibility splays added	23.02.16	TM	
L	Planning layout redesigned to planning / highway comments.	28.01.16	no	
K	Amended to suit highway comments recieved 13.11.15.	20.11.15	no	
J	Proposed footpath link alongside plot 120 increased to 2.75m wide.	29.09.15	tt	
I	Private drive access to plots 78 to 86 repositioned slightly, soft landscaping around plots 78 to 86 updated, rear garden fence to 64 & 65 repositioned.	21.09.15	tt	
H	Paths shown to the rear of plots; 13 to 16, 18 to 21 & 26 to 33, plots 29 to 34 moved to the west by 1m & plots re-numbered.	18.09.15	tt	
G	Substitutions to plots 64 and 100 H486 to H433 and plots 2, 14, 59 & 65 H456 to H485 all to suit the CORE range.	03.09.15	no	
F	Tenure split updated. SH11 to plots 79 to 86 substituted for SH85, SH27 to plots 38, 94 & 95 substituted for SH39, SH39 to plots 74, 75 & 91 substituted for SH27. Plots 45 & 46 swapped over and plot 48 substituted from H421 to H577. Road 4 near access updated. Outline of tree root protection shown. Plots 34 and 35 rotated and parking updated. Plot 1, 24 & 61 substituted. Schedule updated to suit. Plot 9 omitted and additional plot 86A added to SH85 block.	26.08.15	no	
E	Wall to plot 120 repositioned to suit easement. SH21 to plots 32 & 33 swapped with SH48 to plots 34 & 35. Tenure split shown. H585 types substituted for H588.	17.08.15	no	
D	Various house type substitutions to plots; 25 to 29, 41 to 49 and 120, plots 30 to 35 moved to the western boundary, 3.5m wide field maintenance access shown to the front of plot 108. Footpath link to the front of plots 43 to 49 shown dotted, footpath linked and adjacent plot 120 repositioned. newt pond shown house type schedule updated to suit.	13.08.15	no	
C	Vehicle tracking removed, bin storage / collection points shown, on / off street visitor parking shown, plot 77 changed to H585, plot 47 changed to H417, house type schedule updated to suit.	30.07.15	tt	
B	Ponds added to drawing.	28.07.15	tt	
A	Vehicle tracking shown, minor layout amendments during addition of access paths, schedule updated.	27.07.15	tt	

Revisions:

DAVID WILSON HOMES
WHERE QUALITY LIVES

South Midlands Office : 1a Fortune Close, Riverside Business Park
Northampton NN3 9HT
Tel: 01603 784000 Fax: 01604 784896

Site:
DEVELOPMENT AT
STATION ROAD BOYS

Title:
PLANNING LAYOUT

Scale: 1:500 @ A1
Date: MAY 2015
Drg No.: 1306/03
Rev: N

DWG File Ref: K:\David Wilson Homes\1306\Layouts\Current\1306-03.dwg
DRAWN: c.burridge

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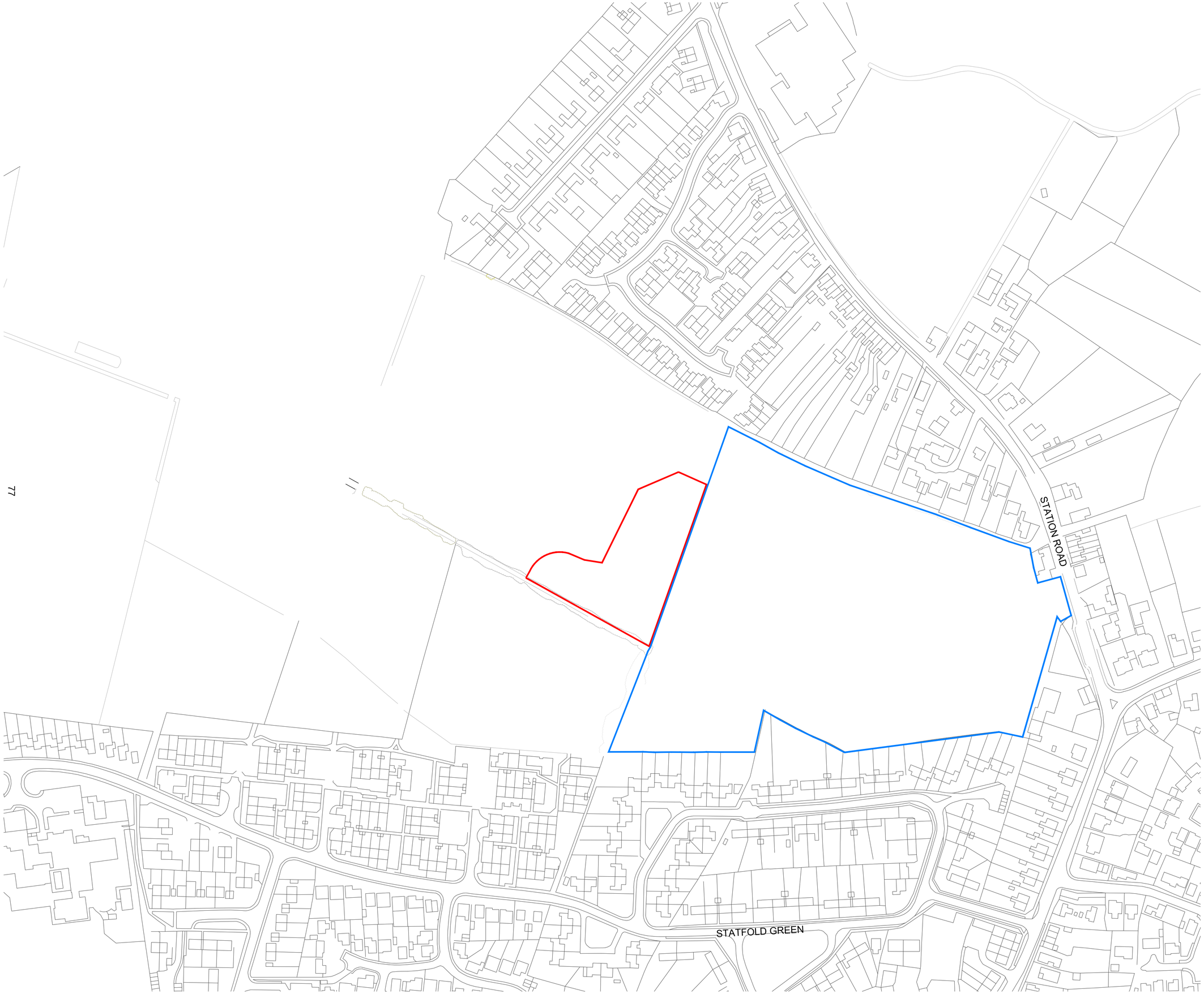
ARCHITECTURAL ◆ CIVIL ENGINEERING
LAND SURVEYORS ◆ LANDSCAPE DESIGN

NEWT POND 1
NEWT POND 2
3.5m Wide Field Maintenance Access
Ash Close
Station Road
Road No. 1
Road No. 2
Road No. 3
Road No. 4
Proposed 2.75m Footpath Link
DRAINAGE EASEMENT
POS
Natural Open/Play Space
bank slope 1:4
nominal top water 29.0
Bed level 28
Bed Area 1202m2
TW area 1202m2
TW level 29.00
storage volume 1150m3
swale
0.3 deep sediment forbay
inlet sewer and headwall
invert 28.0
max pipes 450
SOFFIT 28.45
Proposed Footpath Link
2.4m x 43m vis splay
El Sub Sta
METRES
SCALE BAR 1:500



NOTES

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Drainage information based on Stephen Daykin Consulting Ltd drawing E645/12

N

Scale 1:1250 @ A1

0 25 50 75 100 125m

KEY

Application Site Boundary

Boundary of other land within the Developer's control

rev	date	description	drn	chkd
	16.09.2015	First issue.		JJ

masterplanning
environmental assessment
landscape design
urban design
ecology
architecture
arboriculture

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client
David Wilson Homes

project
Station Road
Warboys

drawing title
SITE LOCATION

scale	drawn / checked	revision date
1:1,250 @ A1	JJ	16 September 2015

drawing number
6744-L-06

rev
-

CAD file: J:\6700\6744\LANDS\Plans\6744_L_06_Site Location.dwg

N

Private				
House Type	Bedrooms	No.	Size (Sq.ft)	Total
H1C	2	2	905	1,990
H4B	3	5	1,001	5,005
H7D	3	2	1,104	2,088
H4D	3	2	1,374	2,748
H4F	4	6	1,439	8,634
H4H	4	6	1,444	8,664
H4E	4	6	1,572	9,432
H7G	4	12	1,536	18,432
H4J	4	11	1,771	19,481
H5B	5	4	1,983	7,932
H5F	5	8	1,992	15,776
H5G	5	3	2,164	6,492
H5K	5	7	2,226	11,130
Sub Total		72		117,814

Affordable				
House Type	Bedrooms	No.	Size (Sq.ft)	Total
SH1	1 Bed House	9	556	5,004
SH1 - Chetwell	2 Bed Apt	6	575	4,950
SH3 - Chichester	2 Bed Apt	3	723	2,169
SH2	2 Bed House	14	750	10,500
SH1	2 Bed Bungalow	4	540	2,160
FOG	2 Bed FOG	1	704	704
SH3	3 Bed House	9	536	8,339
SH4	4 Bed House	2	1,169	2,338
Sub Total		48		35,505
Total		120		153,319

Gross Site area	12.33 acres 1.02 hectares
Nett site area	9.91 acres 3.97 hectares
Cover	5,473 sqft/acre
Density	30.3 dwellings/hectares

KEY

- Tree/Group to be Retained
- Tree/Group to be removed to facilitate the proposals
- Category □ □□nsuitable for retention on arboricultural grounds
- Hedgerow Proposed to be Retained and Incorporated into the New Development
- Hedgerow Proposed to be Removed to Facilitate the Development upon Approval of the Application
- Root Protection Area □Shown for retained trees only□
- T1 □A□ TG1 □A□ — Individual / Group Number and BS Category
- Indicative Shade Pattern □where appropriate□

Scale 1:1250 @ A□

0 25 50 75m

NOTES

All dimensions to be verified on site. Do not scale this drawing. All discrepancies to be clarified with project Arboriculturalist. Drawing to be read in conjunction with Arboricultural Assessment and Appendi□A □Tree Schedule .

Drawing produced in colour, a monochrome copy should not be relied upon, and is based on digital information supplied by the client in dwg format. The e□act position of trees are to be checked and verified on site prior to construction.

Trees are living organisms that change over time, the condition of all trees illustrated herein, are to be checked by a □ualified arboriculturalist or tree surgeon should works commence 12 months after the time of this survey. Please note that no works should be undertaken to any trees illustrated herein without first obtaining the proper authorisation to do so.

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rev	date	description	by
□	09.09.15	First Issue	TJR
A	16.09.15	New Layout Inserted	TCB
B	2□.09.2015	Revised Layout Overlaid	CTT

masterplanning
environmental assessment
landscape design
urban design
ecology
architecture
arboriculture

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client
David Wilson Homes

project
Station Road,
Warboys □Phase 1

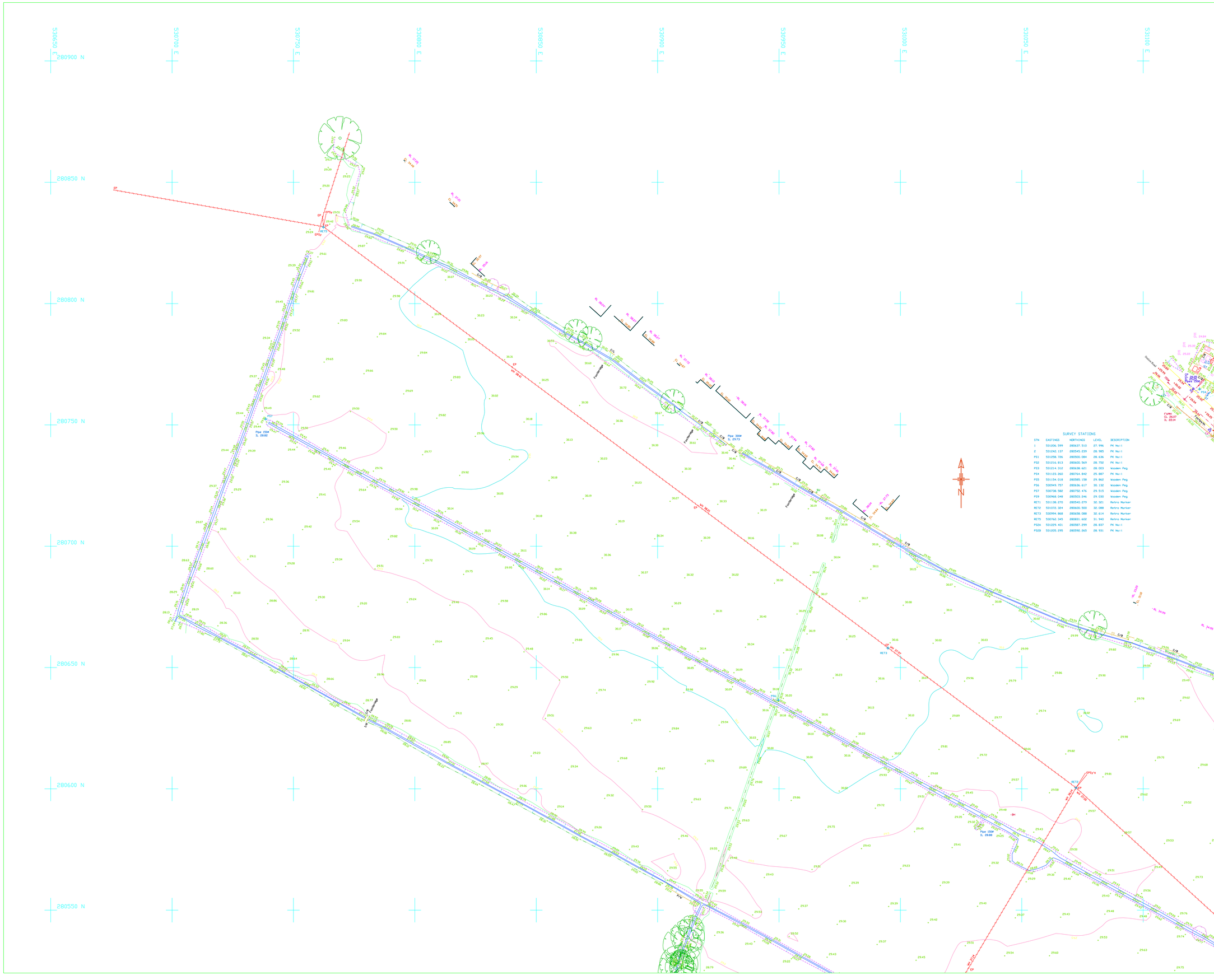
drawing title
TREE RETENTION PLAN
FIG□RE □

scale	drawn	date
1:1250 @ A□	TCB	September 2015

drawing number
6□04-□-0□

rev
□

CAD file: J:\6900\6904\ARB\Plans\Fig □Tree Retention Plan RE□ A.dwg


530850 E
530900 E
530950 E
531000 E
531050 E
531100 E
280900 N
280850 N
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280750 N
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280650 N
280600 N
280550 N
Pipe 1509 IL 28.82
Pipe 1508 IL 28.88
Pipe 3009 IL 29.73
Pipe 1506 IL 29.88
Pipe 1507 IL 29.97
Pipe 1505 IL 30.04
Pipe 1504 IL 30.14
Pipe 1503 IL 30.24
Pipe 1502 IL 30.34
Pipe 1501 IL 30.44
Pipe 1500 IL 30.54
Pipe 1499 IL 30.64
Pipe 1498 IL 30.74
Pipe 1497 IL 30.84
Pipe 1496 IL 30.94
Pipe

SURVEY STATIONS

STN	EASTINGS	NORTHINGS	LEVEL	DESCRIPTION
1	531206.599	280637.310	27.996	PK Nail
2	531242.137	280545.239	28.985	PK Nail
PS1	531258.726	280500.084	28.636	PK Nail
PS2	531216.813	280600.569	28.752	PK Nail
PS3	531214.312	280638.621	28.003	Wooden Peg
PS4	531123.260	280764.842	25.887	PK Nail
PS5	531154.018	280585.158	29.862	Wooden Peg
PS6	530949.757	280636.617	30.132	Wooden Peg
PS7	530738.582	280752.476	29.515	Wooden Peg
PS9	530968.048	280503.246	29.030	Wooden Peg
RET1	531138.270	280540.279	30.321	Retro Marker
RET2	531070.324	280600.502	30.088	Retro Marker
RET3	530994.868	280658.088	30.614	Retro Marker
RET5	530762.345	280831.602	31.940	Retro Marker
PS8A	531229.401	280981.099	28.837	PK Nail
PS28	531205.295	280592.265	28.931	PK Nail

SURVEY NOTES

1. THE SURVEY GRID (OSGB36) WAS ESTABLISHED WITH GPS AND THEN A ONE POINT SITE CENTRES TRANSFORMATION CARRIED OUT TO ELIMINATE SCALE FACTOR IN ORDER TO RE-ESTABLISH THE SITE GRID THEN THE EXISTING SURVEY CONTROL STATIONS SHOWN MUST BE USED

2. SURVEY LEVELS ESTABLISHED BY GPS TO OS DATUM

SURVEY KEY

Building — Survey Control Station
Wall — Hedge — Kerbline
R/Wall — Retaining Wall — Verge/Edge of Track etc
F/W — Fence (with description)

Chestnut Paling — C/P
Close Boarded — C/B
Corrugated Iron — C/I
Chain Link — C/L
Crash Barrier — CB
Concrete Panel — Con/P
Hit and Miss — H/M
Interwoven — Iwn
Paling — Pal
Post & Wire — P/W
Post & Rail — P/R
Post & Chain — P/C
Post & Plank — P/Pk
Iron Railings — I/R
Post & Barbed Wire — P/Bw
Electric — El
Hoarding — Hrd
Post & Wire Mesh — P/M
Picket (Wooden) — P/K
Trip Rail — T/R
Trellis Fence — T/F
Palisade Fence — P/F
Floor Level — FL
Eaves Level — EL
Ridge Level — RL
Tarmac Surface — Tarmac
Grass/Lawn — Grass
Paving Slabs — Paving
Tactile Paving — T/Pav

Overhead Line
Footpath
Sewer Line
Water/Ditch etc
Gate
Stile
Individual Tree

Unable To Raise — UTR
Fire Escape — F/Esc
Drop Kerb — DK
Stone Surface — Stone
Gravel Surface — Gravel
Concrete Surface — Conc.
Rough Ground — R/Grnd
Granite Setts/Cobbles — Cobbles

STREET FURNITURE

Beacon — BEA
Bollard — BOL
Bus Stop — BS
Drain — D
Electric Pole — EP
Flood Light — FL
Flagstaff — FS
Gate Post — GP
Gully — GUT
Gas Valve — GV
Inspection Cover — IC
Lamp Post — LP
Traffic Light — TL
Manhole — MH
Name Plate — NP
Fire Hydrant — FH
Wash Out — WO
Water Meter — WM
Cable Television — TV
Earth Rod — ER
Speed Camera — SPD
Cellar Light — CeVL

Marker Post — Mkr
Mile Post — MP
Pillar Box — PB
Pipe — Pi
Parking Meter — PM
Post — PO
Rodding Eye — RE
Reflector Post — RP
Road Sign — RS
Stop Cock — SC
Stop Tap — ST
Sign — SI
Soil Pipe — SV
Stop Valve — SV
Telegraph Pole — TP
Vent Pipe — VP
Telecommunication — TC
Water Tap — Tap
Kerb Outlet — KO
Air Valve — AV
Tel Call Box — TCB
Trial Pit — T/P
Closed Circuit TV — CT
Multi Utility Pole (EP/LP/ATP) — MUP

TECHNICAL NOTES

INFORMATION SHOWN ON THIS DRAWING IS SURVEYED TO THE ACCURACY OF THE BASE SCALE SHOWN IN THE LEGEND.

MAIN ENTRY TO SEWERS HAS NOT BEEN UNDERTAKEN, DEPTHS, PIPE SIZES ARE MEASURED/ESTIMATED FROM THE GROUND. ALL SEWER DETAILS TO BE CHECKED WITH LOCAL AUTHORITY RECORDS OR ON SITE PRIOR TO COMMENCEMENT OF WORKS.

BOUNDARIES SHOWN ARE PHYSICAL FEATURES AND MAY NOT REPRESENT LEGALLY CONVEYED OWNERSHIP.

ALL TREE HEIGHTS AND SPREADS ARE APPROXIMATE. TREE TYPES WHICH HAVE BEEN IDENTIFIED SHOULD BE CHECKED BY A TREE SPECIALIST.

WHERE ADJACENT BUILDINGS HAVE BEEN SURVEYED REMOTELY NOT ALL EXTERNAL WALLS MAYBE SHOWN DUE TO OBSTRUCTIONS ALONG LINE OF SIGHT.

REV	DATE	DESCRIPTION	BY	APP.

Phoenix Survey Services Ltd.
49 William Road, Long Buckby, Northampton NN6 7YS
Tel 07874 656388 or 07810 752133
Email info@phoenixsurveyservices.co.uk

Client

DAVID WILSON HOMES
WHERE QUALITY LIVES

Project Title

Station Road
Warboys

Drawing Title

Topographical Survey
Sheet 2 of 2

Drawn	Checked	Approved
GRA	ALB	GRA
Date	Scale	Sheet Size
23/05/2015	1/500	A0
Drg. No.		Rev
S3862/02		

DWH - ADOPTABLE ROADS
23/02/16

Ash Close

Station Road

3.5m Wide Field Maintenance Access

NEWT POND 1

NEWT POND 2

Road No. 4

Road No. 5

Road No. 6

Road No. 1

Road No. 2

Road No. 3

Proposed Footpath Link

Proposed 2.75m Footpath Link

DRAINAGE EASEMENT

POS

2.4m Acoustic Fence Between Points A and B

El Sub Sta

bank slope 1:4

nominal 100 water 29.0

Bed level 28
Bed Area 1932m2
TW area 1932m2
TWL 29.00
storage volume 1360m3

swale

0.3 deep sediment forebay

inlet sewer and headwall

invert 28.0
max pipes 450

SOFFIT 28.45

LEGEND:-

- denotes application boundary
- denotes house type reference
- denotes areas of soft landscaping
- denotes block paved feature square
- denotes rear garden bin storage area
- denotes bin collection point
- denotes existing trees to be retained
- denotes shared ownership
- denotes socially rented

Rev	Description	Date	By
Rev. M	Ramps moved 2m from carriage edge, road & means one and visibility splays added	23.02.16	NJ
Rev. L	Planning layout redesigned to planning & office comments	26.01.16	NJ
Rev. K	amended to suit highway comments received 13.11.15	20.11.15	NJ
Rev. J	Proposed footpath link alongside plot 120 increased to 2.75m wide	29.09.15	JH
Rev. H	A vista drive access to plots 74 to 80 replaced with grass, soft landscaping around plots 76 to 80 widened, rear garden fence to 64 & 65 repositioned	21.09.15	JH
Rev. G	Plots 1 to 4 to the rear of plots 17 to 20, 18 to 21 & 26 to 33, plots 29 to 31 moved to the west by 1m & plots renumbered	18.09.15	JH
Rev. F	Substitutions to plots 84 and 100 made to HA51 and plots 24, 39 & 85 made to HA85 all to suit the CGI's	17.09.15	NJ
Rev. E	Layout split updated SH11 to plots 79 to 86 substituted for SH81 SH27 to plots 58, 84 & 85 substituted for SH28 SH32 to plots 74, 75 & 87 substituted for SH27 Plots 92 & 98 swapped over and plot 98 substituted from HA51 to HA77 Road 6 new access updated Outline of tree root protection shown Plots 34 and 35 rotated and opening updated Plot 1, 24 & 81 substituted Schedule updated to suit Plot 8 omitted and additional plot 86a added to SH81 block	28.08.15	NJ
Rev. D	Various house type substitutions to plots 25 to 28, 41 to 44 and 125, plots 30 to 35 moved to the western boundary, 3.5m wide field maintenance access shown to the right of plot 108 footpath link to the front of plots 43 to 49 shown dotted footpath/road adjacent plot 120 repositioned rear guard shown House type schedule updated to suit	13.08.15	NJ
Rev. C	Layout tracking removed bin storage / collection points shown on / off street visitor parking spaces, plot 77 changed to HA85, plot 47 changed to HA77 House type schedule updated to suit	30.07.15	NJ
Rev. B	Plots added to drawing	16.07.15	JH
Rev. A	Layout tracking shown, minor layout amendments during addition of access paths, schedule updated	27.07.15	JH
Rev.	Amendment	Date	Drwn/Chk

Revisions

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DEVELOPMENT AT
STATION ROAD, WARBOYS.

PLANNING LAYOUT.

Scale: 1:500@A1
Date: MAY 2015
Dwg No: 1306-03
Rev: M

MINOR INACCURACIES MAY OCCUR DUE TO PRINTING PROCESSES. ALL WRITTEN / SCALED DIMENSIONS & FLOOR AREAS ARE SUBJECT TO VERIFICATION BY CONTRACTOR(S) ON SITE.

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ARCHITECTURAL • CIVIL ENGINEERING
LAND SURVEYORS • LANDSCAPE DESIGN

METRES 0m 10m 20m 30m 40m 50m
SCALE BAR - 1:500

81

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Site (Area 5.01 Ha)

Proposed Residential Area: 4.22Ha (approximately 120 dwellings at circa 28 dwellings per hectare)

1. Proposed Local Play Area
2. Proposed Public Open Space
3. Proposed landscape and habitat areas
4. Newly planted hedgerow retained
5. Existing trees and vegetation retained
6. Existing pond retained
7. Proposed vehicular access
8. Proposed footpaths and cycleways
9. Existing public rights of way retained
10. Proposed attenuation basin

Proposed footpath link to existing public rights of way

Existing footpath retained

Orchard Close

Station Road

Ash Close

Heath Road

Old Mill Avenue

Goldpits

Humberdale Road

Statfold Green

Woodlands

School Road

82

N

J:\5500\5525\LANDS\Plans\5525-L-04 Illustrative Masterplan RevC.indd

Gladman Developments Ltd
Warboys
Cambridgeshire

ILLUSTRATIVE MASTERPLAN

1:1250@A1

March 2014

5525-L-04 rev **G**

masterplanning
environmental assessment
landscape design
urban design
ecology
architecture
arboriculture

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Ash Close

Station Road

3.5m Wide Field Maintenance Access

NEWT POND 1

NEWT POND 2

Road No. 4

Road No. 6

Road No. 5

Road No. 1

Road No. 2

Road No. 3

POS
Natural Open/Play Space

POS

POS

Proposed 2.75m Footpath Link

DRAINAGE EASEMENT

Proposed Footpath Link

bank slope 1:4

nominal top water 29.0

Bed level 28
Bed Area 1202m2
TW area 19 2m2
TWL 29.00
storage volume 1 50m

swale

0.3 deep sediment forbay

bank slope 1:4

inlet sewer and headwall

invert 28.0
max pipes 450

SOFFIT 28.45

El Sub Sta

El Sub Sta

METRES 0 10 20 30 40 50

SCALE BAR 1:500

LEGEND:

Facing Brick

Denbigh Member Per Area Plus Multi Facing Brick Plinth Terra Cotta Fine Red Multi Detail Brick

Denbigh Member Per Orange Plus Strata Facing Brick Plinth Terra Cotta Fine Red Multi Detail Brick

Denbigh Plinth Terra Cotta Fine Red Multi Facing Brick Plinth Orange Plus Strata Detail Brick

Denbigh Render

Tile

Denbigh Slate Grey Concrete Pantile

Denbigh Autumn Blend Concrete Pantile

Rev. C	Drawing updated to suit current planning layout Rev N, material weinerberger dorton manor substituted for forterra cheshire red multi.	26.02.16	tt	
Rev B	Drawing updated to suit current planning layout Rev L.	28.01.16	no	
Rev A	Proposed footpath link alongside plot 120 increased to 2.75m wide.	29.09.15	tt	
Rev	Amendment	Date	Drn	Chk

Revisions:

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Tel: 01603 784000 Fax: 01604 784896

Site:
DEVELOPMENT AT
STATION DA BOYS

Title:
MATERIALS LAYOUT

Scale: 1:500 @ A1
Date: AUG 2015
Drg. No.: 1306/05
Rev: C

DWG File Ref: K:\David Wilson Homes\1306\Layouts\Current\1306-05.dwg
DRAWN: n.overton

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ARCHITECTURAL ◆ CIVIL ENGINEERING
LAND SURVEYORS ◆ LANDSCAPE DESIGN

LEGEND:

- Denotes 1.8m High Brick Screen Wall
- Denotes 1.8m High Close Boarded Fence

Ash Close

Station Road

3.5m Wide Field Maintenance Access

NEWT POND 1

NEWT POND 2

Road No. 4

Road No. 6

Road No. 5

Road No. 1

Road No. 2

Road No. 3

POS
Natural Open/Play Space

Proposed 2.75m Footpath Link

DRAINAGE EASEMENT

Proposed Footpath Link

El Sub Sta

bank slope 1:4

nominal top water 29.0

swale

bank slope 1:4

0.3 deep sediment forbay

inlet sewer and headwall

Bed level 28
Bed Area 1202m2
TW area 19□2m2
TWL 29.00
storage volume 1□50m□

invert 28.0
max pipes 450

SOFFIT 28.45

METRES 0 10 20 30 40 50

SCALE BAR 1:500

Rev	Amendment	Date	Drn	Chk
Rev B	Updated to suit Planning Layout 1306-03 Revision N.	26.02.16	TT	–
Rev A	Updated to suit Planning Layout 1306-03 Revision L.	29.01.16	TT	–

Revisions:

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Site:
□EVELOPMENT AT
STATION □DA□□□A□BOYS□

Title:
BOUN□A□Y T□EATMENTS□

Scale: 1□500□A1
Date: AU□2015
Drg. No.: 1306□04
Rev: B

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DRAWN: NMO

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Kevin R.Twigger & Associates Ltd

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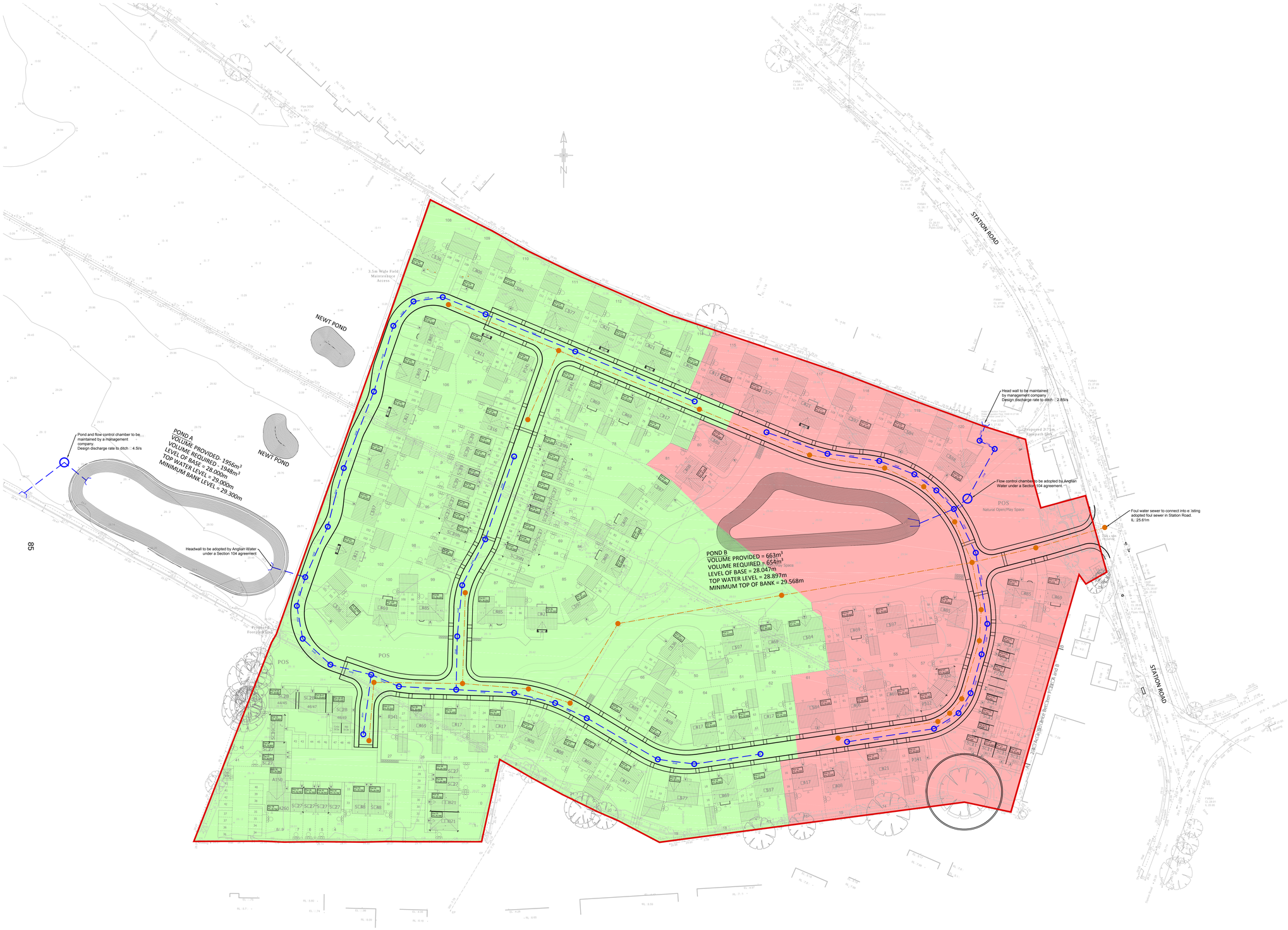
POND A
VOLUME PROVIDED - 1956m³
VOLUME REQUIRED - 1940m³
LEVEL OF BASE = 28.000m
TOP WATER LEVEL = 29.000m
MINIMUM BANK LEVEL = 29.300m
Pond and flow control chamber to be maintained by a management company.
Design discharge rate to ditch □ 4.5l/s
Headwall to be adopted by Anglian Water under a Section 104 agreement
NEWT POND
NEWT POND
3.5m Wide Field Maintenance Access
POND B
VOLUME PROVIDED = 663m³
VOLUME REQUIRED = 654m³
LEVEL OF BASE = 28.047m
TOP WATER LEVEL = 28.897m
MINIMUM TOP OF BANK = 29.568m
Head wall to be maintained by management company
Design discharge rate to ditch □ 2.65l/s
Flow control chamber to be adopted by Anglian Water under a Section 104 agreement.
Foul water sewer to connect into e□isting adopted foul sewer in Station Road. IL: 25.61m
Proposed 2-3 m Footpath Link
POS
Natural Open/Play Space
POS
STATION ROAD
STATION ROAD
A4 - Side Access between Plots 5 and 6
Pumping Station
Foul 3000
Foul 225
Foul 150
Foul 300
Foul 375
Foul 450
Foul 525
Foul 600
Foul 675
Foul 750
Foul 825
Foul 900
Foul 1050
Foul 1200
Foul 1350
Foul 1500
Foul 1650
Foul 1800
Foul 1950
Foul 2100
Foul 2250
Foul 2400
Foul 2550
Foul 2700
Foul 2850
Foul 3000
Foul 3150
Foul 3300
Foul 3450
Foul 3600
Foul 3750
Foul

CROWN CLOSE

CORONATION AVENUE

ORCHARD CLOSE

PLAYGROUND

ORCHARD CLOSE

ASH CLOSE

LITTLE GREEN

OLD MILL AVENUE

STATION ROAD

PASTURE CLOSE

GOLDPITS

WOODLANDS

MEADOW WAY

SCHOOL ROAD

STATFOLD GREEN

OLD MILL AVENUE

WILTHORNE

STATFOLD GREEN

LEGEND:-

□ENOTES APPLICATION BOUN□A□Y

Site Area□□
49895.75m²
4□989 □ectare□
12□329 Acre□

0□ 50□ 100□ 150□ 200□ 250□

METRES

SCALE BA□□1□2500

Rev	Amendment	Date	Drn	Chk
Revisions:				

DAVID WILSON HOMES
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Tel: 01603 784000 Fax: 01604 784896

Site:
□EVELOPMENT AT
STATION □DA□□□A□BOYS□

Title:
LOCATION PLAN□

Scale: 1□□250□A1
Date: SEPTEMBE□2015
Drg No.: 1306□□1
Rev: □

DWG File Ref: K:\David Wilson Homes\1306\Layouts\Current\1306-01.dwg
DRAWN: t.twigger

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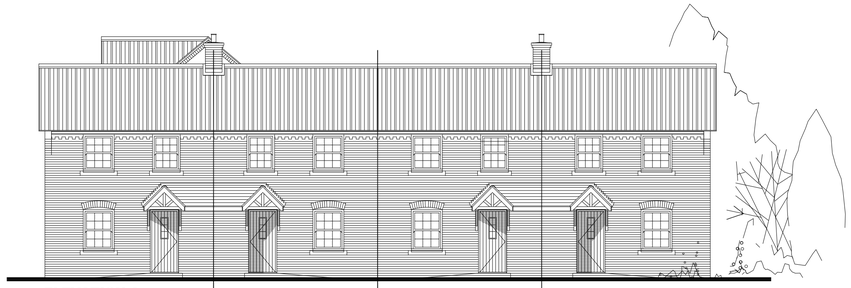
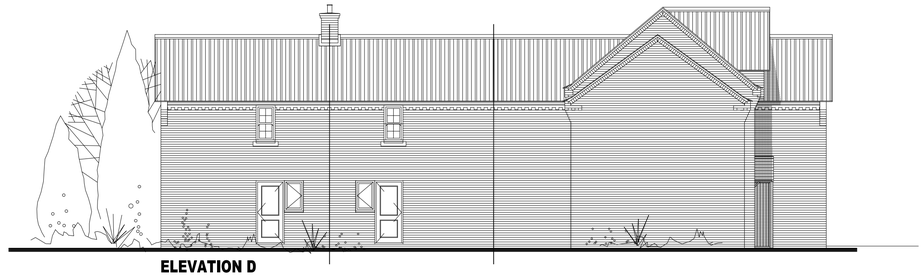
ARCHITECT□RAL ◆ CI□IL ENGINEERING
LAND S□R□EYORS◆LANDSCAPE DESIGN



ELEVATION A

ELEVATION B

ELEVATION C



ELEVATION D

0m 2m 4m 6m 8m 10m

METRES

SCALE BAR - 1:100

Rev	Amendment	Date	Drn	Chk
B	PLANS AND ELEVATIONS REVISED	29.01.16	TM	SH
A	PLANS AND ELEVATIONS REVISED	27.01.16	TM	SH

Revisions:

DAVID WILSON HOMES
WHERE QUALITY LIVES

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Tel: 01604 784000 Fax: 01604 784896

Site:
DEVELOPMENT AT
STATION ROAD, WARBOYS.

Title:
SH11 / P230 PLANNING ELEVATIONS
Plots 3-12

Scale:
1: 100 @ A1

Date:
JANUARY 2016

Drg No.:
1306-29

Rev:
B

DWG File Ref: K:\David Wilson Homes\1306\Planning drawings\Current\1306-01.dwg
DRAWN: TM

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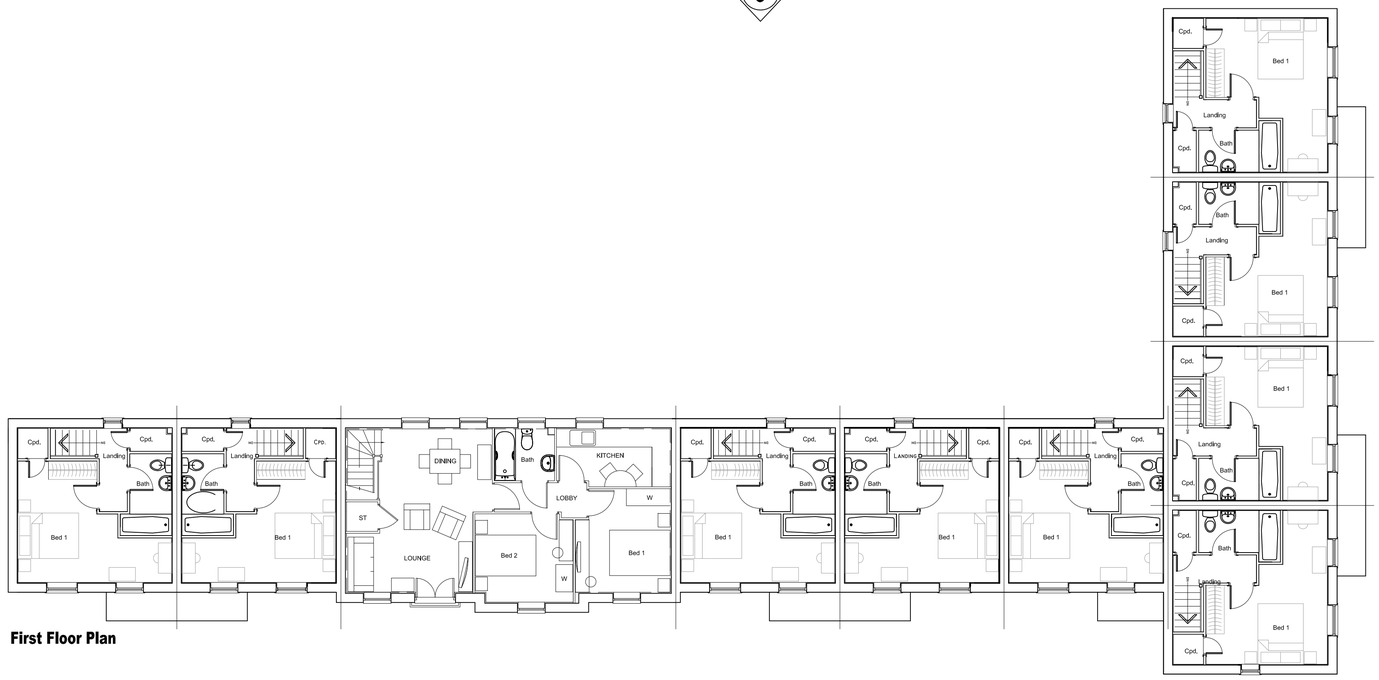
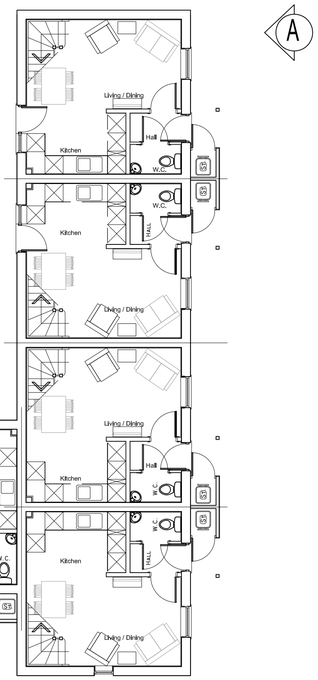
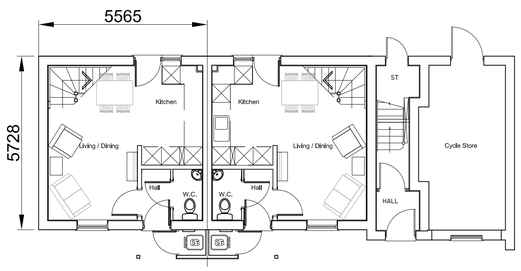
ARCHITECTURAL ◆ CIVIL ENGINEERING
LAND SURVEYORS ◆ LANDSCAPE DESIGN



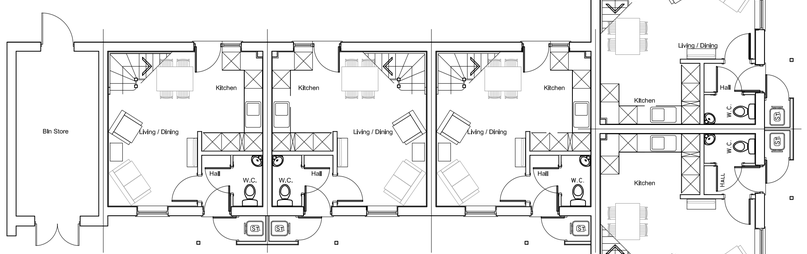
First Floor Plan





Ground Floor Plan

Drive Through



0m 2m 4m 6m 8m 10m
METRES
SCALE BAR - 1:100

Rev	Amendment	Date	Drn	Chk
B	BIN STORE SPLIT TO SHOW CYCLES.	28.01.16	NO	TT
A	PLANS AND ELEVATIONS REVISED	27.01.16	TM	SH

Revisions:

DAVID WILSON HOMES
WHERE QUALITY LIVES

South Midlands Office : 1a Fortune Close, Riverside Business Park
Northampton NN3 9HT
Tel: 01604 784000 Fax: 01604 784896

Site:
DEVELOPMENT AT
STATION ROAD, WARBOYS.

Title:
SH11 / P230 Floor Plans
Plots 3-12

Scale: 1: 100 @ A1
Date: JANUARY 2016
Drg No.: 1306-28
Rev: B

DWG File Ref: K:\David Wilson Homes\1306\Planning drawings\Current\1306-01.dwg
DRAWN: TM

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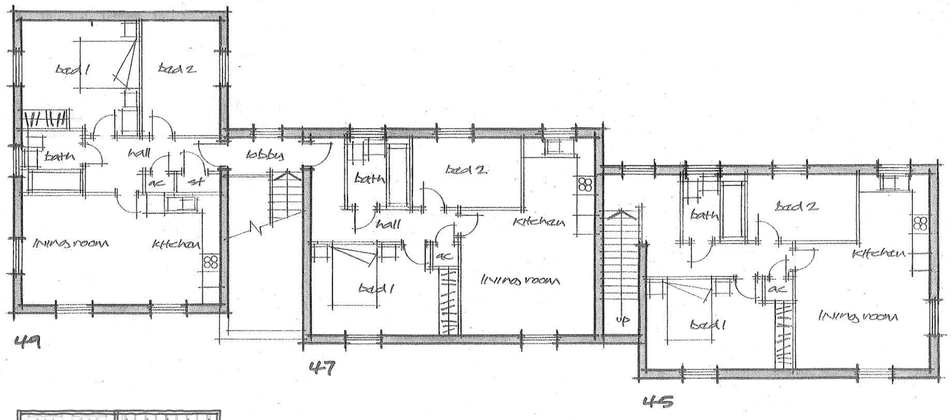
ARCHITECTURAL ◆ CIVIL ENGINEERING
LAND SURVEYORS ◆ LANDSCAPE DESIGN

ELEVATION A

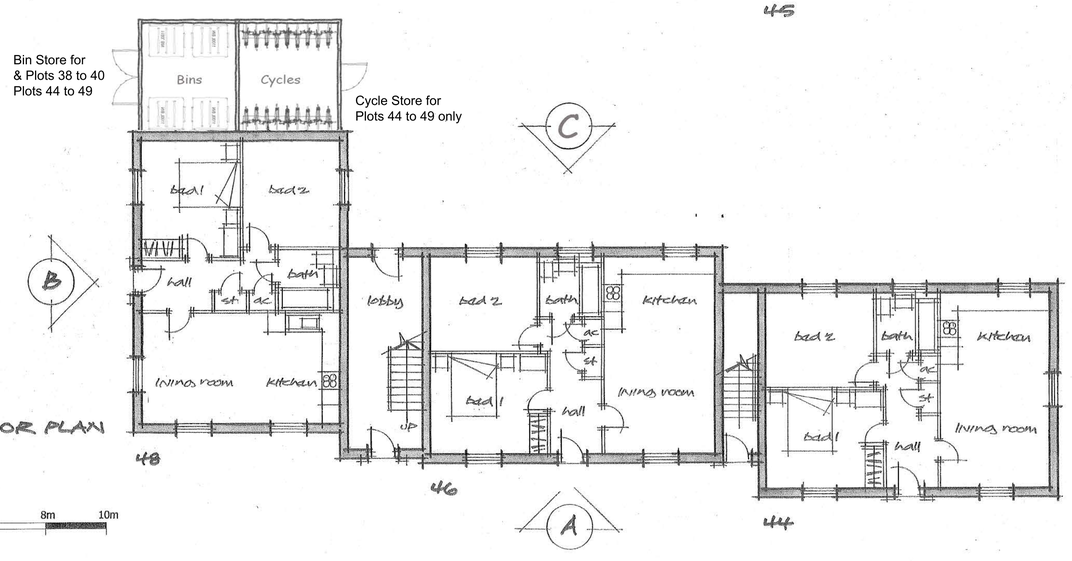
ELEVATION B

ELEVATION C

ELEVATION D



FIRST FLOOR PLAN



Bin Store for
& Plots 38 to 40
Plots 44 to 49

Cycle Store for
Plots 44 to 49 only

GROUND FLOOR PLAN

METRES 0m 2m 4m 6m 8m 10m

SCALE BAR - 1:100

68

Rev Amendment Date Drn Chk

Revisions:

DAVID WILSON HOMES
WHERE QUALITY LIVES

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Northampton NN3 9HT
Tel: 01603 784000 Fax: 01604 784896

Site:
DEVELOPMENT AT
STATION ROAD, WARBOYS.

Title:
APARTMENT BUILDING - PLOTS 44 - 49
PROPOSED FLOOR PLANS AND ELEVATIONS

Scale: 1:100@A1
Date: JAN 2015
Drg No.: 1306-51
Rev: -

DWG File Ref: K:\David Wilson Homes\1306\Layouts\Current\1306-51.dwg
DRAWN: D.FROST

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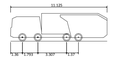
ARCHITECTURAL ◆ CIVIL ENGINEERING
LAND SURVEYORS ◆ LANDSCAPE DESIGN

GENERAL NOTES

1. The site layout shown is based on drawing 1□06 0□ latest revision □
2. The layout shown is based on site survey drawing S□862 02 latest revision □
3. All dimensions are in metres unless otherwise stated.
4. All levels are in metres
5. This drawing is to be read in conjunction with all relevant Engineers and Architect's drawings, Specifications, Reports and Engineering Details.



Phoenix 2-25W (with Volvo FM12 chassis)	
Overall Length	11.125m
Overall Width	2.530m
Max Body Height	3.300m
Min Body Ground Clearance	0.410m
Track Width	2.500m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	9.250m

ditional land 4.26Ha
centage impermeable 55□
□area 2□42 Ha
ditional discharge 8l/sec
l 18l/sec
ERALL IMP AREA 1.8□2□42□4.172 HA

fall pipe and
dwall

PROPOSED POND E□TENSION FOR ADDITIONAL LAND □□ 0HA□ 80□ 2902M2
□N BANK 47R

DESIGN IS PRELIMINARY AN □S □UECT TO THE □□ECUTION OF SCALE OF ANY F□T□RE DE□ELOPMENT
STORAGE □ OL□ ME PRO□ ISIONS□ 2215M□

control chamber and
hydrobrake

control 32.90

bank slope 1:4

level 28.0

nominal top water 29.0

bank 29.0 min

bank slope 1:4

nominal top water 29.0

Bed level 28
Bed Area 1202m2
TW area 19□2m2
TWL 29.00
storage volume 1□50m□

swale

0.3 deep
sediment forbay

inlet sewer and
headwall

invert 28.0
max pipes 450

SOFFIT 28.45

IMPERMEABLE AREA DRAINING
1.83HA
DISCHARGE 10L/SEC

Proposed
Footpath Link

POS

NEWT POND 1

NEWT POND 2

3.5m Wide Field
Maintenance
Access

Ash Close

Little End

Station Road

Proposed 2.75m
Footpath link

DRAINAGE EASEMENT

POS
Natural Open/Play Space

POS
Natural Open/Play Space

POS

28.8m

248□1 AC 2□DC Cable Bet□een Pi2□A and B

El Sub Sta

El
Sub Sta

A□EN□E

90

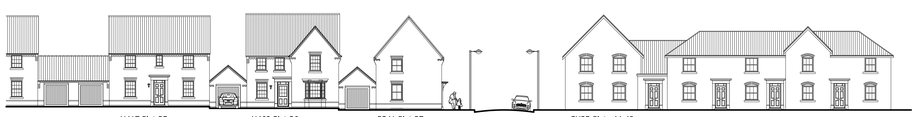
Client	David Wilson Homes						
Project	Housing Development Station Road Warboys						
Title	□ehicle Tracking						
Scale at A0	1:500	□ra□n □y	RF	C□ec□ed □y	LMC	□ate	January 2016
Statu□	FOR INFORMATION	Pr□ect re□	T8012WS	□ra□in□ □□mb□r	500		□

jpp consulting
Civil & Structural Engineers

Cedar Barn, White Lodge, Walgrave,
Northampton NN6 9PY

T: (01604) 781811 E: mail@jppuk.net
F: (01604) 781999 W: www.jppuk.net

Street Scene 1



Street Scene 2

Street Scene 3

Street Scene 4

1
2
3
4
Road No. 1
Road No. 2
Road No. 3
Road No. 4
Proposed Footpath Link
Proposed 2.75m Footpath Link
Site White Hart Public House
Site Hall
Site Hall
Site Hall

House Type Portfolio

Jan 2016

Development at Station Road, Warboys

On Behalf of;

DAVID WILSON HOMES
WHERE QUALITY LIVES

South Midlands Office : 1a Fortune Close, Riverside Business Park
Northampton NN3 9HT
Tel: 01604 784000 Fax: 01604 784896

Prepared By;

Kevin R.Twigger & Associates Ltd
[illegible]
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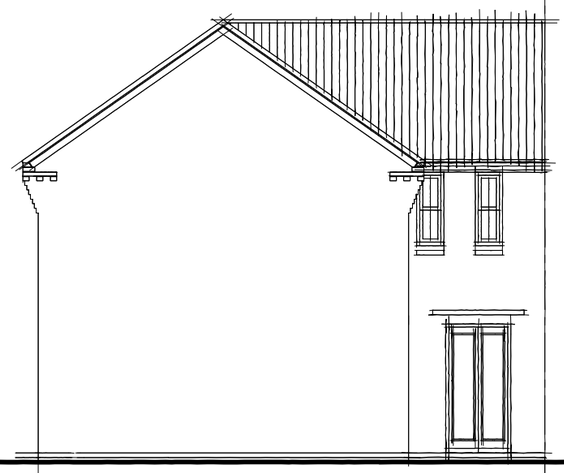
e| [illegible]
w| [illegible]

FRONT ELEVATION

P332--R5



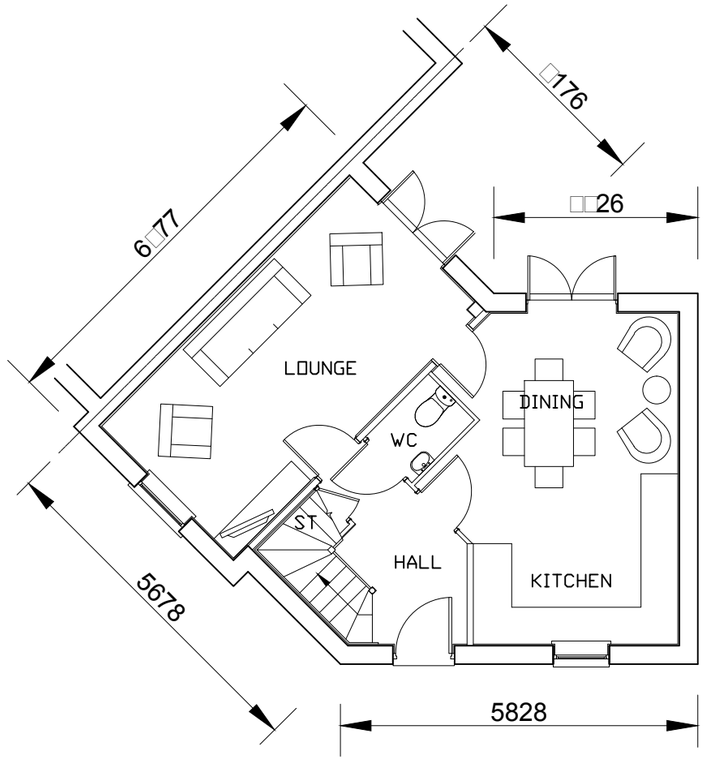
SIDE ELEVATION

P332--R5

REAR ELEVATION

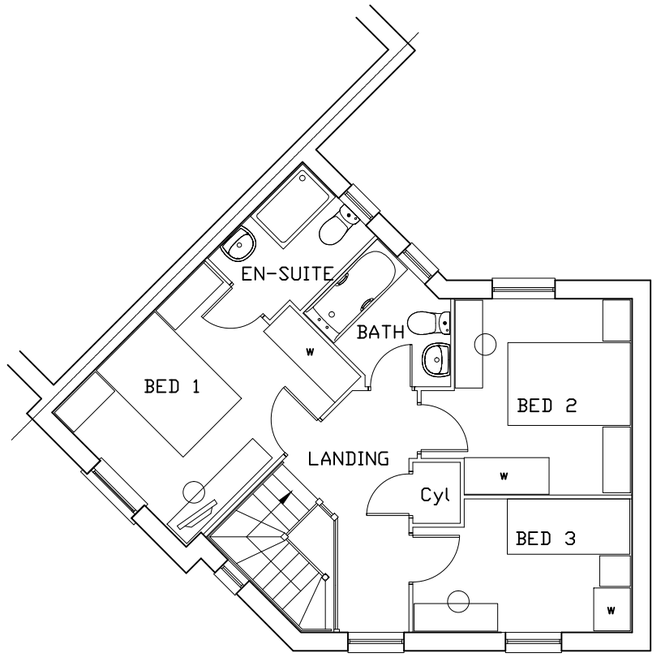
P332--R5

93



GROUND FLOOR

P332--P5



FIRST FLOOR

P332--P5

Technical Department
South Midland Office
1a Fortune Close
Caldecotte Business Park
Northampton
NN3 9GT

Tel: 01604 784 000

Station Road, Warboys

WARNING TO HOUSE PURCHASERS

Buyers are warned that this is a working drawing and the contents of this drawing may be subject to change during the progress of the build process. The layout, form, content and dimensions specified are included for general guidance only. The finishes or features shown may alter in respect of individual properties. Whilst we make every effort to ensure our drawings are up to date there may from time to time be an unavoidable delay in updating these due to changes in regulations and/or re-planning. Purchasers are advised to check with the Sales Adviser whether any alterations have been made to this drawing. The contents of this drawing do not constitute a contract, part of any contract or warranty unless specifically incorporated into the contract. They should not be relied upon for the purposes of entering into a contract to purchase any property.

Drawing Schedule

Drawing Status: PLANNING

Revision | Date | Note

House Type: P332

Title: PLANNING ELEVATIONS

1306/11

Site: STATION ROAD WARBOYS

Scale: 1:100 | Date: SEP 2015 | Drawn: MO

Kevin R.Twigger & Associates Ltd
Chartered Architectural Technologists
St Andrews Business Centre, Stanley Road, Bilston WV14 9DS
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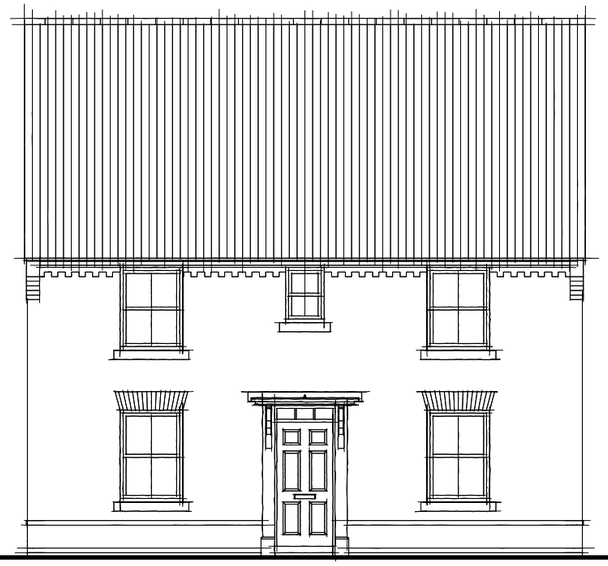
w | www.kevintwigger.co.uk

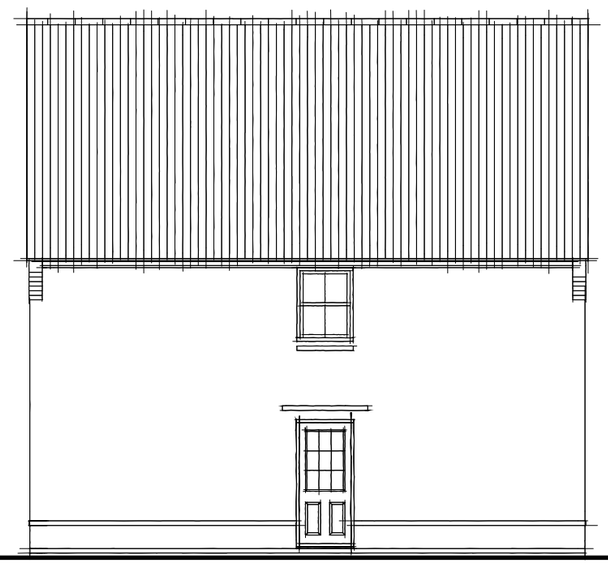


FRONT ELEVATION

P341--D5

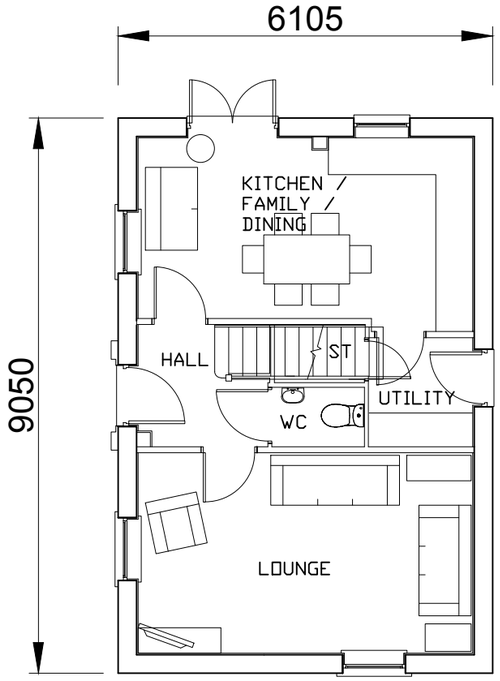
SIDE ELEVATION

P341--D5



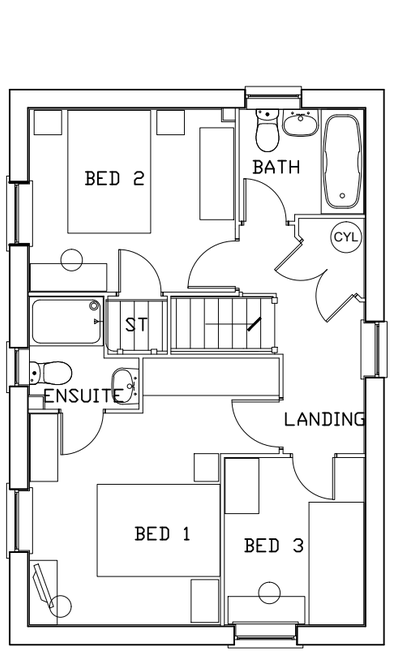
REAR ELEVATION

P341--D5



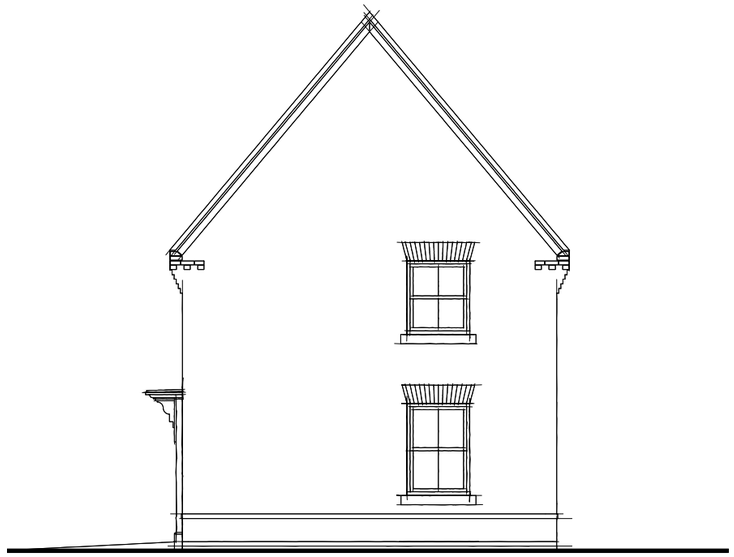
GROUND FLOOR PLAN

P341--D5



FIRST FLOOR PLAN

P341--D5



SIDE ELEVATION

P341--D5

94

Technical Department
South Midland Office
1a Fortune Close
Caldecotte Business Park
Northampton
NN3 9GT

Tel 01604 784 000

Station Road, Warboys

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Land Use Schedule

Drawing Status

PLANNING

Rev	Date	Note

House Type P341

Title PLANNING DRAWINGS

1306/12 — Rev

Site STATION ROAD WARBOYS

Scale 1:100 — Date SEP 2015 — Drawn MO

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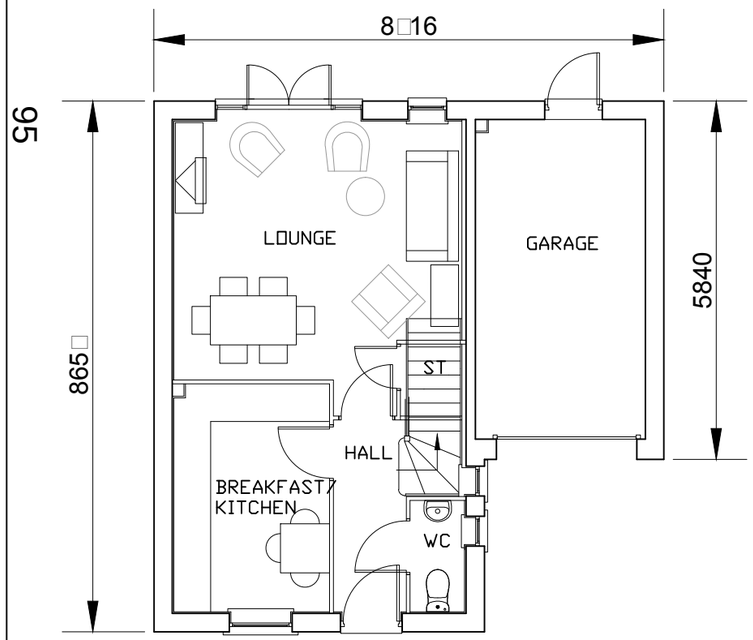
w | www.ktassociates.co.uk

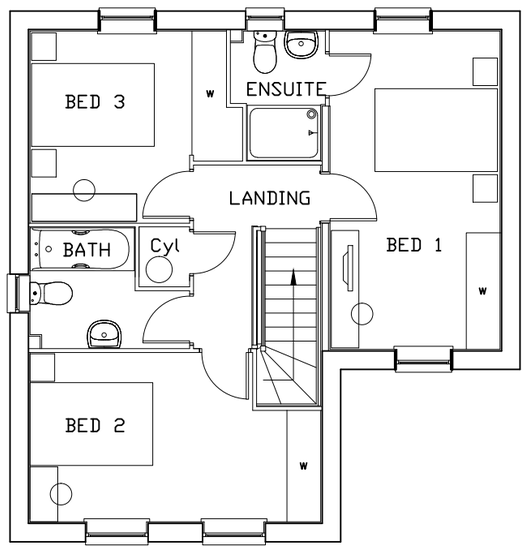
FRONT ELEVATION
H316---5

SIDE ELEVATION
H316---5

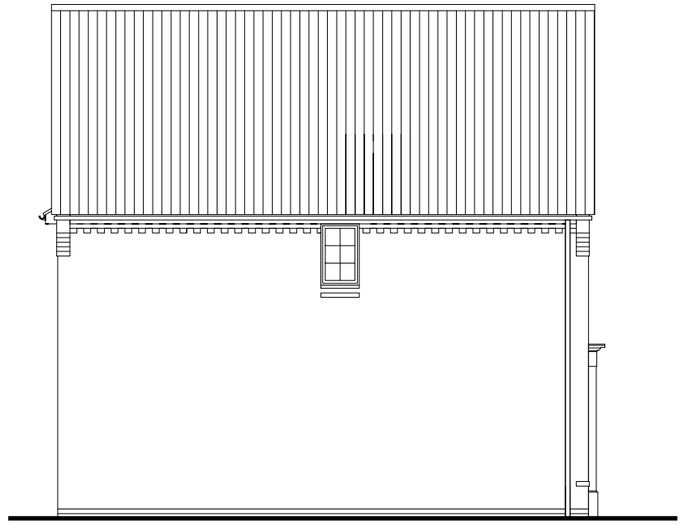
REAR ELEVATION
H316---5



GROUND FLOOR PLAN
H316---5



FIRST FLOOR PLAN
H316---5



SIDE ELEVATION
H316---5

Technical Department
S□ut□ Mdland□ O□ce
1a □□tune Cl□e
□□er□de Bu□ne□□ Par□
N□t□a□pt□n
NN3 9□T

Tel□ 01604 784 000

Station Road, Warboys

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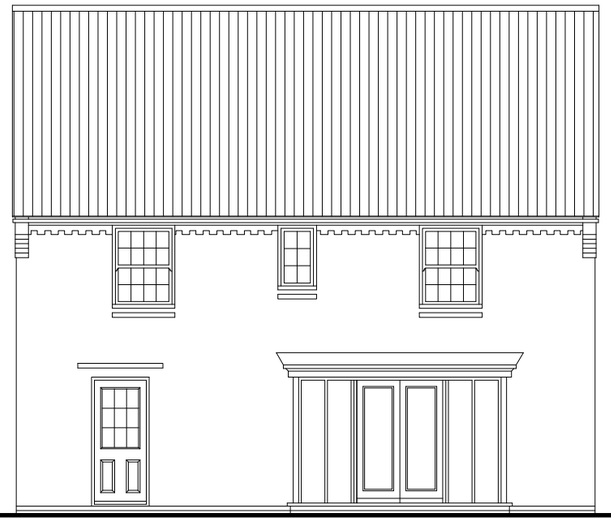
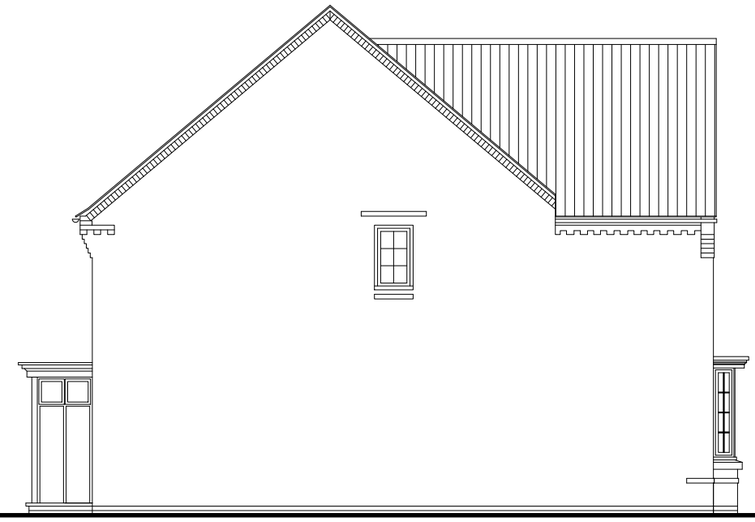
	□□□e Type□□□B16		
	T□tle □PLANNIN□ □□A□IN□S		
□ra□n□Statu□□	1306□13		□e□□□
PLANNIN□	S□te □STATION □OA□□□A□BOYS		
	Scale □1□100	□ate □SEP 2015	□ra□n□NMO

Kevin R.Twigger & Associates Ltd
□□all □□□e□Sc□□□ □□ad□Bre□□□d□Sta□□□ST19 9□S
t | 01902 851 641 f | 01902 851642
e | ad□n□□□ta□□□□ate□□□□□
w | □□□□□ta□□□□ate□□□□□

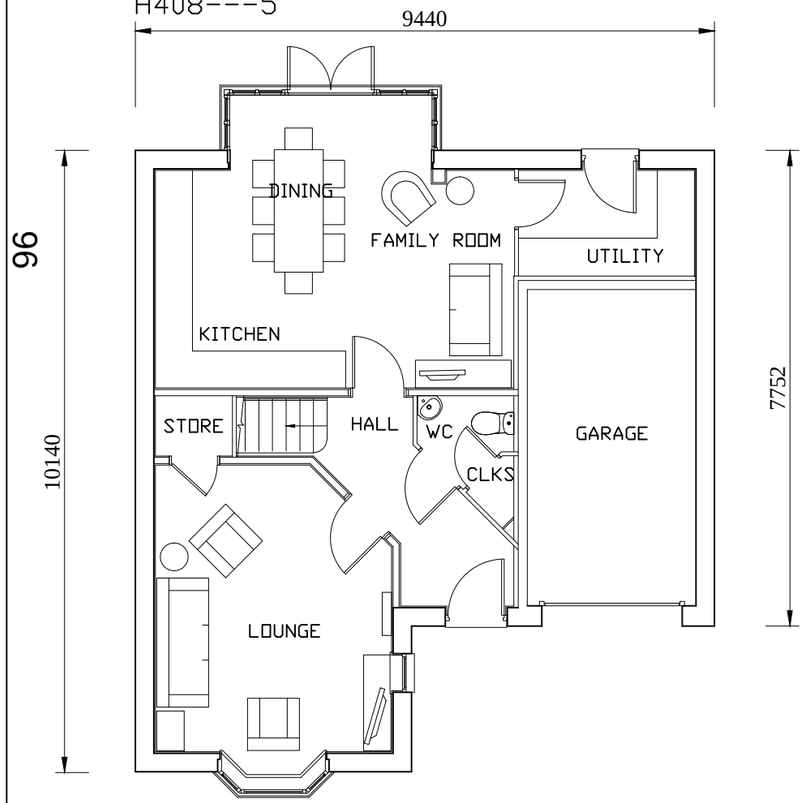
FRONT ELEVATION
H408---5



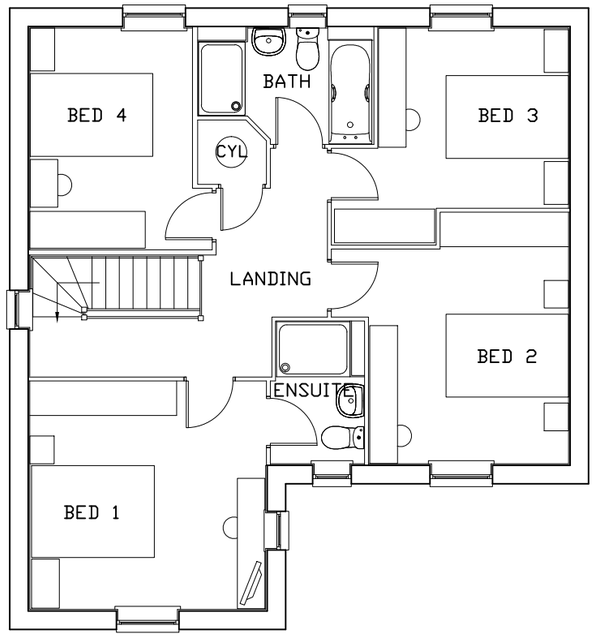
REAR ELEVATION
H408---5



SIDE ELEVATION
H408---5



GROUND FLOOR PLAN
H408---5



FIRST FLOOR PLAN
H408---5

SIDE ELEVATION
H408---5

Technical Department
South Midland Office
1a Fortune Close
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Northampton
NN3 9GT

Tel 01604 784 000

Station Road, Warboys

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Land Use Schedule

Drawing Status

PLANNING

Rev	Date	Notes

House Type 408

Title PLANNING DRAWINGS

1306 14 — Rev

Site STATION ROAD WARBOYS

Scale 1:100 — Date SEP 2015 — Drawn NMO

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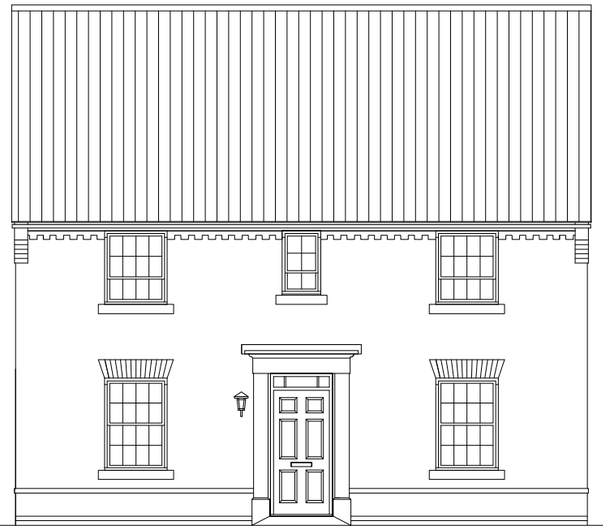
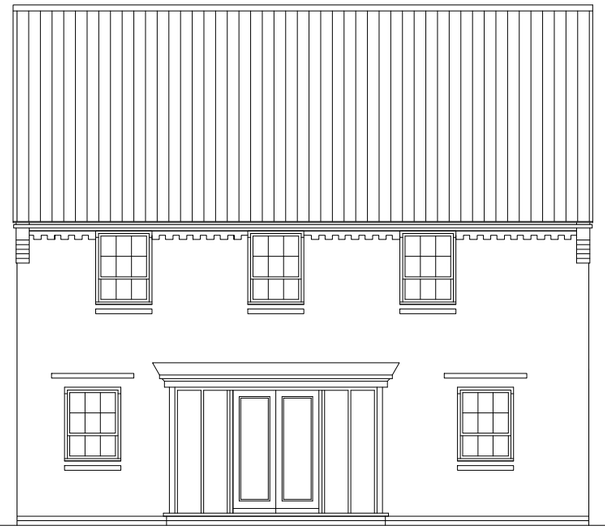
w | www.kevintwigger.co.uk

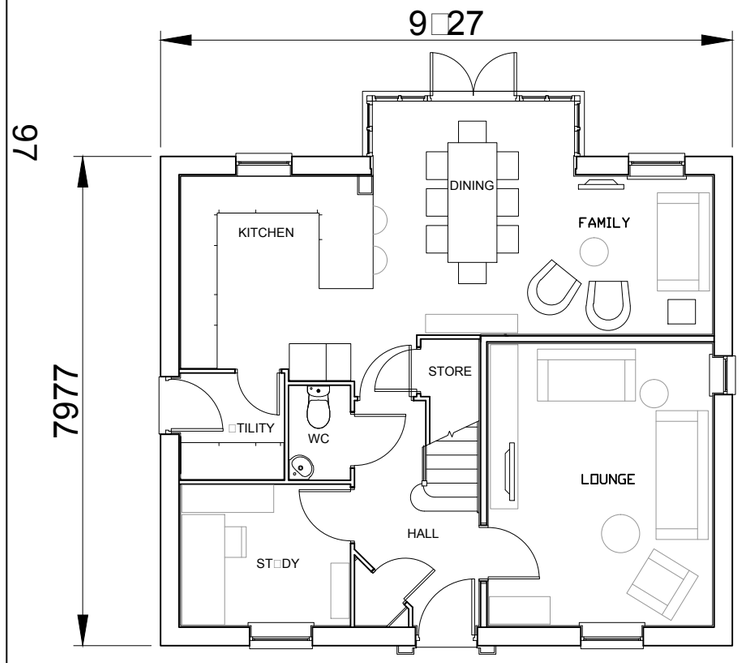


FRONT ELEVATION
H417 – 5

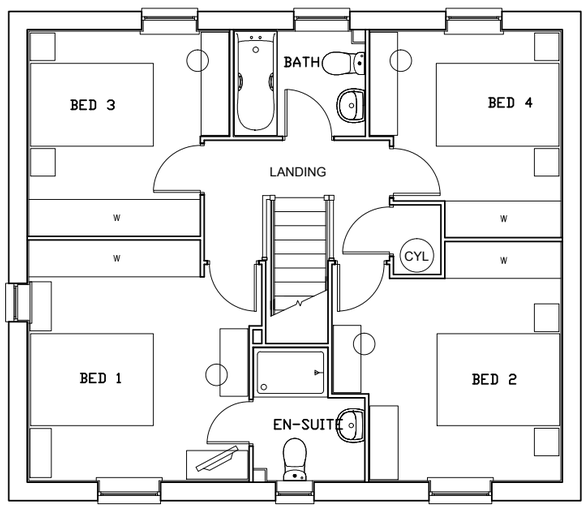
SIDE ELEVATION
H417 – 5



REAR ELEVATION
H417 – 5



GROUND FLOOR PLAN
H417---5



FIRST FLOOR PLAN
H417---5

SIDE ELEVATION
H417 – 5

DAVID WILSON HOMES
WHERE QUALITY LIVES

Technical Department
South Midland Office
1a Fortune Close
Caldecotte Business Park
Northampton
NN3 9GT

Tel: 01604 784 000

Station Road, Warboys

WARNING TO HOUSE PURCHASERS
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Landmark Schedule

Drawing Status

PLANNING

Issue	Date	Note

House Type: H417

Title: PLANNING DRAWINGS

1306/15 | Issue

Site: STATION ROAD BOYS

Scale: 1:100 | Date: SEP 2015 | Drawn: NMO

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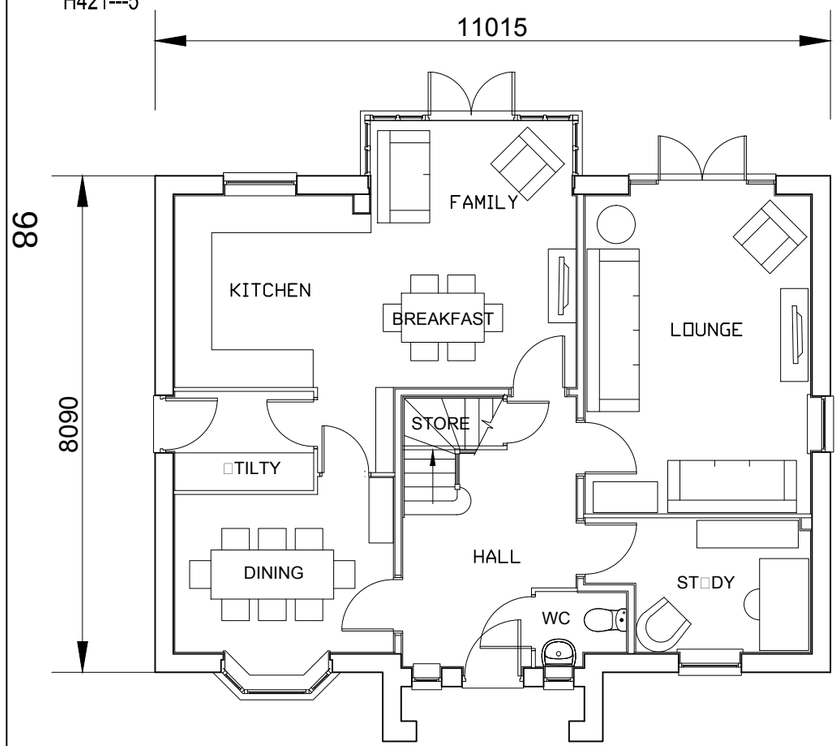
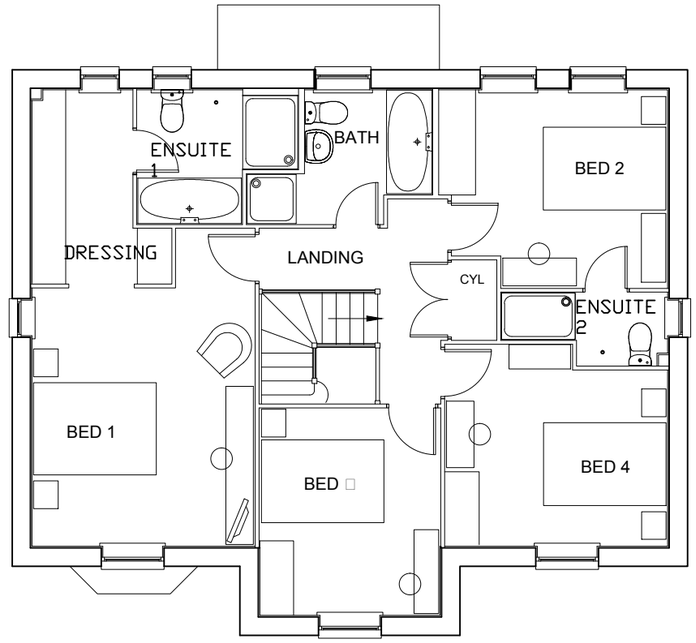
FRONT ELEVATION
H421---5

SIDE ELEVATION
H421---5

REAR ELEVATION
H421---5



GROUND FLOOR PLAN
H421---5



FIRST FLOOR PLAN
H421---5

SIDE ELEVATION
H421---5

Technical Department
South Midland Office
1a Fortune Close
Caldecotte Business Park
Northampton
NN3 9GT
Tel 01604 784 000

Station Road, Warboys

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Landmark Schedule

Drawing Status

PLANNING

Issue	Date	Note
House Type	421	
Title	PLANNING DRAWINGS	
1306/16		Issue
Site	STATION ROAD WARBOYS	
Scale 1:100	Date SEP 2015	Drawn NMO

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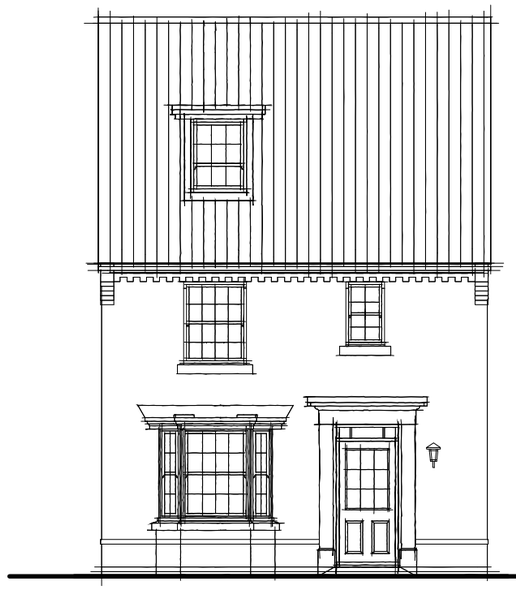
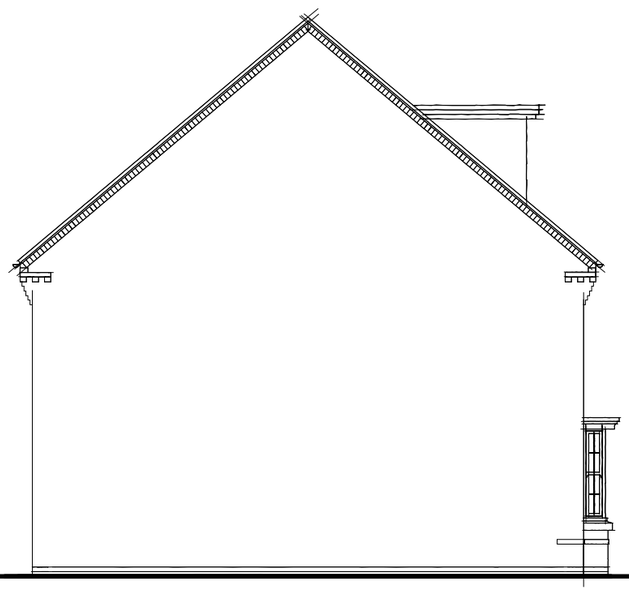


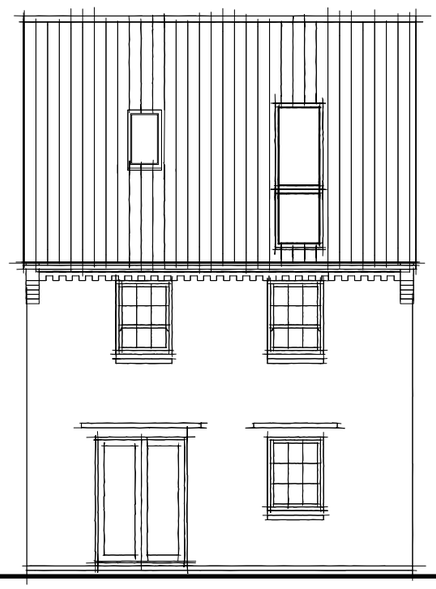
FRONT ELEVATION

H406---5



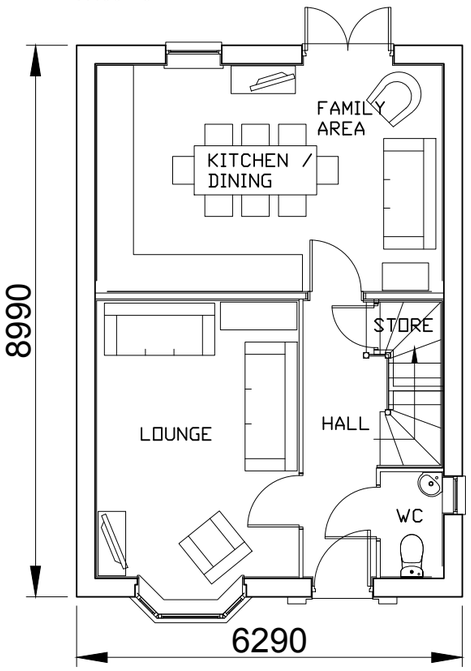
SIDE ELEVATION

H406---5



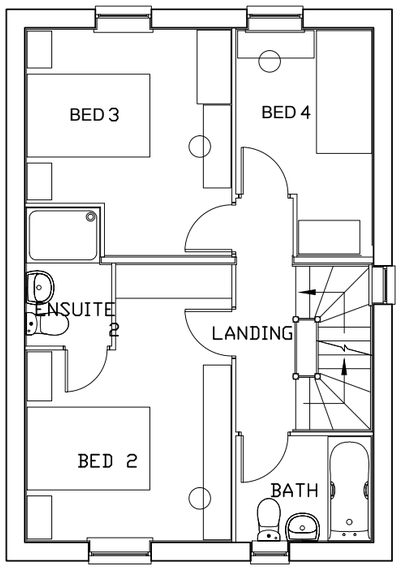
REAR ELEVATION

H406---5



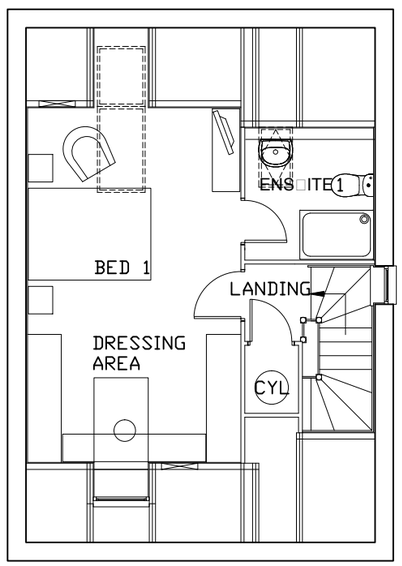
GROUND FLOOR PLAN

H406---5



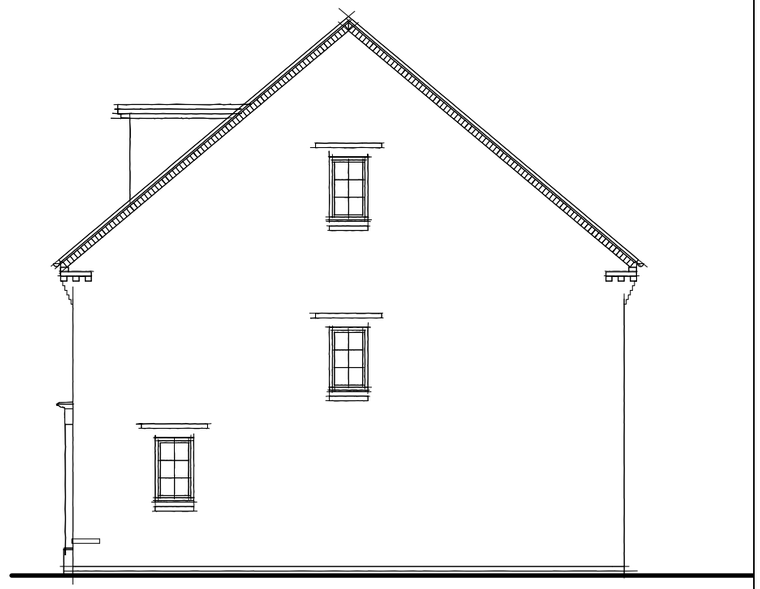
FIRST FLOOR PLAN

H406---5



SECOND FLOOR PLAN

H406---5



SIDE ELEVATION

H406---5

Technical Department
South Midland Office
1a Fortune Close
Caldecotte Business Park
Northampton
NN3 9GT

Tel: 01604 784 000

Station Road, Warboys

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Handing Schedule

Drawing Status

PLANNING

Rev	A	25.01.16	House Type 433 amended 406 added
House Type	406		
Title	PLANNING DRAWINGS		
1306.17		Rev	A
Site	STATION ROAD WARBOYS		
Scale	1:100	Date	SEP 2015
Drawn	NMO		

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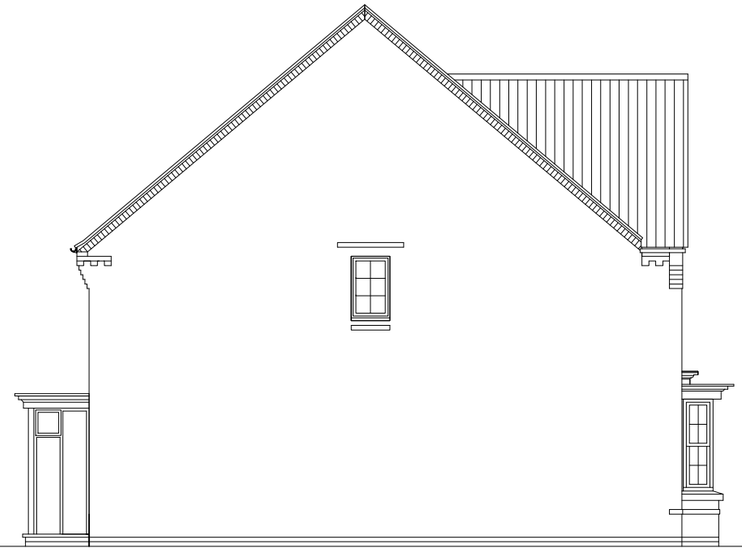
FRONT ELEVATION

H469-□X5

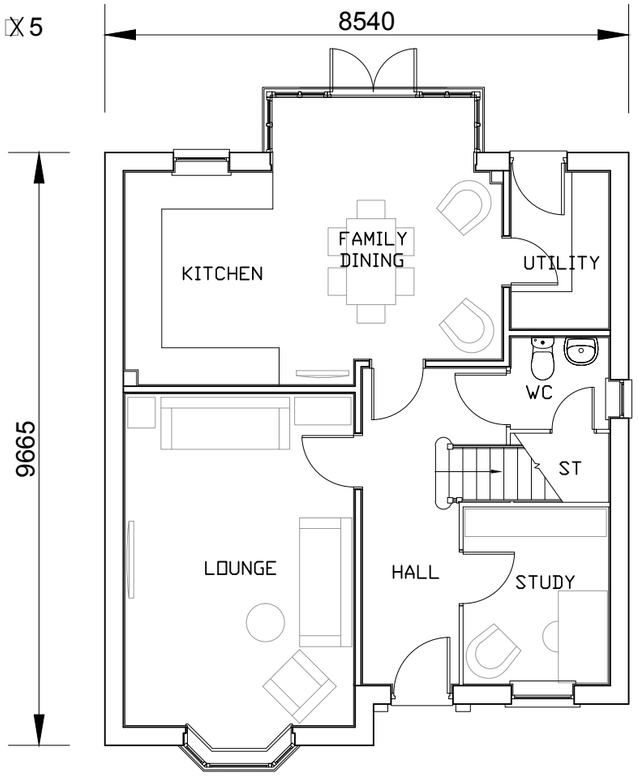


SIDE ELEVATION

H469-□X5

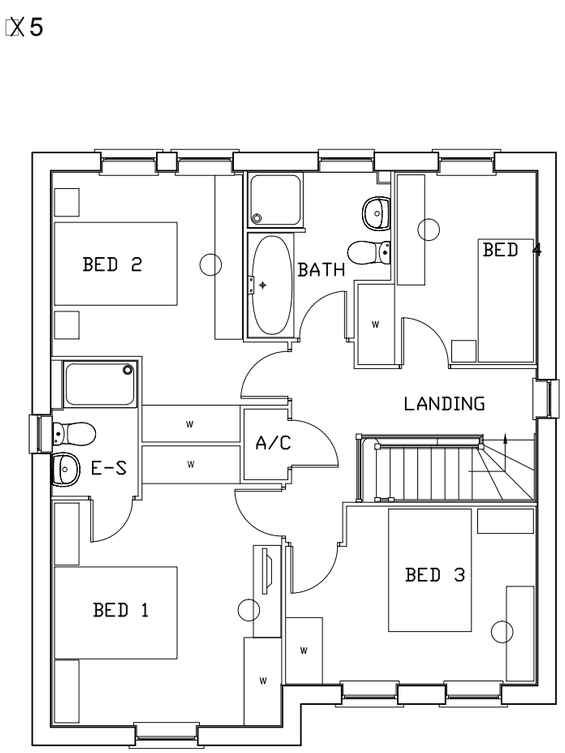
REAR ELEVATION

H469-□X5



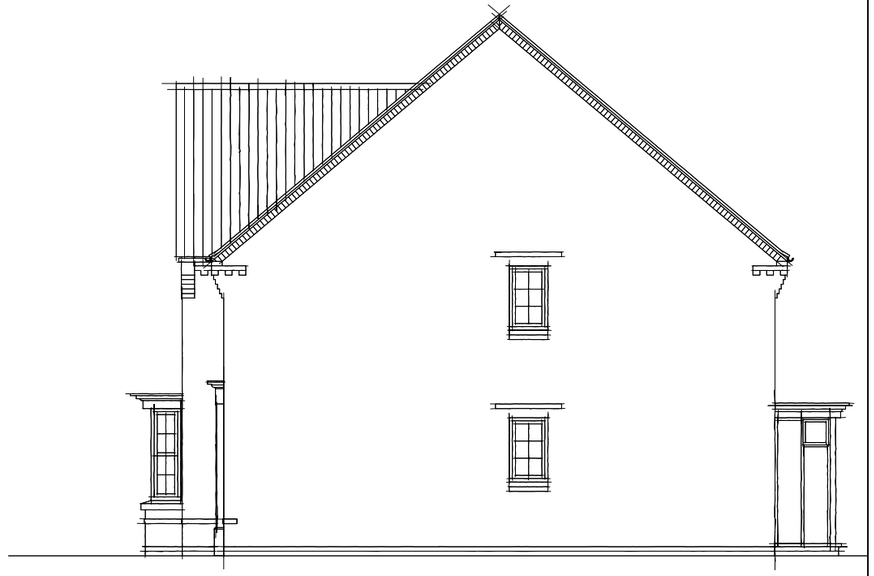
GROUND FLOOR PLAN

H469-□X5



FIRST FLOOR PLAN

H469-□X5



SIDE ELEVATION

H469-□X5

Technical Department
S□ut□ M□dland□ O□□ce
1a □□itune Cl□se
□□er□de Bu□ne□□ Par□
N□rt□a□pt□n
NN3 9□T

Tel□01604 784 000

Station Road, Warboys

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	□□u□e Type□□	□469
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□ra□n□Statu□□	1306□18	□e□□□
PLANNIN□	S□te □STATION □OA□□□A□BOYS	
	Scale □1□100 □ate □SEP 2015	□ra□n□NMO

Kevin R.Twigger & Associates Ltd
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e | ad□n□□ta□□□□ate□□□□
w | □□□□□ta□□□ate□□□□

FRONT ELEVATION

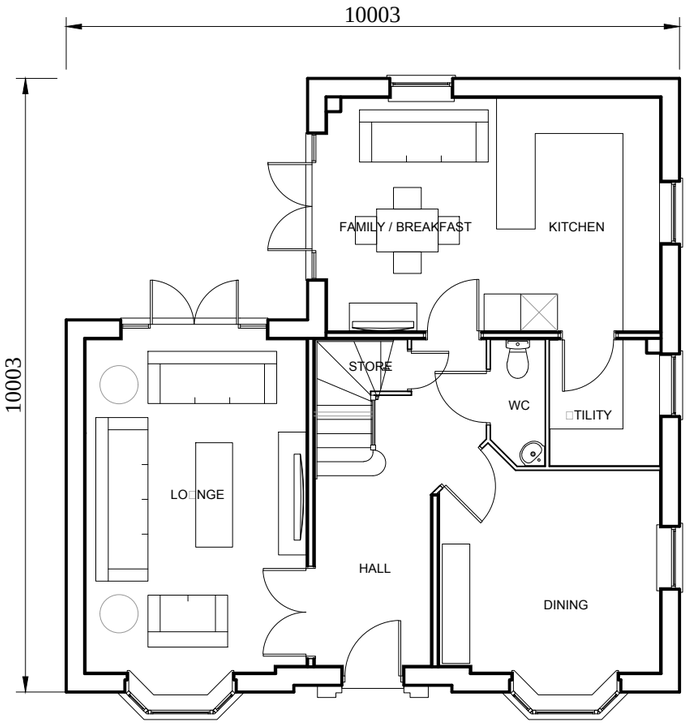
H485---5

SIDE ELEVATION

H485---5

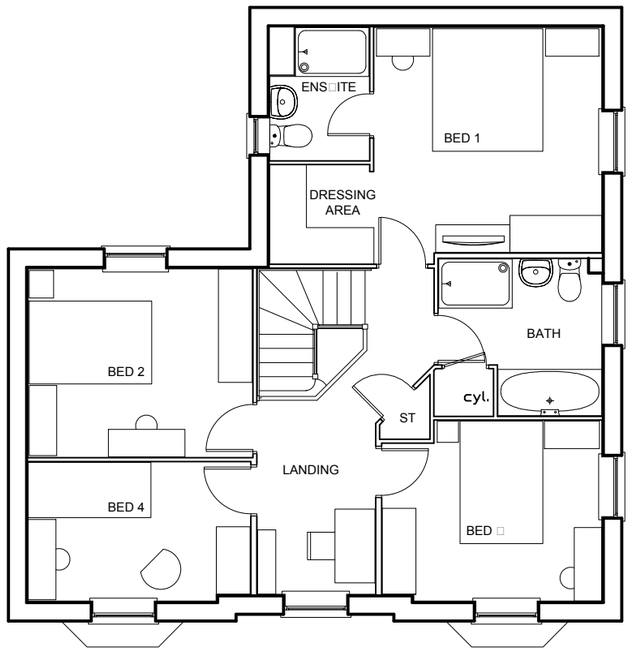
REAR ELEVATION

H485---5



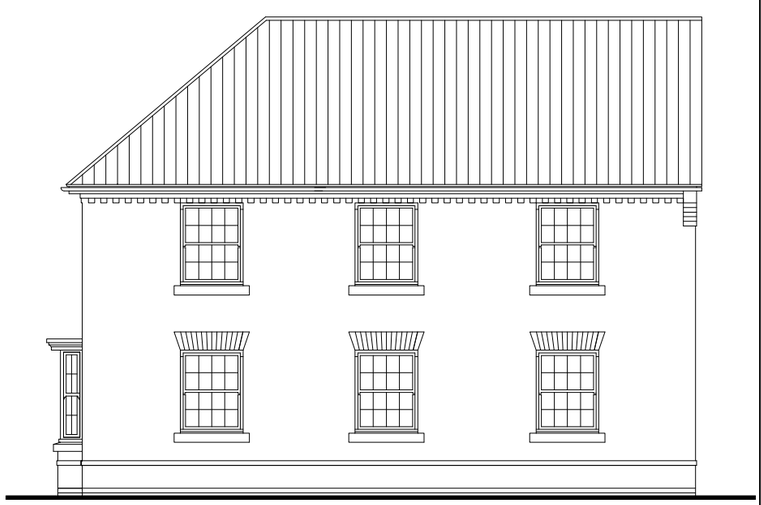
GROUND FLOOR PLAN

H485---5



FIRST FLOOR PLAN

H485---5



SIDE ELEVATION

H485---5

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WHERE QUALITY LIVES

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Caroline Business Park
Northampton
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Landmark Schedule

Drawing Status

PLANNING

Rev	Date	Note
House Type	H485	
Title	PLANNING DRAWINGS	
1306/19		Rev
Site	STATION ROAD BOYS	
Scale 1:100	Date SEP 2015	Drawn MO

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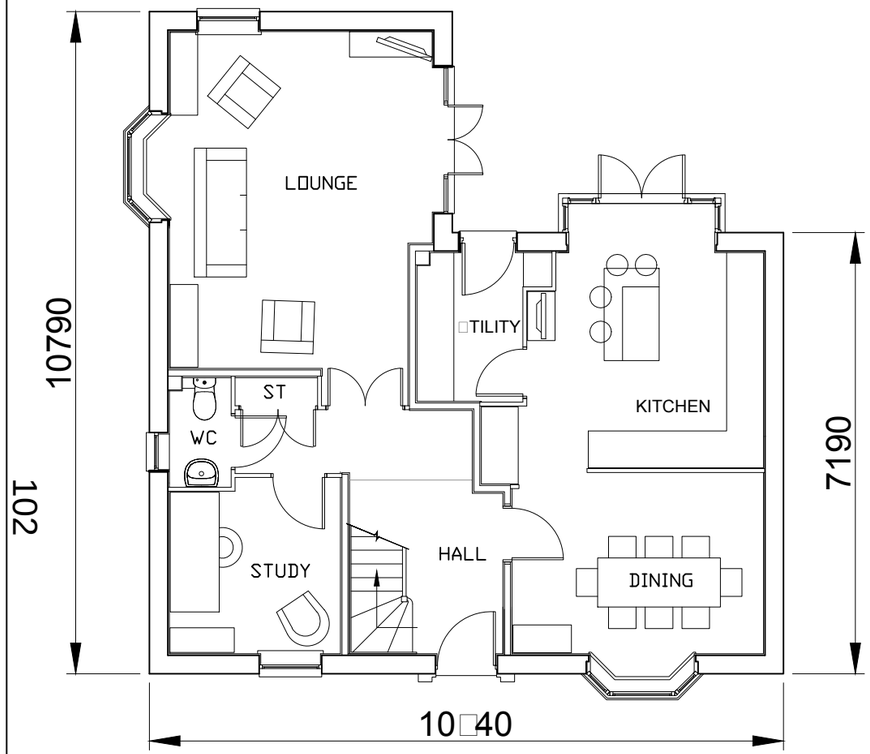
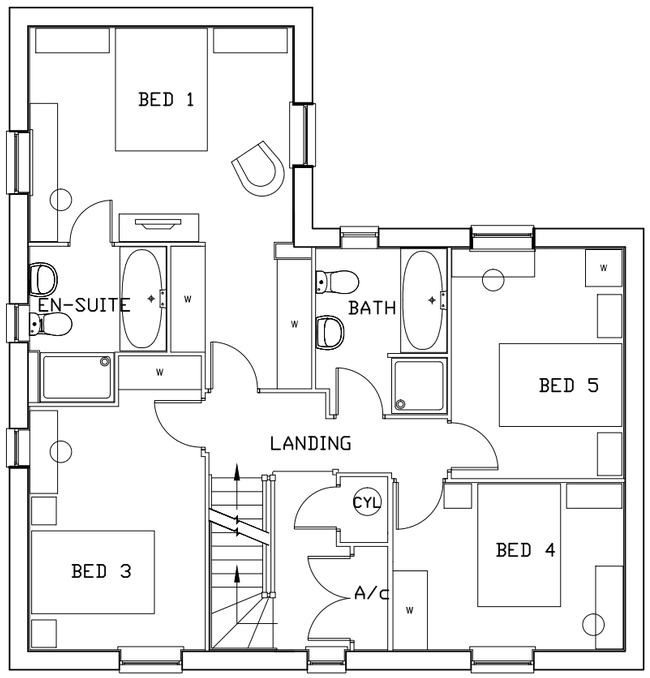


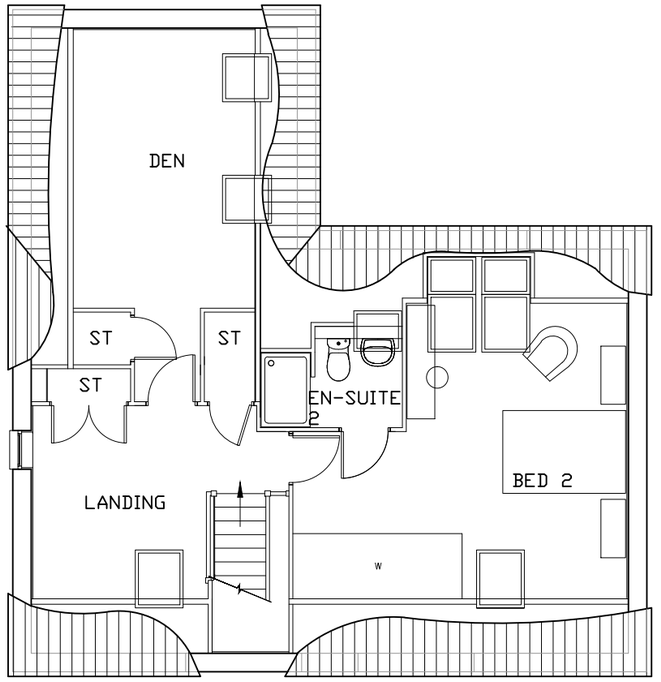
GROUND FLOOR PLAN

H536--Y5



FIRST FLOOR PLAN

H536--Y5



SECOND FLOOR PLAN

H536--Y5

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South Midland Office
1a Fortune Close
Caldecotte Business Park
Northampton
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Tel: 01604 784 000

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Land Schedule

Drawing Status

PLANNING

Rev	Date	Note

House Type H536 100 PLANS

Title PLANNING DRAWINGS

1306/20 Rev

Site STATION ROAD BOYS

Scale 1:100 Date SEP 2015 Drawn MO

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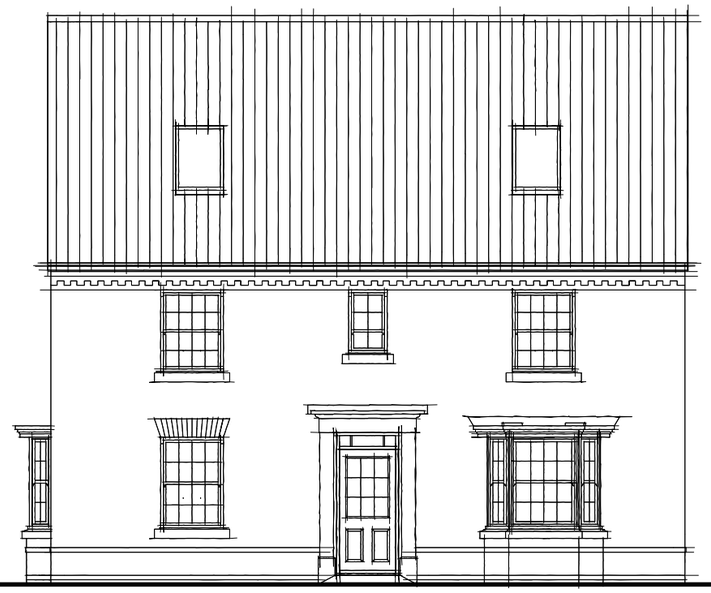

FRONT ELEVATION
H536–Y5

SIDE ELEVATION
H536–Y5

REAR ELEVATION
H536–Y5

SIDE ELEVATION
H536--Y5

Technical Department
South Midland Office
1a Fortune Close
Caterpillar Business Park
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Tel 01604 784 000

Station Road, Warboys

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Landscape Schedule	Code	Date	Note
	Drawing Type: H536 ELEVATIONS		
	Title: PLANNING DRAWINGS		
Drawing Status:	1306/21	Code	
PLANNING	Site: STATION ROAD BOYS		
	Scale: 1:100	Date: SEP 2015	Drawn: NMO

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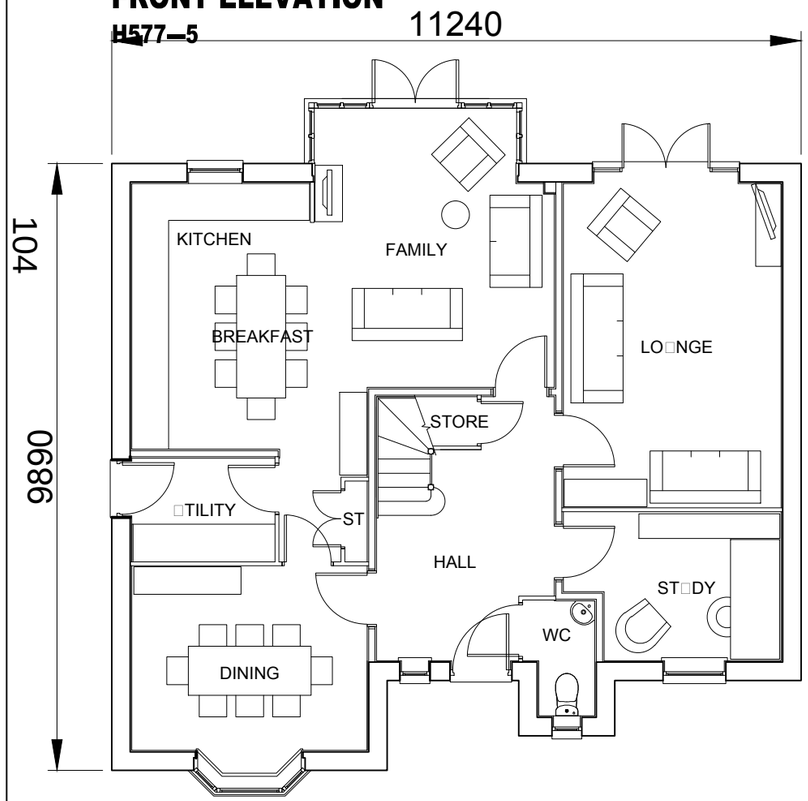
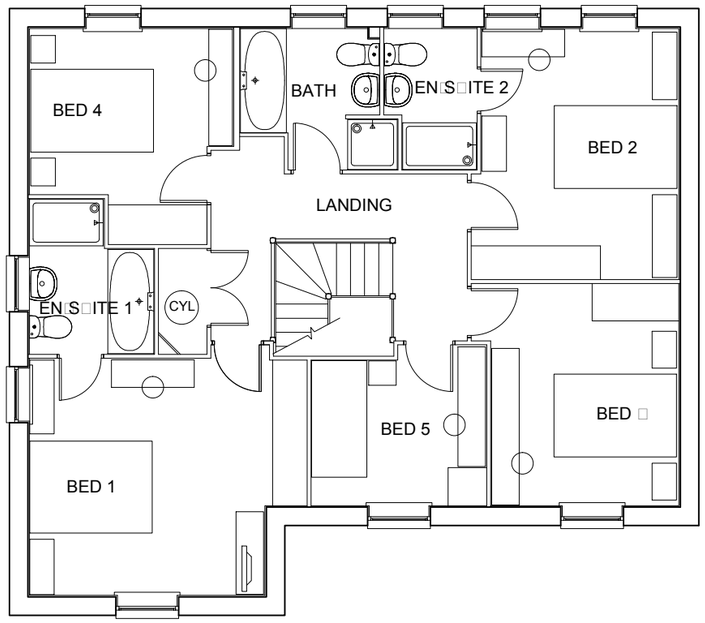
FRONT ELEVATION
H577—5

REAR ELEVATION
H577—5

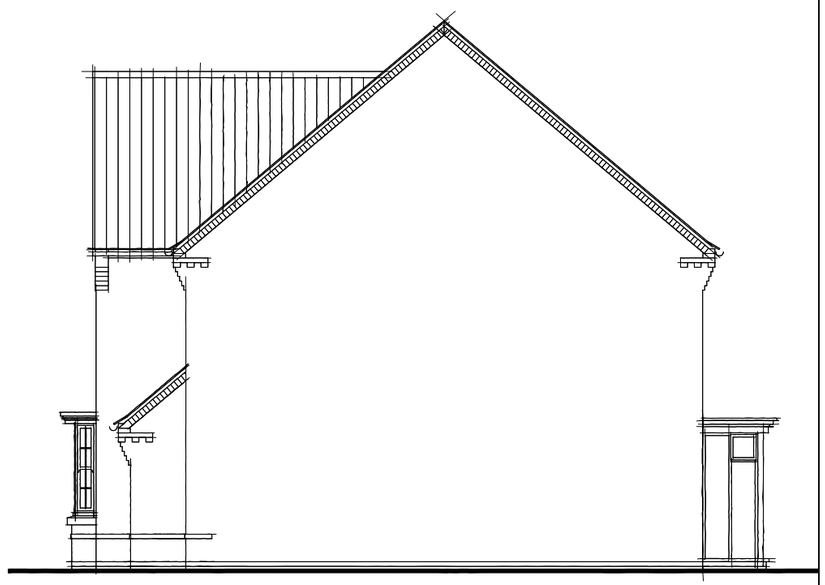
SIDE ELEVATION
H577—-5



GROUND FLOOR PLAN
H577---5



FIRST FLOOR PLAN
H577---5



SIDE ELEVATION
H577—5

DAVID WILSON HOMES
WHERE QUALITY LIVES

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South Midland Office
1a Fortune Close
Caerbrook Business Park
Northampton
NN3 9GT

Tel: 01604 784 000

Station Road, Warboys

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Landmark Schedule	Rev:	Date:
	House Type:	H577
Drawing Status:	Title:	PLANNING DRAWINGS
PLANNING	1306/22	Rev:
	Site:	STATION ROAD WARBOYS
	Scale: 1:100	Date: SEP 2015
	Drawn:	MO

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Building Surveyors and Architectural Technologists
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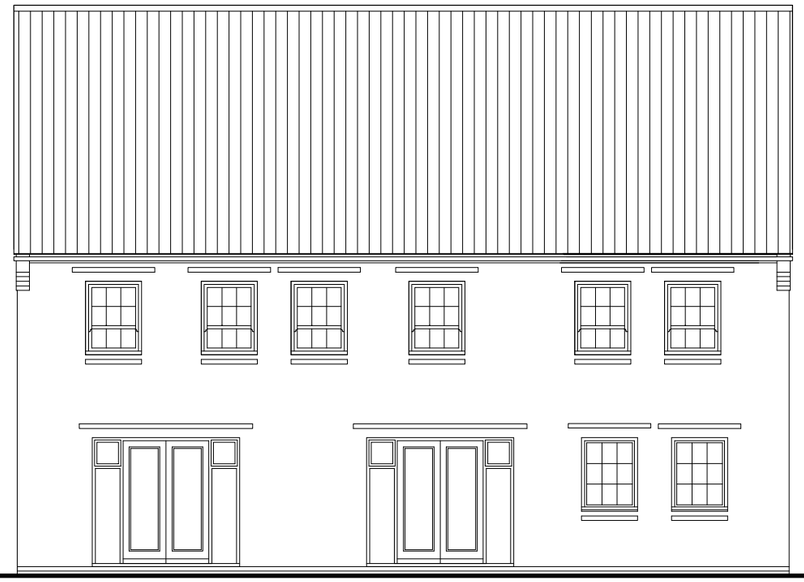
FRONT ELEVATION

H584---5

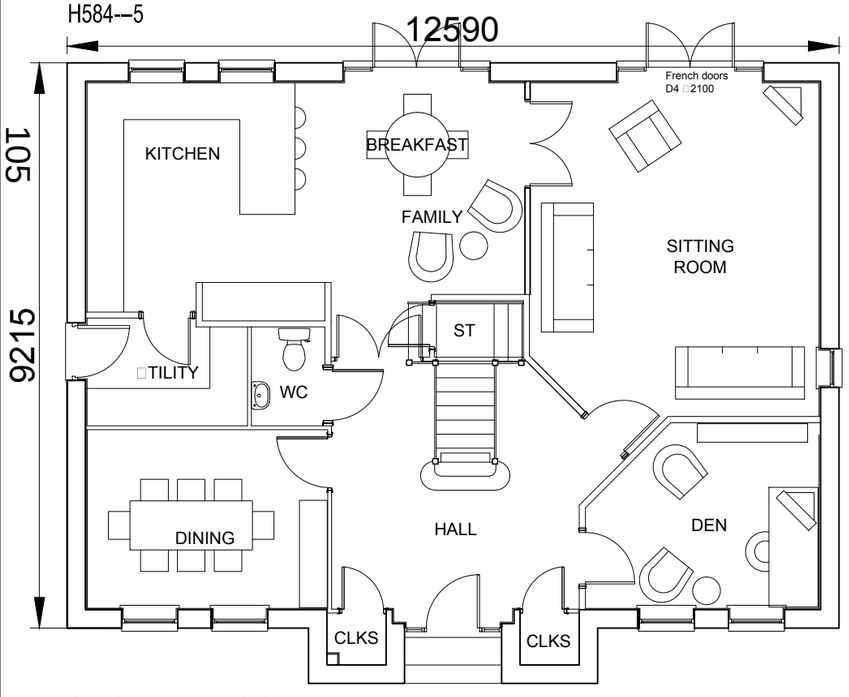
SIDE ELEVATION

H584---5



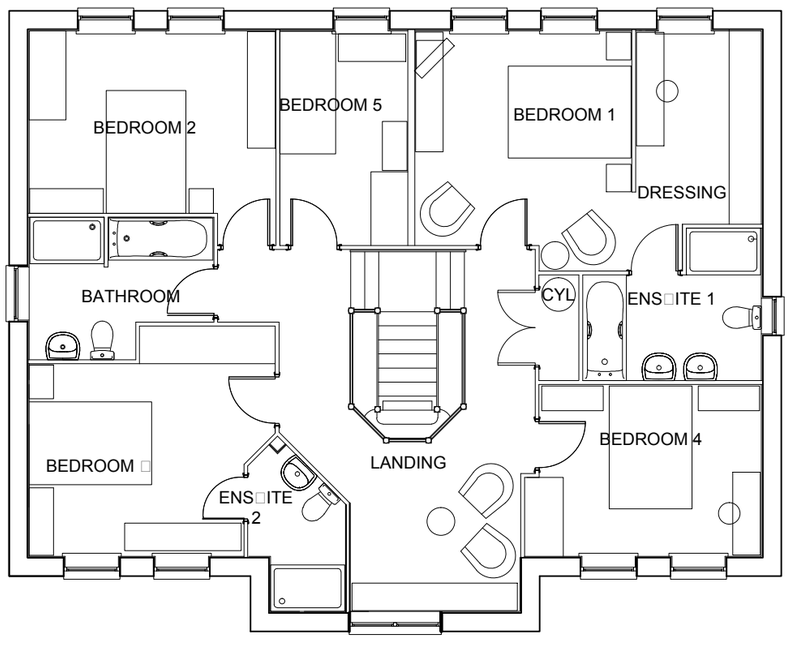
REAR ELEVATION

H584---5



GROUND FLOOR PLAN

H584---5



FIRST FLOOR PLAN

H584---5

SIDE ELEVATION

H584---5

Technical Department
South Midland Office
1a Fortune Close
Caldecotte Business Park
Northampton
NN3 9GT

Tel 01604 784 000

Station Road, Warboys

WARNING TO HOUSE PURCHASERS

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Landmark Schedule

Drawing Status

PLANNING

Rev	Date	Note

House Type 3584

Title PLANNING DRAWINGS

1306/2201 Rev

Site STATION ROAD WARBOYS

Scale 1:100 | Date SEP 2015 | Drawn NMO

Kevin R.Twigger & Associates Ltd
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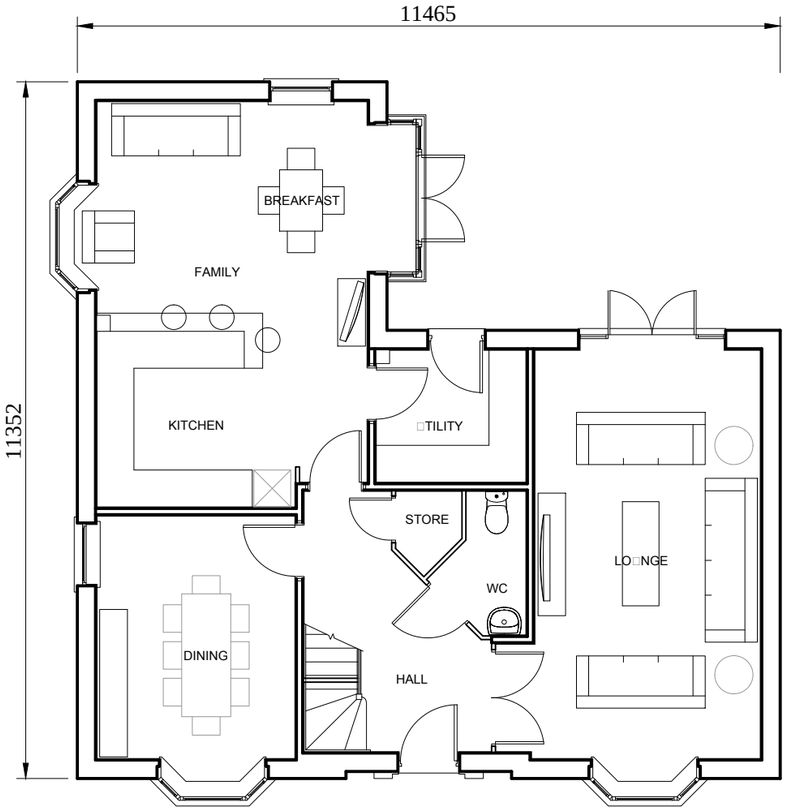
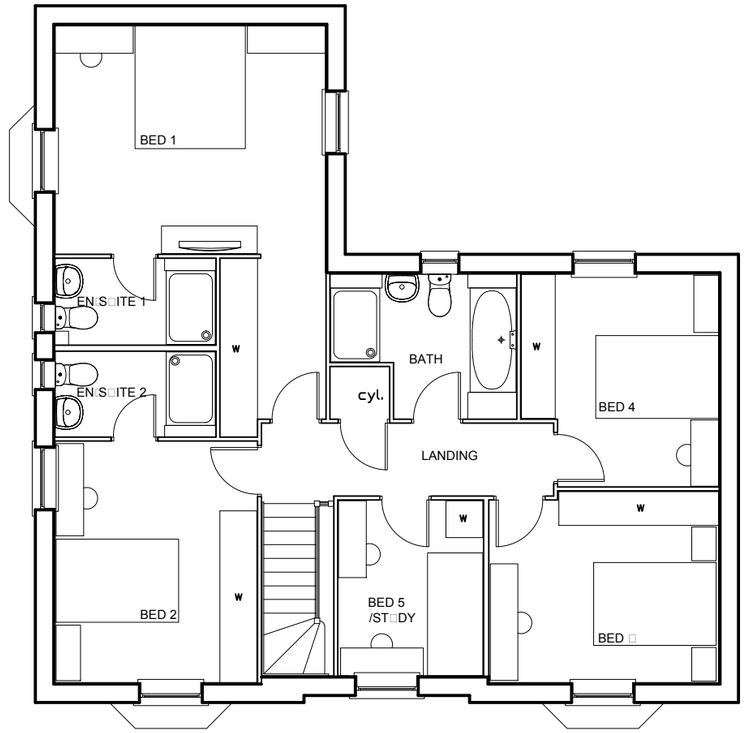
106



GROUND FLOOR PLAN

H588---5



FIRST FLOOR PLAN

H588---5

DAVID WILSON HOMES
WHERE QUALITY LIVES

Technical Department
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N□rt□a□pt□n
NN3 9□T

Tel□ 01604 784 000

Station Road, Warboys

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	□□u□e Type□□ □588 □□LOO□PLANS	
	T□tle □PLANNIN□ □□A□IN□S	Kevin R.Twigger & Associates Ltd
□ra□in□Statu□□	1306□23 □e□□□	□u□all □□u□e□Sc□□□□ □ad□Bre□□□d□Sta□□□ST19 9□S
PLANNIN□	S□te □STATION □OA□□□A□BOYS	t| 01902 851 641 f| 01902 851642
	Scale □1□100 □ate □SEP 2015 □ra□n□NMO	e| ad□in□□□ta□□□ate□□□u□
		w| □□□□□ta□□□ate□□□u□

FRONT ELEVATION

H588---5

SIDE ELEVATION

H588---5

REAR ELEVATION

H588---5

SIDE ELEVATION

H588---5

107

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Land Use Schedule	Code	Date	Note
	House Type	H588 ELEVATIONS	
Drawing Status	Title	PLANNING DRAWINGS	
PLANNING	1306 24		Code
	Site	STATION ROAD BOYS	
	Scale 1:100	Date SEP 2015	Drawn NMO

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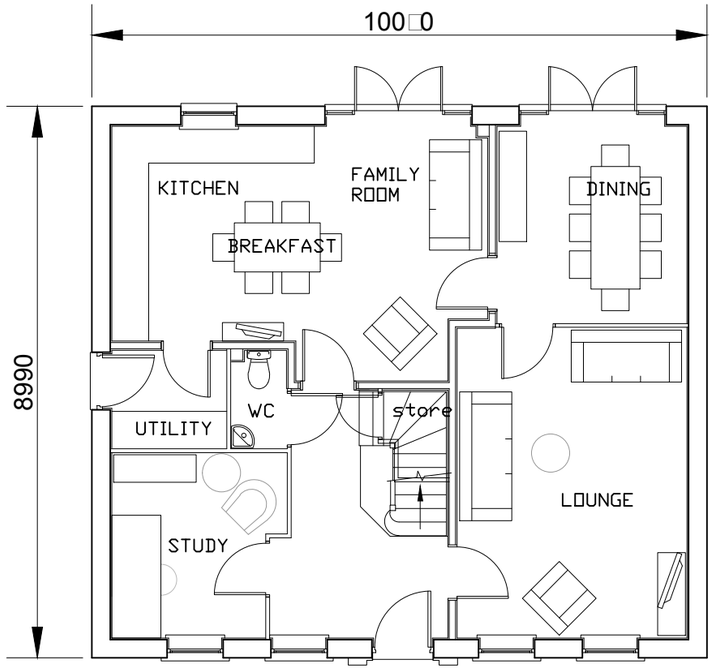
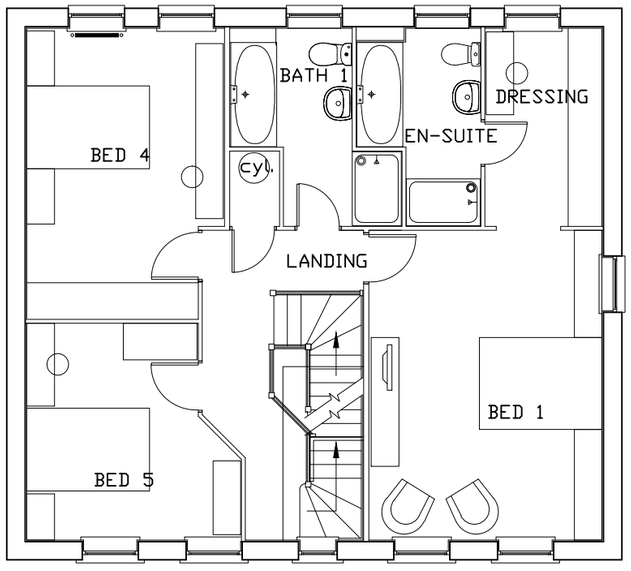


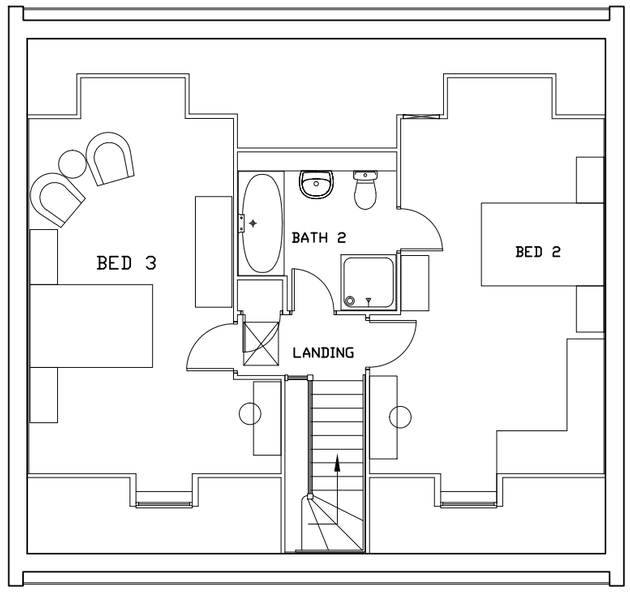
GROUND FLOOR PLAN

H597--5



FIRST FLOOR PLAN

H597--5



SECOND FLOOR PLAN

H597--5

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Land Use Schedule	Rev	Date	Note
	House Type	H597	100 PLANS
	Title	PLANNING DRAWINGS	
Drawing Status	1306/25		Rev
PLANNING	Site	STATION ROAD BOYS	
	Scale	1:100	Date SEP 2015 Drawn MO

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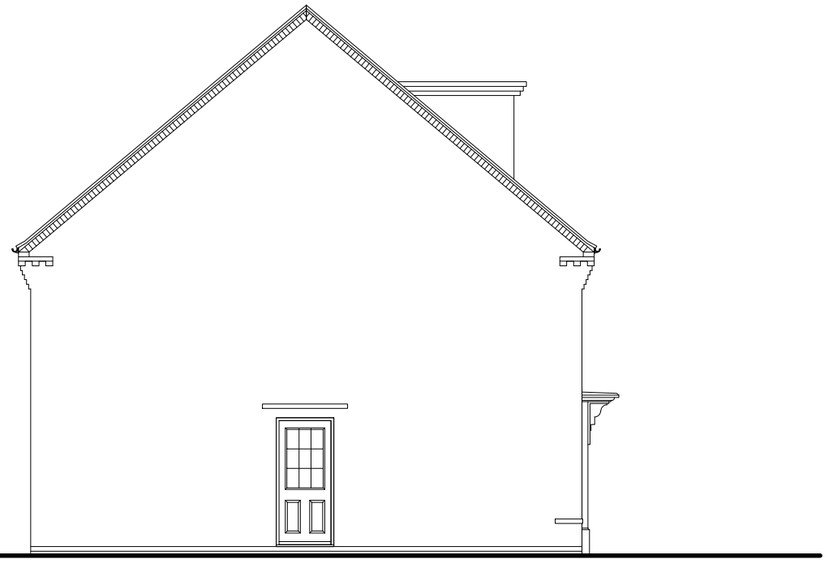
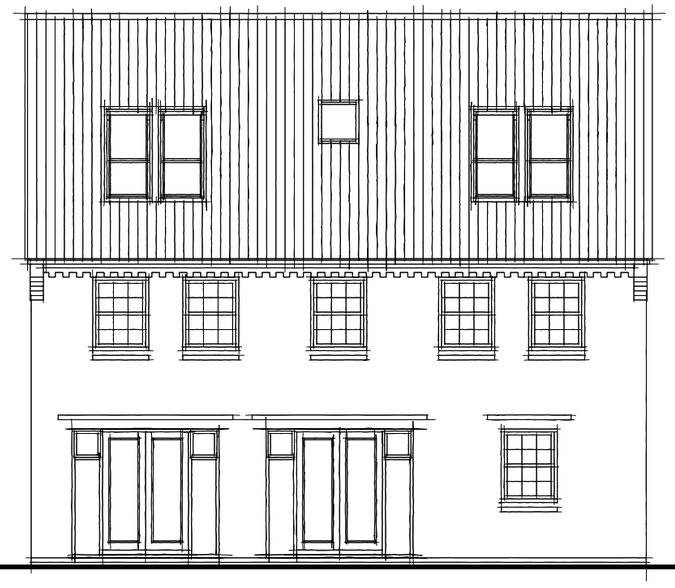
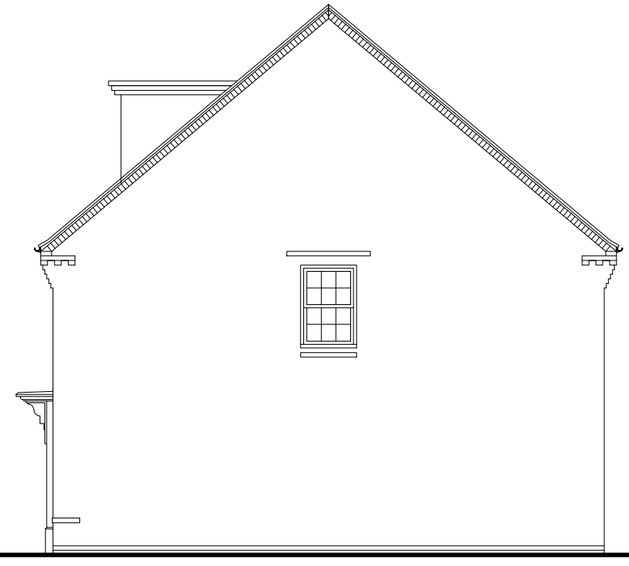
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

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Handing Schedule

Drawing Status

PLANNING

Rev | Date | Notes

House Type: 1597 ELEVATIONS

Title: PLANNING DRAWINGS

1306-26 | Rev

Site: STATION ROAD WARBOYS

Scale: 1:100 | Date: SEP 2015 | Drawn: MO

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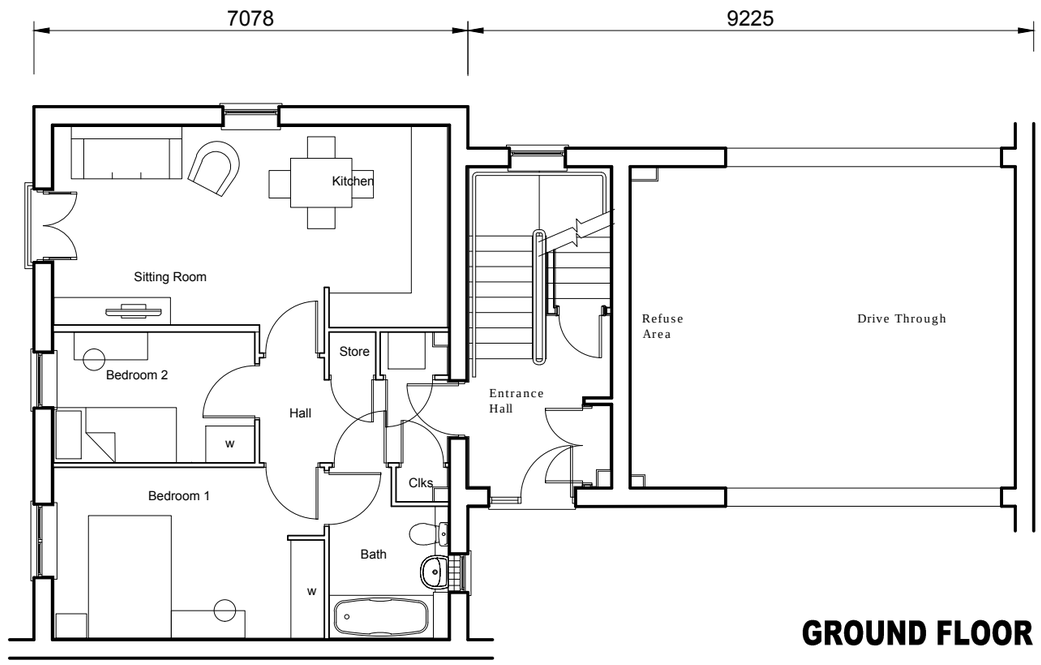
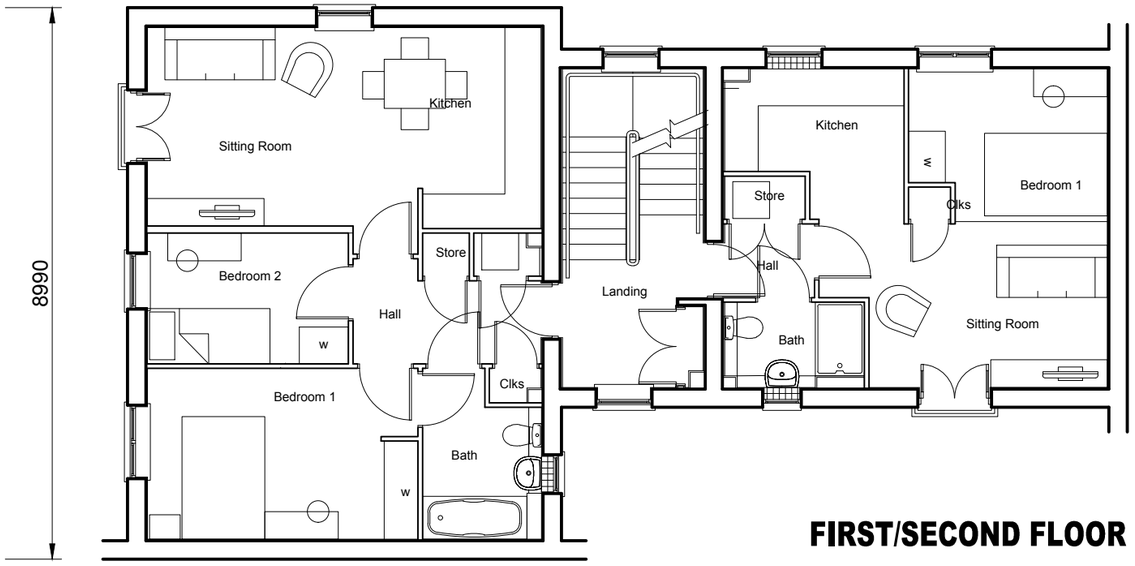


GROUND FLOOR



FIRST/SECOND FLOOR

110

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Land Use Schedule

Drawing Status

PLANNING

Rev A	25.01.15	Apartment SB85 omitted, A120 and A150 added

House Type A260 A150 100 PLANS

Title PLANNING DRAWINGS

1306-32 — Rev A

Site STATION ROAD BOYS

Scale 1:100 — Date SEP 2015 — Drawn MO

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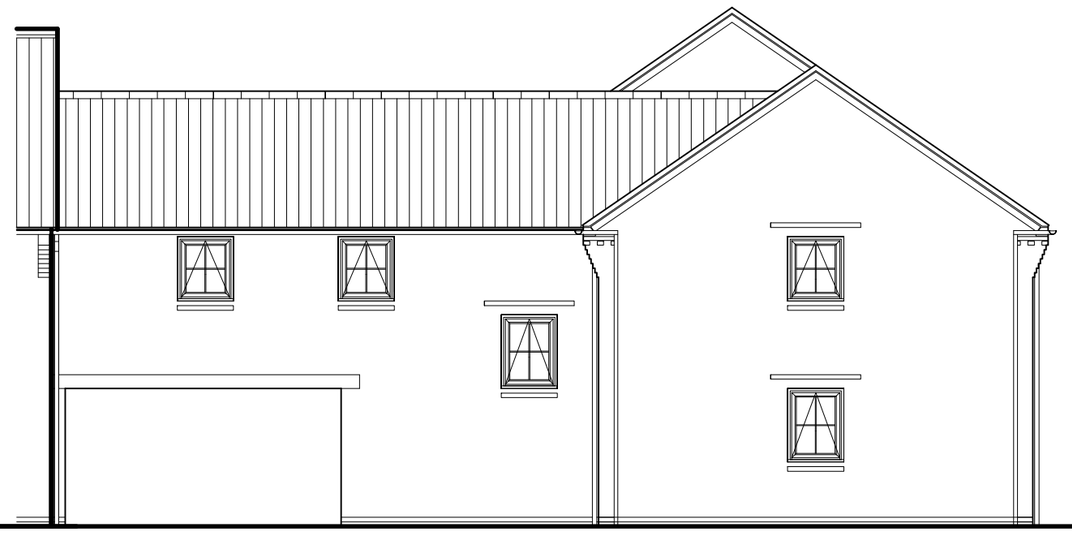
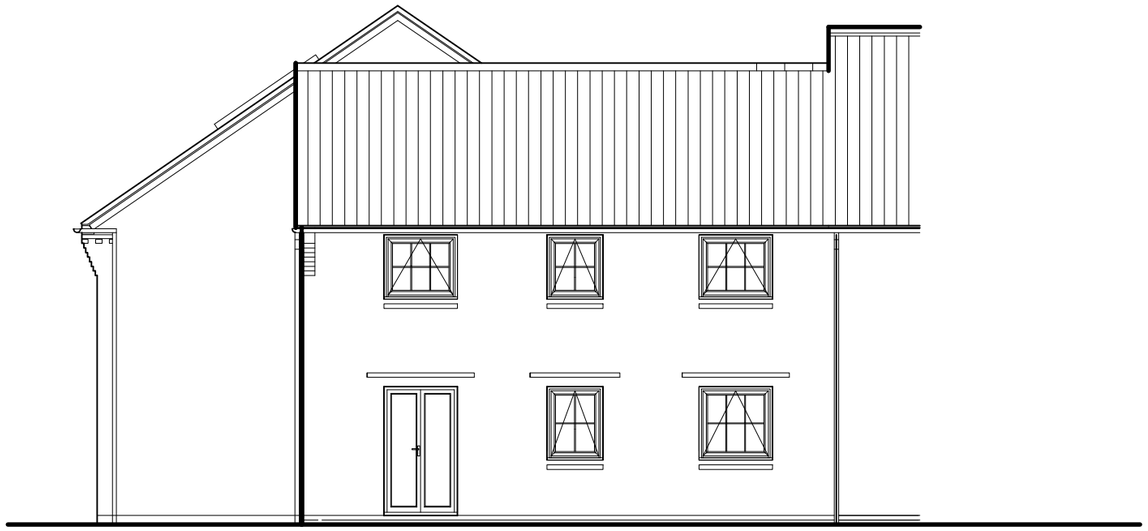
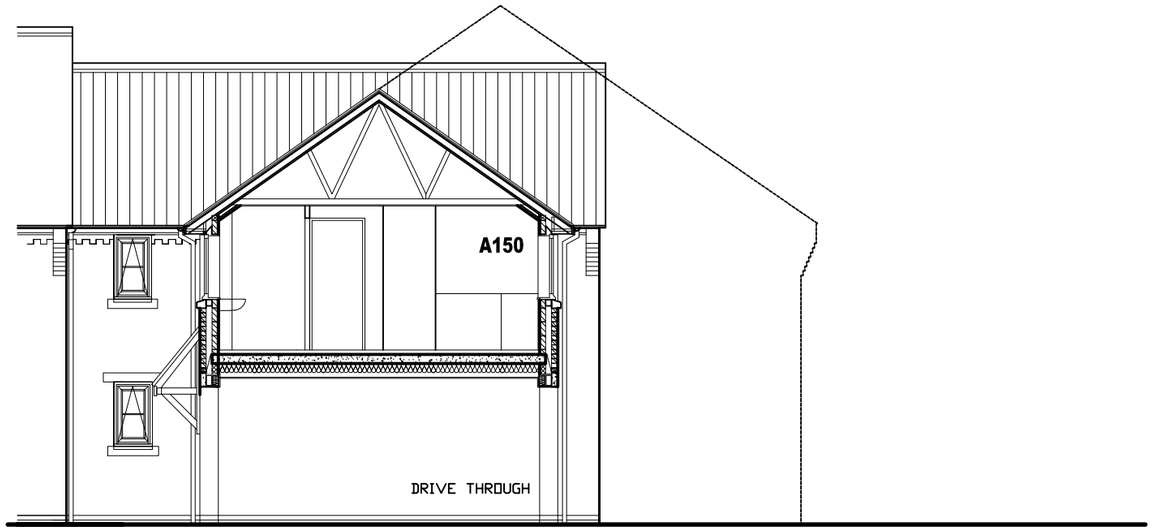
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

111

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Land Use Schedule

Drawing Status

PLANNING

Rev A	25.01.15	Apartment SB85 Omitted A120 and A150 added

Drawing Type A260 A150 ELEVATIONS

Title PLANNING DRAWINGS

1306/33 — Rev A

Site STATION ROAD WARBOYS

Scale 1:100 — Date SEP 2015 — Drawn NMO

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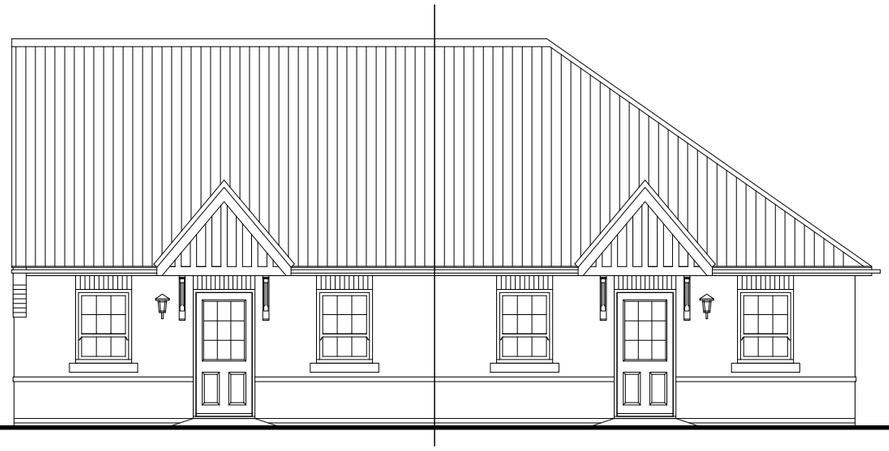
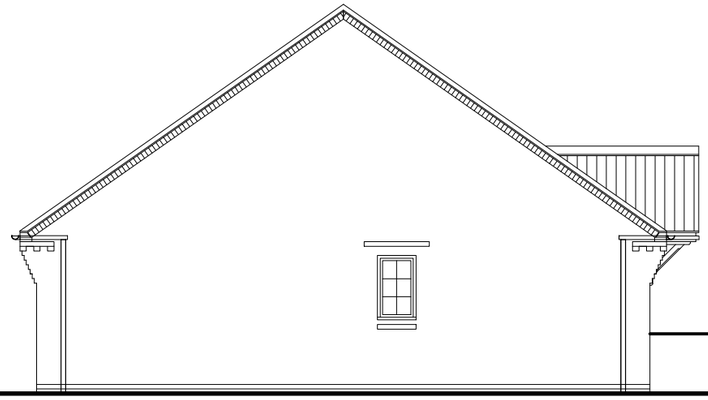


FRONT ELEVATION



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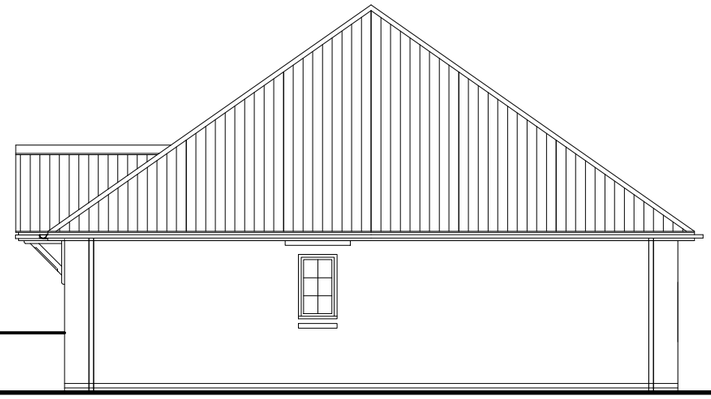
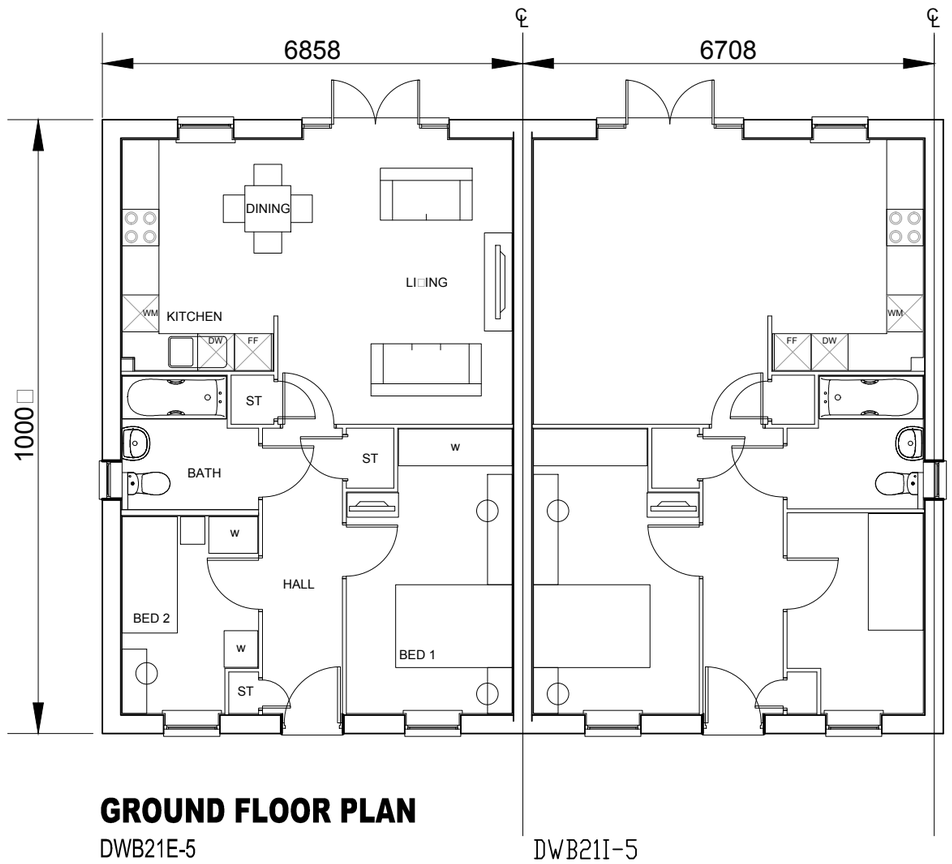


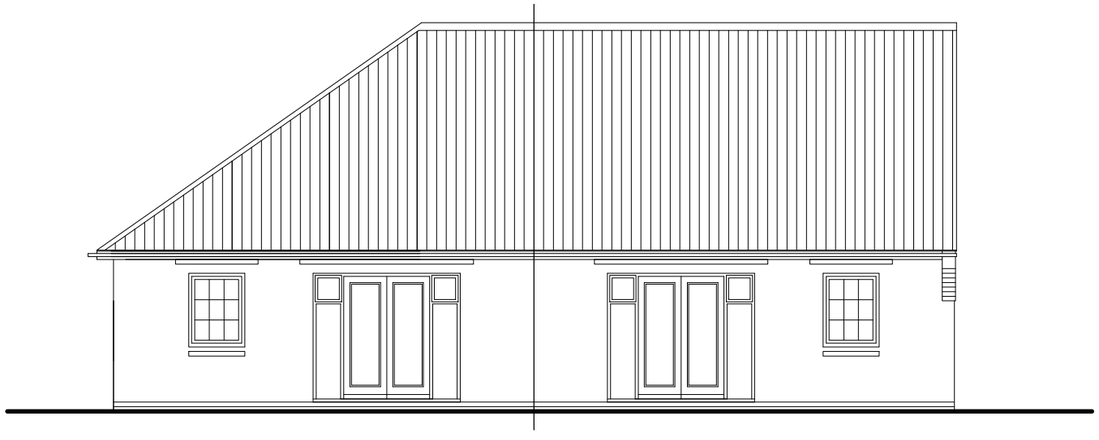
SIDE ELEVATION



GROUND FLOOR PLAN

DWB21E-5

DWB21I-5



REAR ELEVATION

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Planning Schedule

Planning Status

PLANNING

Rev A 25.01.16 House type S21 Detached and Bungalow Type B21

House Type B21

Title PLANNING ELEVATIONS

1306-38 Rev A

Site STATION ROAD WARBOYS

Scale 1:100 | Date SEP 2015 | Drawn MO

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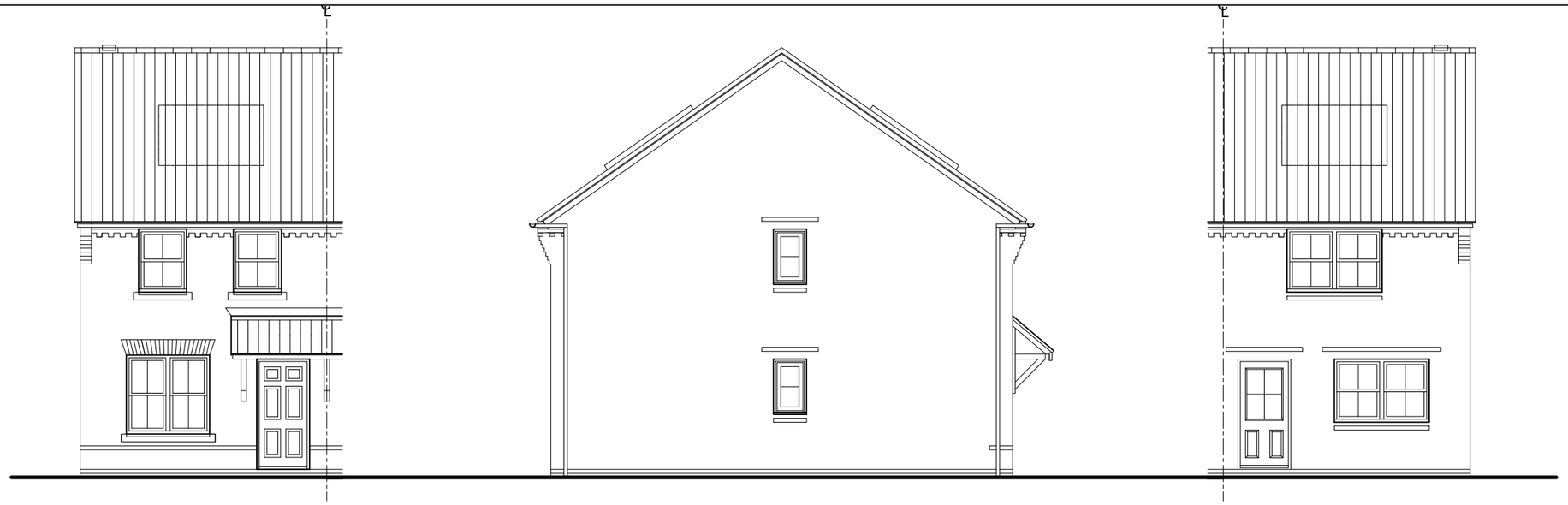
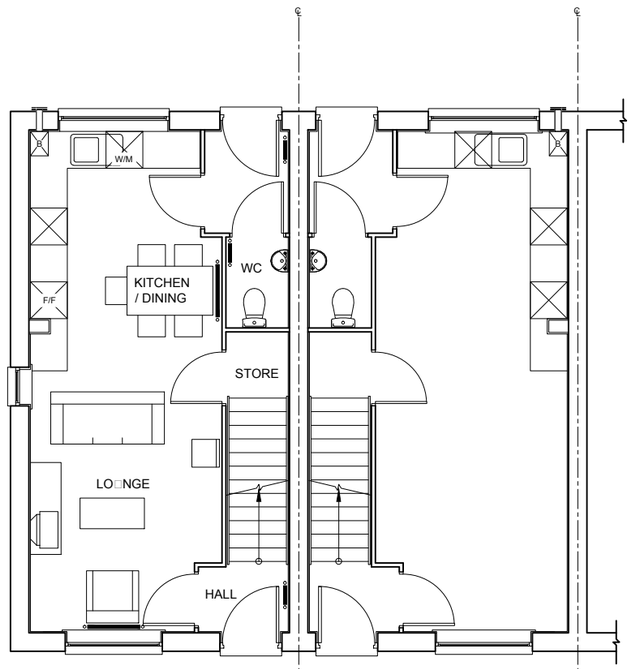
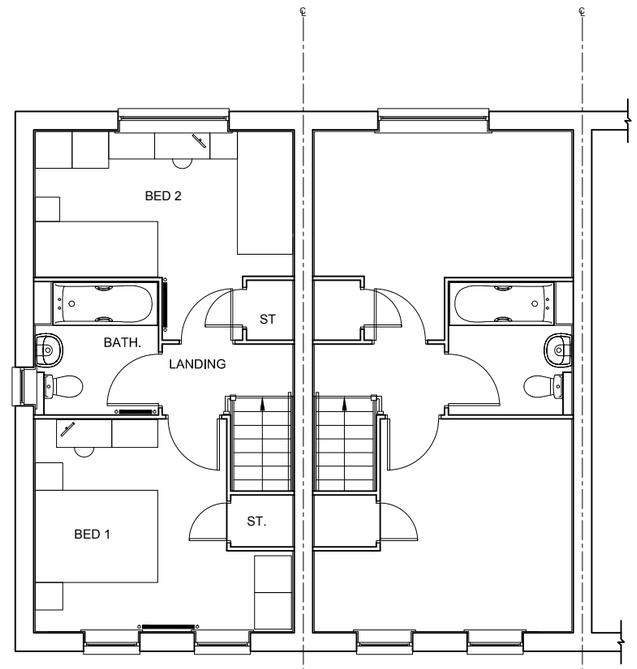


FRONT ELEVATION **SIDE ELEVATION** **REAR ELEVATION**



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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Landmark Schedule

Drawing Status

PLANNING

Rev	Date	Notes

House Type SG27

Title PLANNING ELEVATIONS

1306/39

Site STATION ROAD WARBOYS

Scale 1:100 | Date SEP 2015 | Drawn MO

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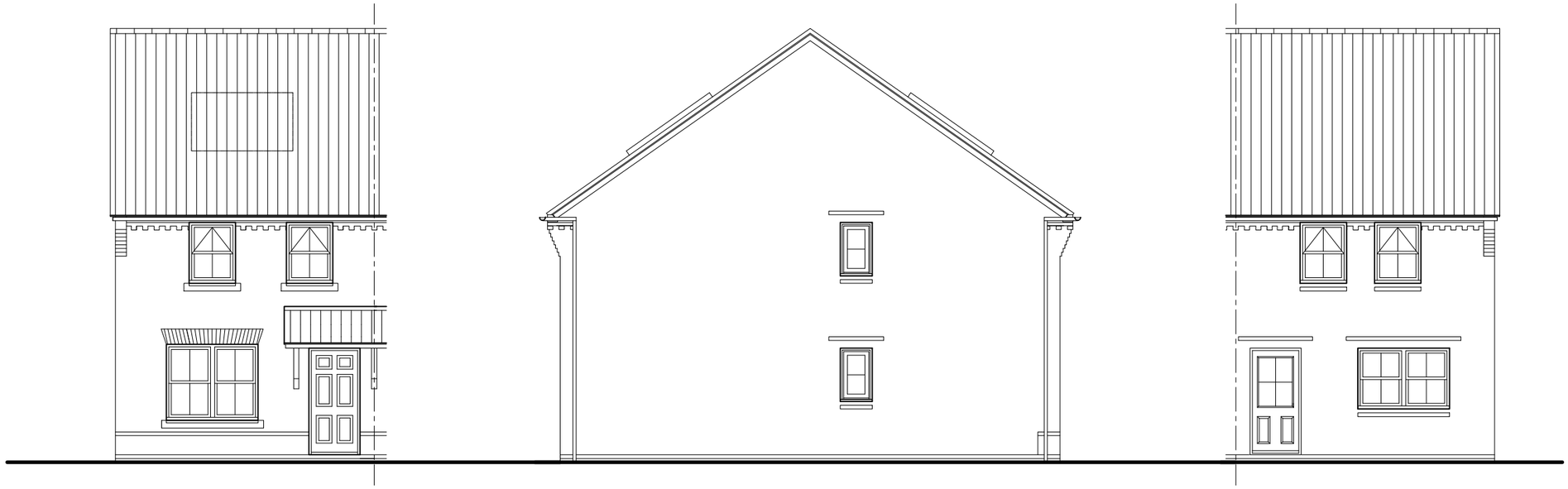
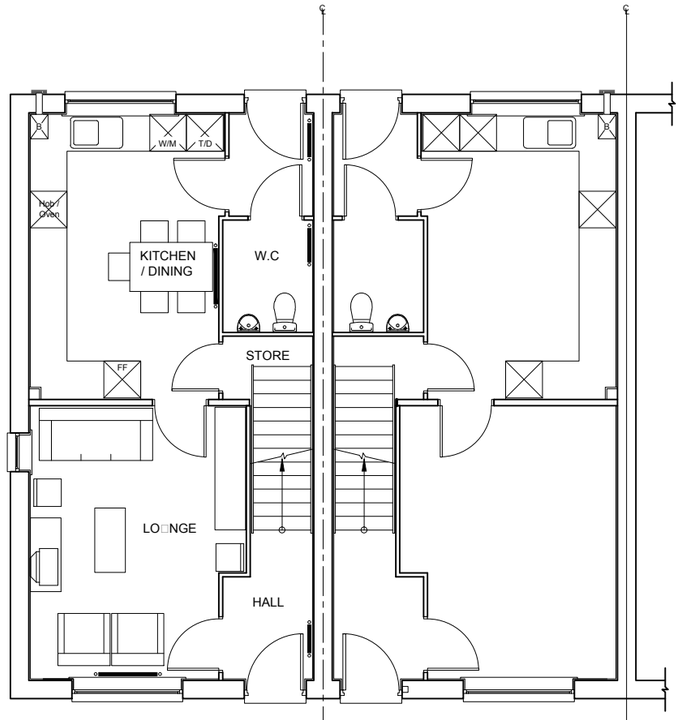
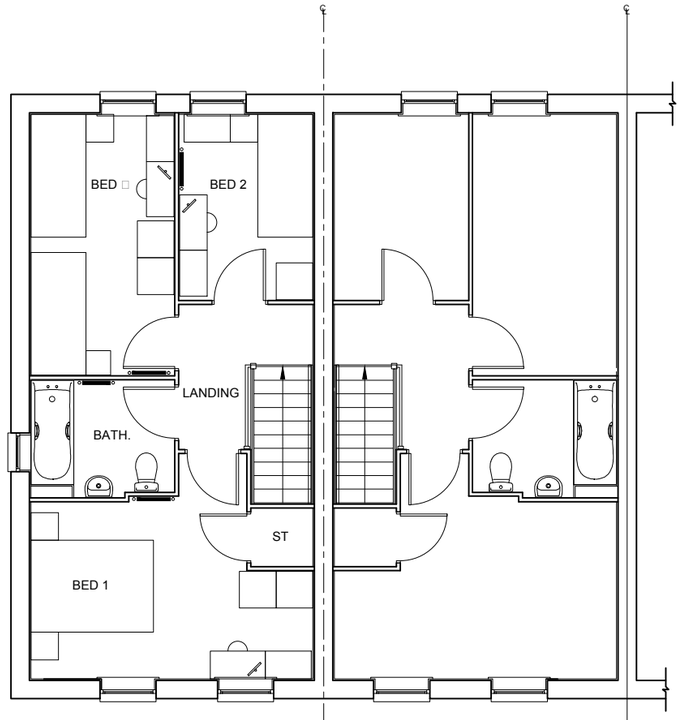


FRONT ELEVATION **SIDE ELEVATION** **REAR ELEVATION**



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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Land Use Schedule

Drawing Status

PLANNING

Rev	Date	Notes

House Type S-3-9

Title PLANNING DRAWINGS

1306-40 — Rev

Site STATION ROAD WARBOYS

Scale 1:100 | Date SEP 2015 | Drawn NMO

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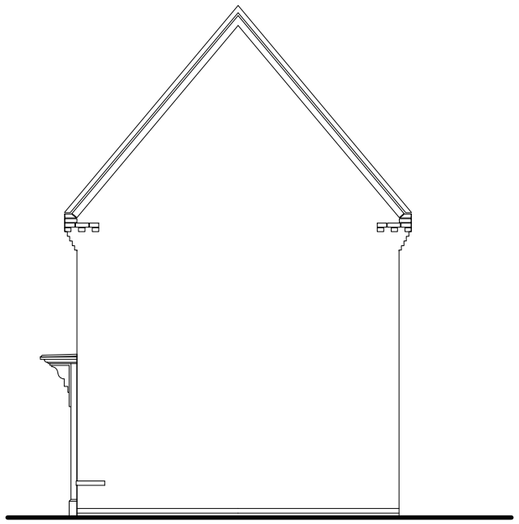
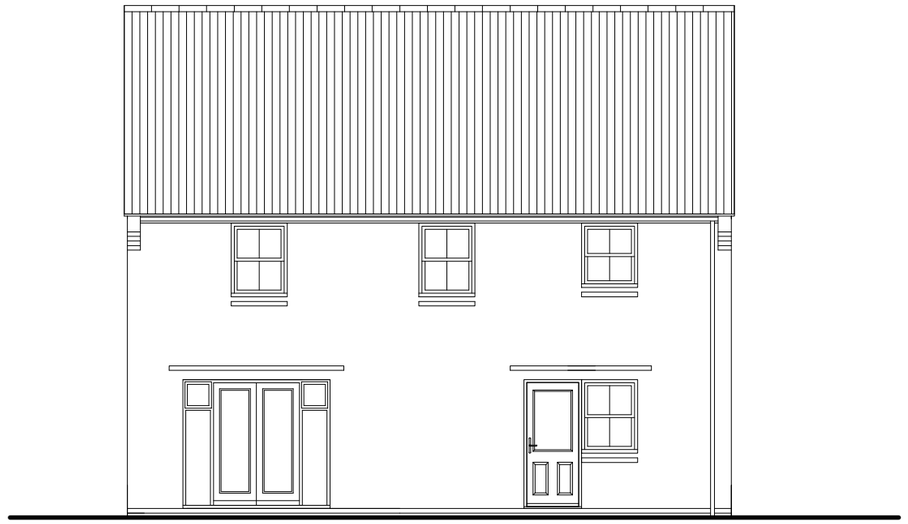
115

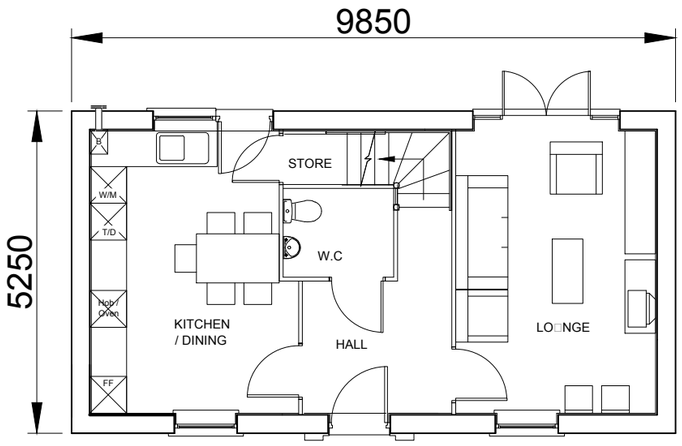
FRONT ELEVATION
SH39 WD



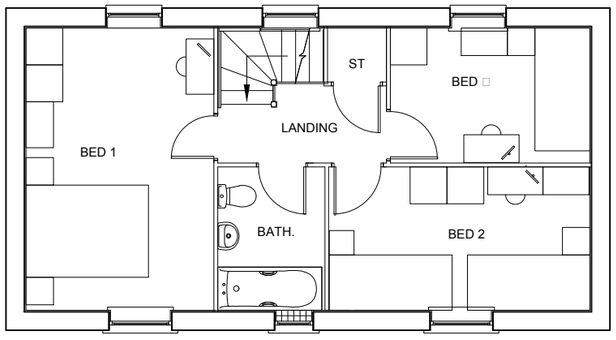
SIDE ELEVATION
SH39 WD



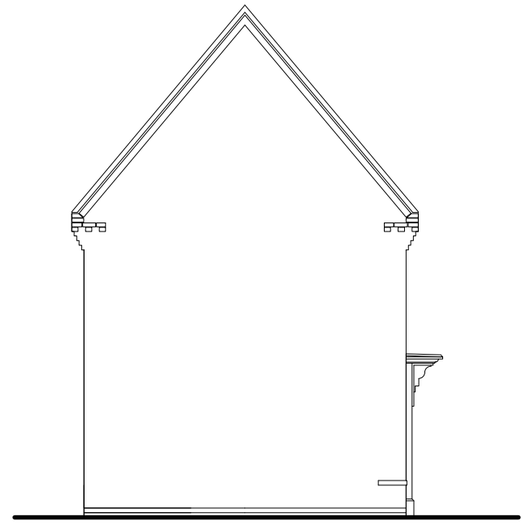
REAR ELEVATION
SH39 WD



GROUND FLOOR PLAN
SH39 WD



FIRST FLOOR PLAN
SH39 WD



SIDE ELEVATION
SH39 WD

Technical Department
South Midland Office
1a Fortune Close
Caldecotte Business Park
Northampton
NN3 9GT

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Land Use Schedule

Drawing Status

PLANNING

Rev | Date | Note

House Type SH39 WD

Title PLANNING DRAWINGS

1306-40-001 | Rev

Site STATION ROAD BOYS

Scale 1:100 | Date SEP 2015 | Drawn MO

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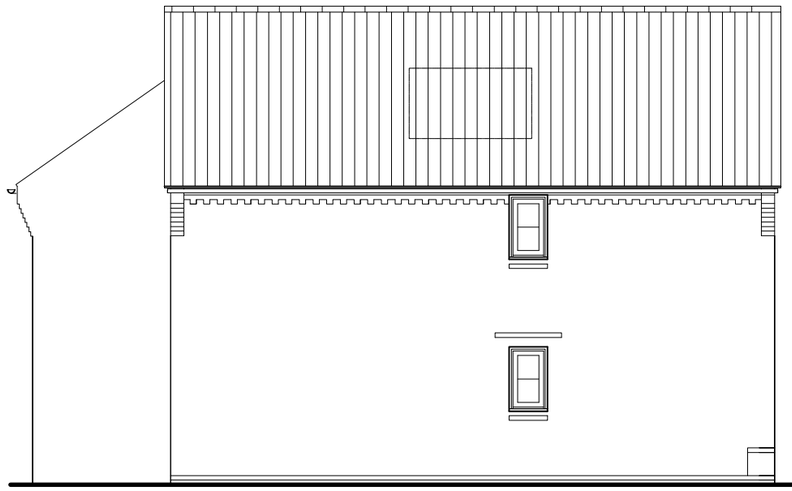
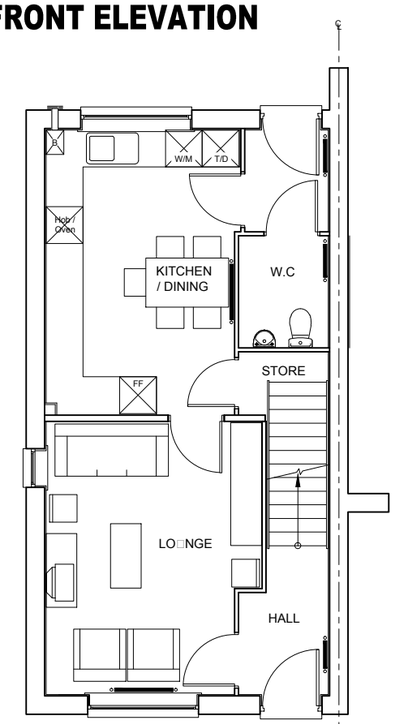
FRONT ELEVATION

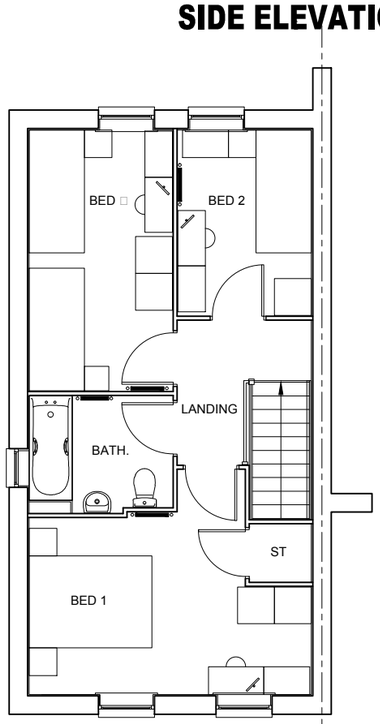


SIDE ELEVATION

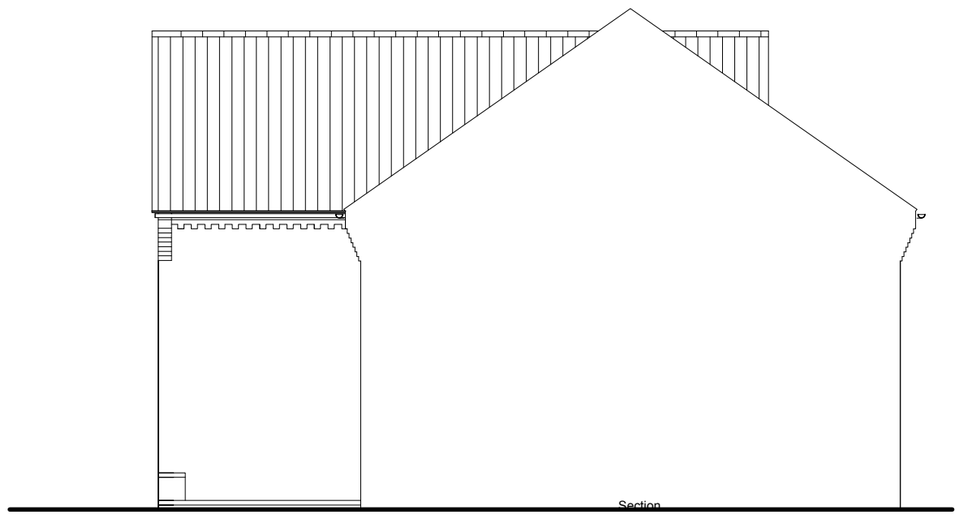
REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

116

Technical Department
S□ut□ M□dland□ O□□ce
1a □□rtune Cl□se
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N□rt□a□pt□n
NN3 9□T

Tel□ 01604 784 000

Station Road, Warboys

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Kevin R.Twigger & Associates Ltd
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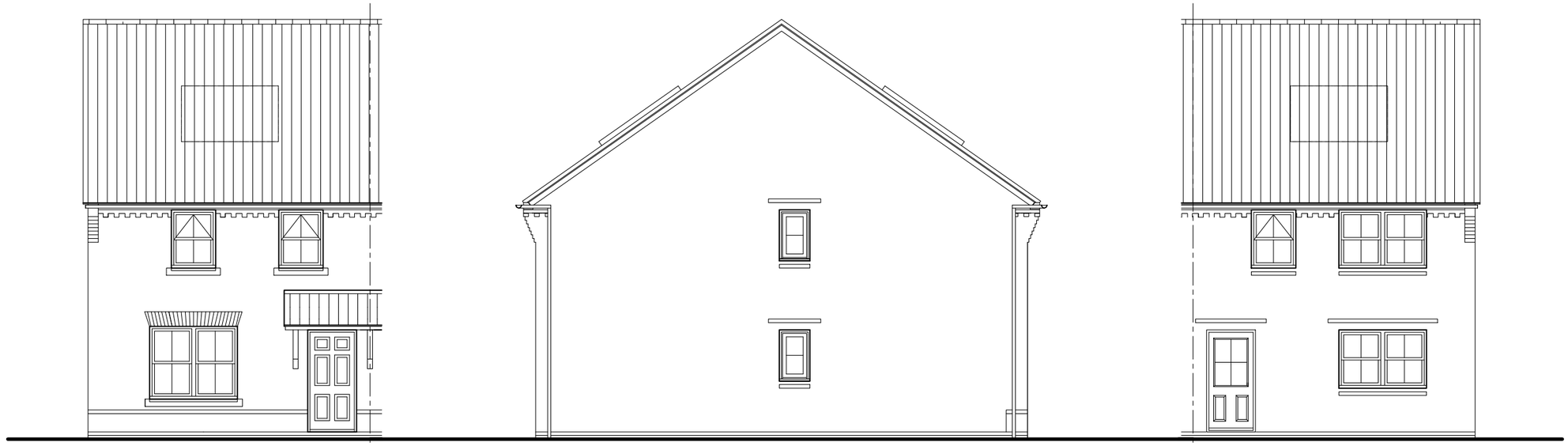
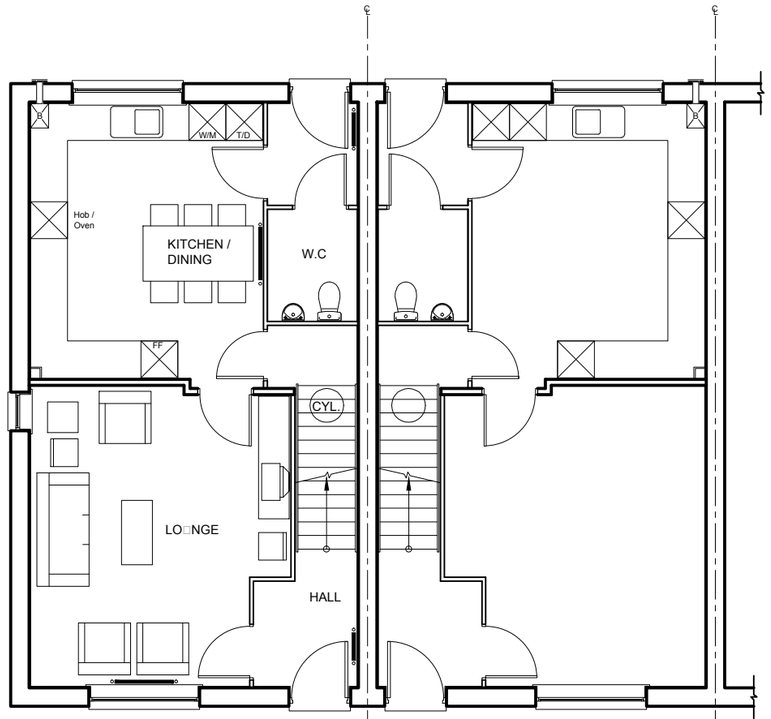
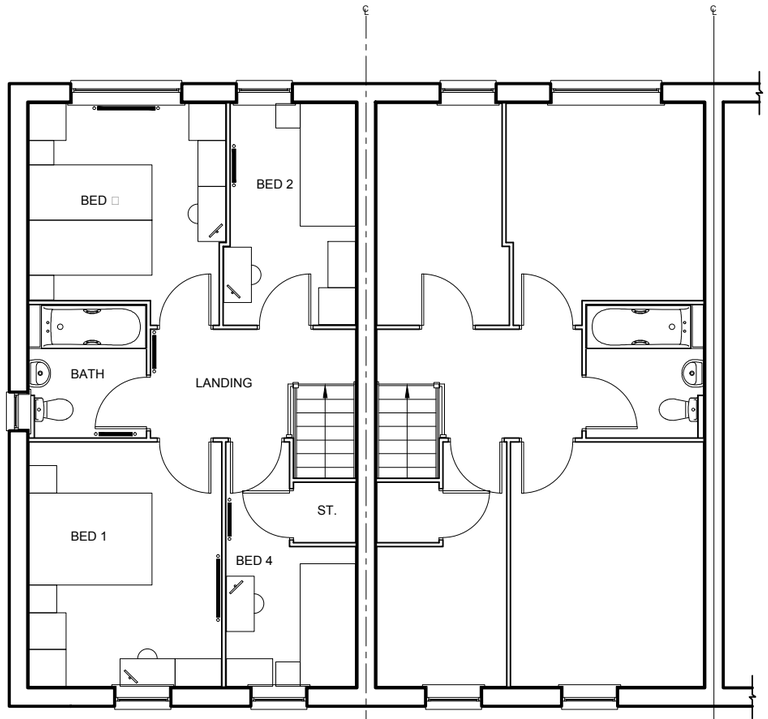


FRONT ELEVATION **SIDE ELEVATION** **REAR ELEVATION**



GROUND FLOOR PLAN



FIRST FLOOR PLAN

117

Technical Department
S□ut□ Midland□ O□ice
1a □itune Cl□e
□□ar□de Bu□ne□□ Par□
N□rt□a□pt□n
NN3 9□T

Tel□ 01604 784 000

Station Road, Warboys

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Kevin R.Twigger & Associates Ltd
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Garages

Jan 2016

Development at Station Road, Warboys

On Behalf of;

DAVID WILSON HOMES
WHERE QUALITY LIVES

South Midlands Office : 1a Fortune Close, Riverside Business Park
Northampton NN3 9HT
Tel: 01604 784000 Fax: 01604 784896

Prepared By;

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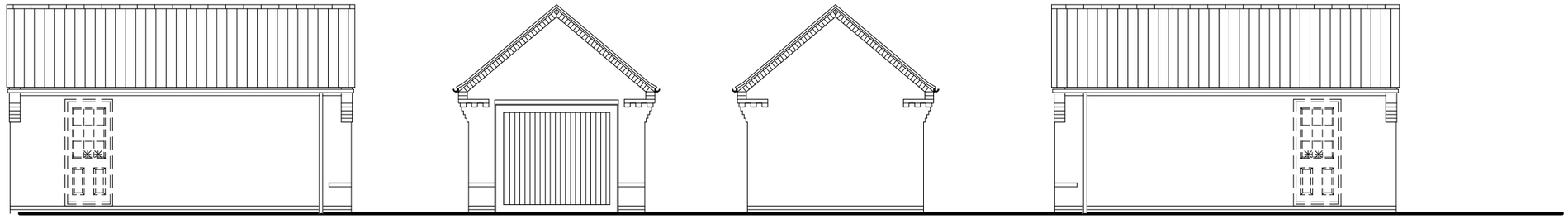
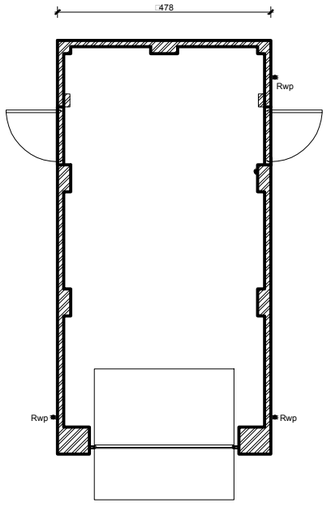
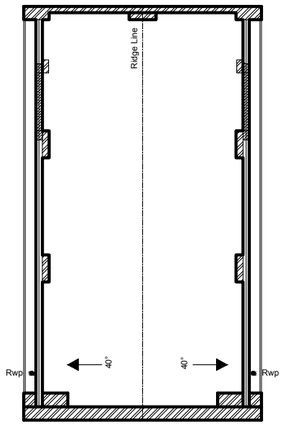
e | [illegible]
w | [illegible]



SIDE ELEVATION **FRONT ELEVATION** **REAR ELEVATION** **SIDE ELEVATION**



FLOOR PLAN



ROOF PLAN

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1a Centurion Close
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Northampton
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Tel: 01604 784 000

Station Road, Warboys

WARNING TO HOUSE PURCHASERS

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Land Use Schedule

Drawing Status

PLANNING

Rev | Date | Note

House Type: 1306 Single Garage Standard Style

Title: PLANNING DRAWINGS

1306-42 | Rev

Site: STATION ROAD WARBOYS

Scale: 1:100 | Date: SEP 2015 | Drawn: NMO

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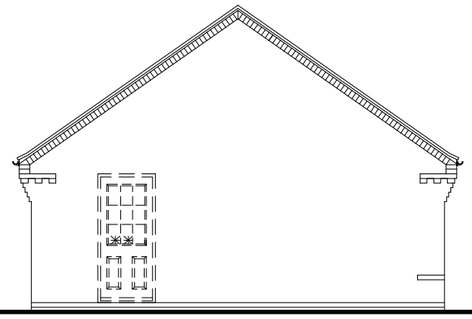
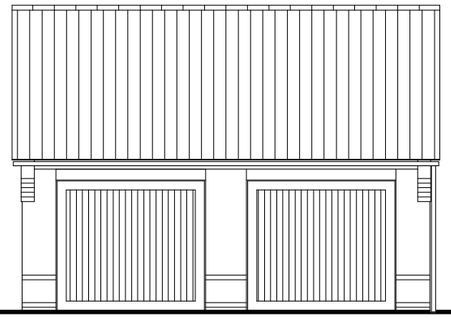


SIDE ELEVATION



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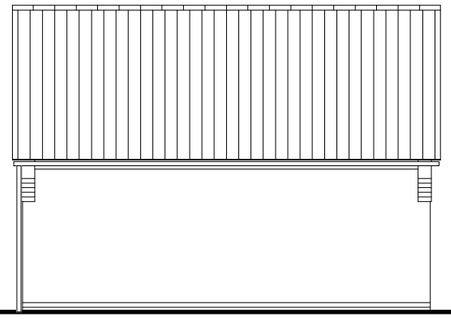

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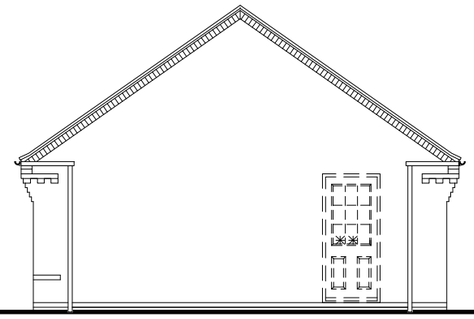
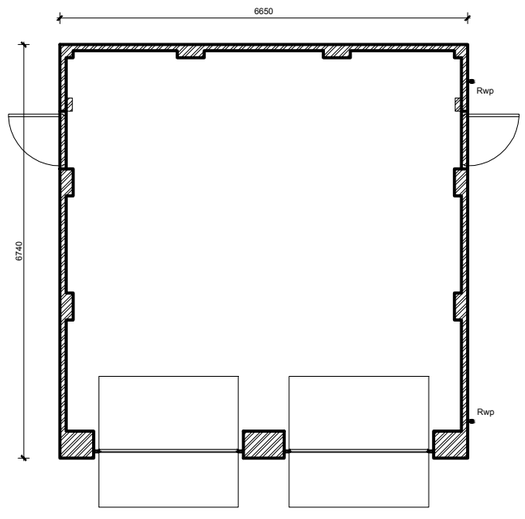
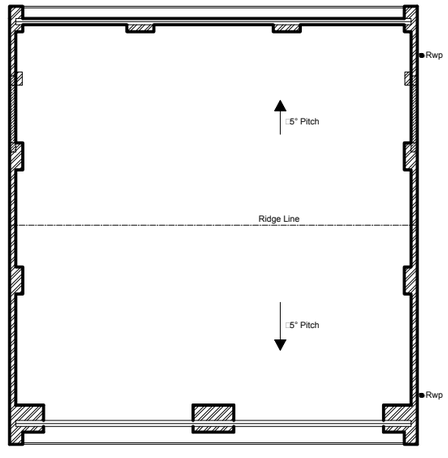


SIDE ELEVATION

120



FLOOR PLAN



ROOF PLAN

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Pitterdale Business Park
Northampton
NN3 9HT

Tel: 01604 784 000

Station Road, Warboys

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Drawing Schedule

Drawing Status

PLANNING

Rev | Date | Note

Drawing Type: Double Garage Standard Style

Title: PLANNING DRAWINGS

1306/43 | Rev

Site: STATION ROAD WARBOYS

Scale: 1:100 | Date: SEP 2015 | Drawn: NMO

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e | admin@krtarchitecture.co.uk
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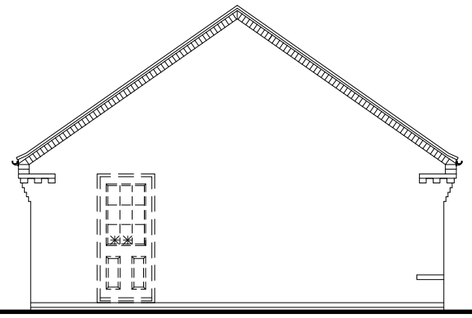

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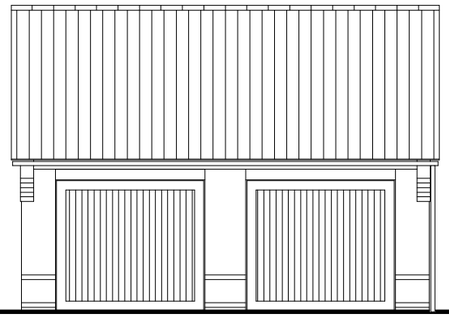

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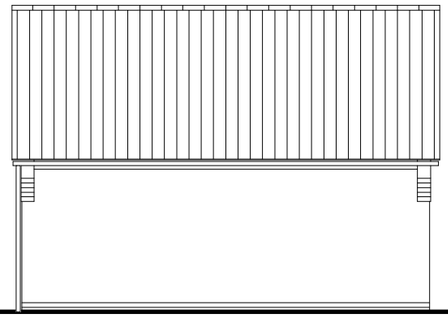

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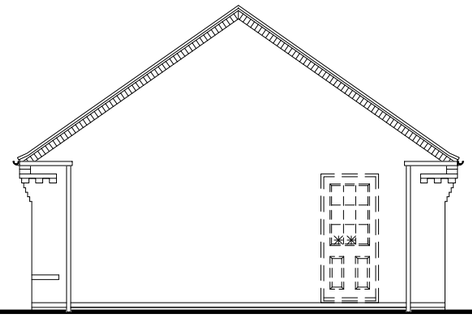
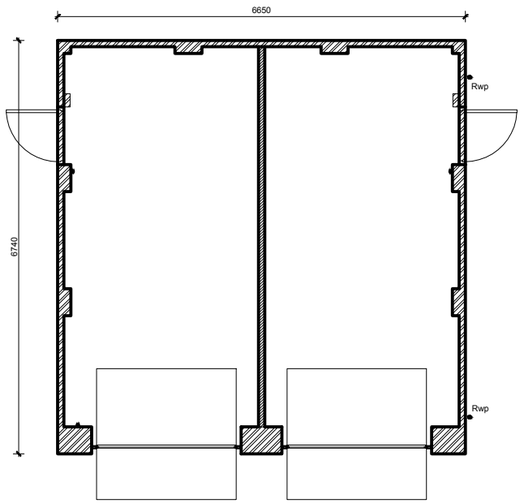
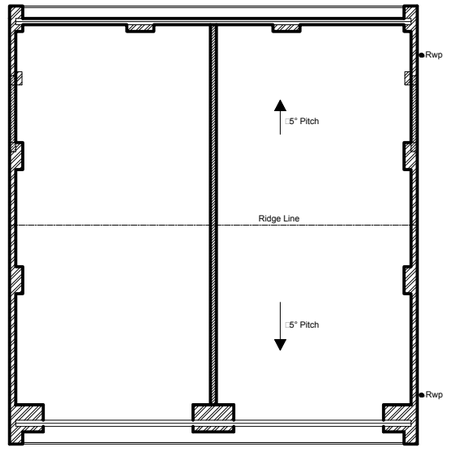


SIDE ELEVATION



FLOOR PLAN



ROOF PLAN

Technical Department
South Midland Office
1a Fortune Close
Caldecotte Business Park
Northampton
NN3 9GT

Tel 01604 784 000

Station Road, Warboys

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Land Schedule

Drawing Status

PLANNING

Rev | Date | Note

House Type 2 Car Garage Standard Style

Title PLANNING DRAWINGS

1306/44 | Rev

Site STATION ROAD WARBOYS

Scale 1:100 | Date SEP 2015 | Drawn MO

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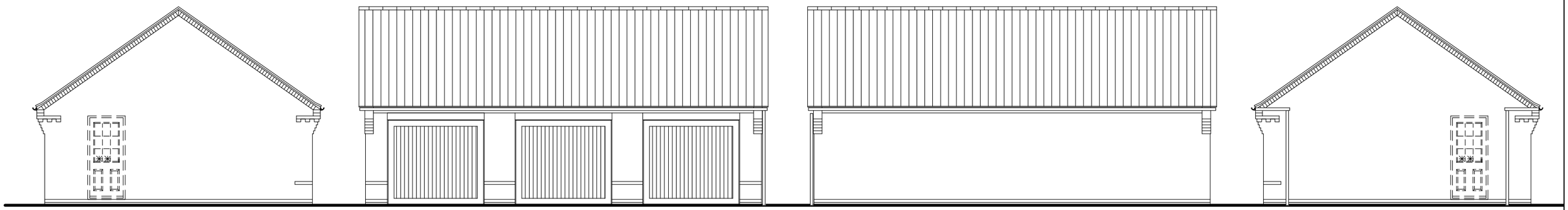
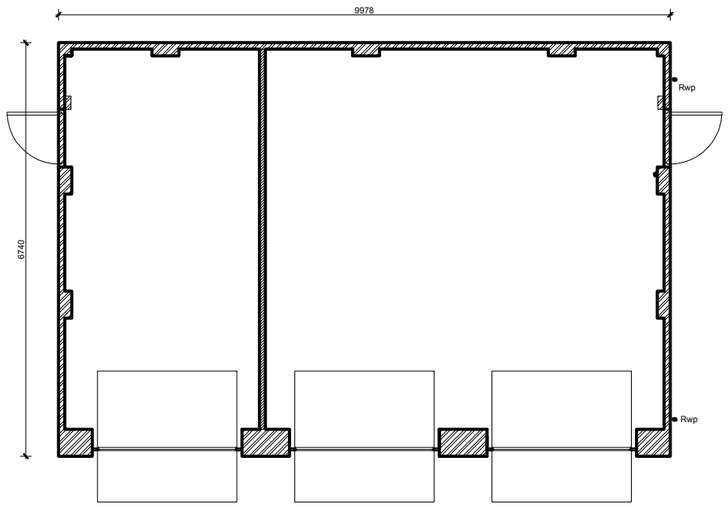
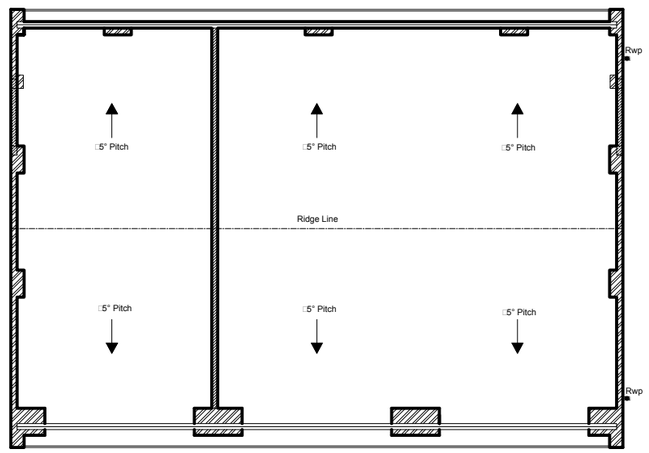


SIDE ELEVATION | FRONT ELEVATION | REAR ELEVATION | SIDE ELEVATION



FLOOR PLAN



ROOF PLAN

DAVID WILSON HOMES
WHERE QUALITY LIVES

Technical Department
South Midland Office
1a Fortune Close
Caroline Business Park
Northampton
NN3 9GT

Tel: 01604 784 000

Station Road, Warboys

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Landscape Schedule

Drawing Status

PLANNING

Rev | Date | Note

House Type: 3 Car Garage Standard Style

Title: PLANNING DRAWINGS

1306/45 | Rev

Site: STATION ROAD WARBOYS

Scale: 1:100 | Date: SEP 2015 | Drawn: MO

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t | 01902 851 641 f | 01902 851642
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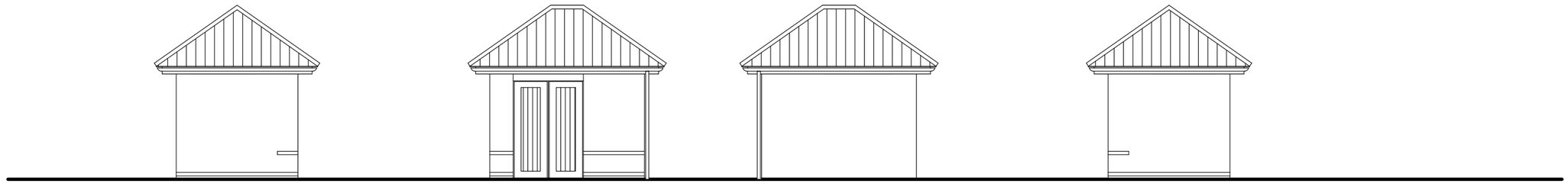
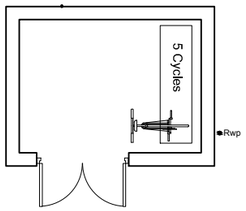
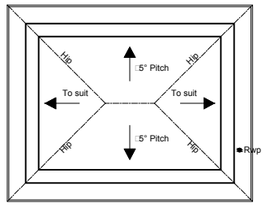


SIDE ELEVATION | FRONT ELEVATION | REAR ELEVATION | SIDE ELEVATION

123



FLOOR PLAN



ROOF PLAN

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Caterpillar Business Park
Northampton
NN3 9GT

Tel 01604 784 000

Station Road, Warboys

WARNING TO HOUSE PURCHASERS
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Landscape Schedule

Drawing Status

PLANNING

Rev A | 28/01/15 | Bin Store Omitted and Cycle Store Re-located

House Type BRE Style Standard Style

Title PLANNING DRAWINGS

1306-46 | Rev A

Site STATION ROAD - WARBOYS

Scale 1:100 | Date SEP 2015 | Drawn NMO

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Fences

Jan 2016

Development at Station Road, Warboys

On Behalf of;

DAVID WILSON HOMES
WHERE QUALITY LIVES

South Midlands Office : 1a Fortune Close, Riverside Business Park
Northampton NN3 9HT
Tel: 01604 784000 Fax: 01604 784896

Prepared By;

Kevin R.Twigger & Associates Ltd
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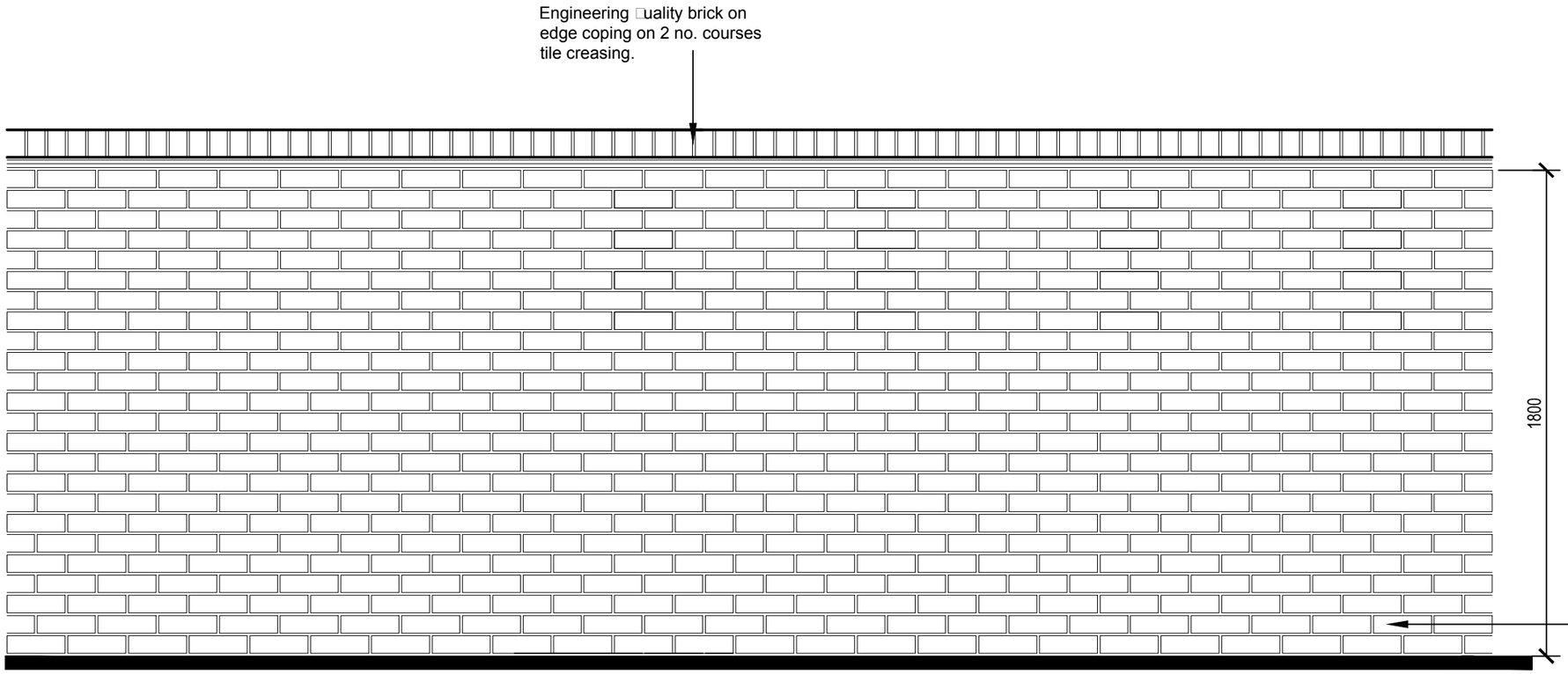
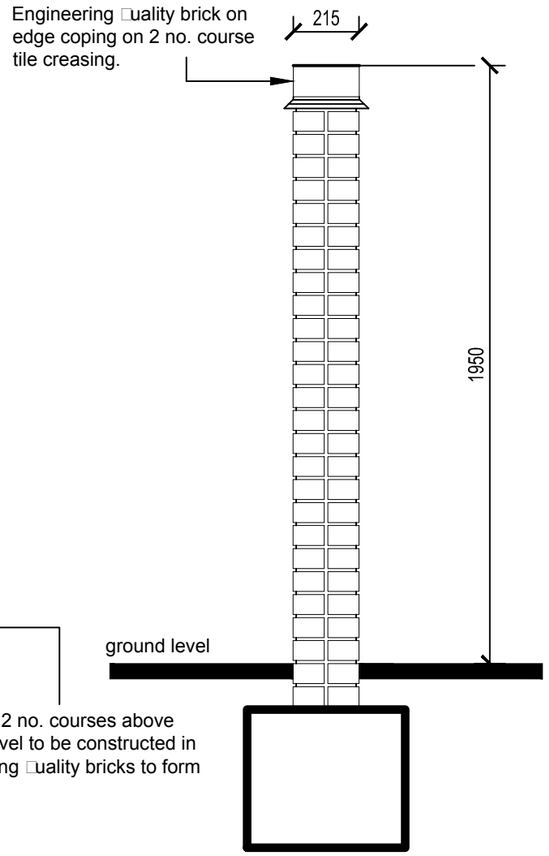
t| 01902 851 641 f| 01902 851642
e| [illegible]
w| [illegible]



ELEVATION



SECTION

PLAN

DAVID WILSON HOMES
WHERE QUALITY LIVES

Technical Department
South Midland Office
1a Fortune Close
Caroline Business Park
Northampton
NN3 9GT

Tel: 01604 784 000

Station Road, Warboys

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Land Use Schedule

Drawing Status

PLANNING

Rev	Date	Note

House Type 1800 Screen Wall

Title PLANNING DRAWINGS

1306/47 | Rev

Site STATION ROAD WARBOYS

Scale 1:200 | Date SEP 2015 | Drawn MO

Kevin R.Twigger & Associates Ltd
Guardian House, Scotia Road, Tamworth, Staffs ST19 9QS
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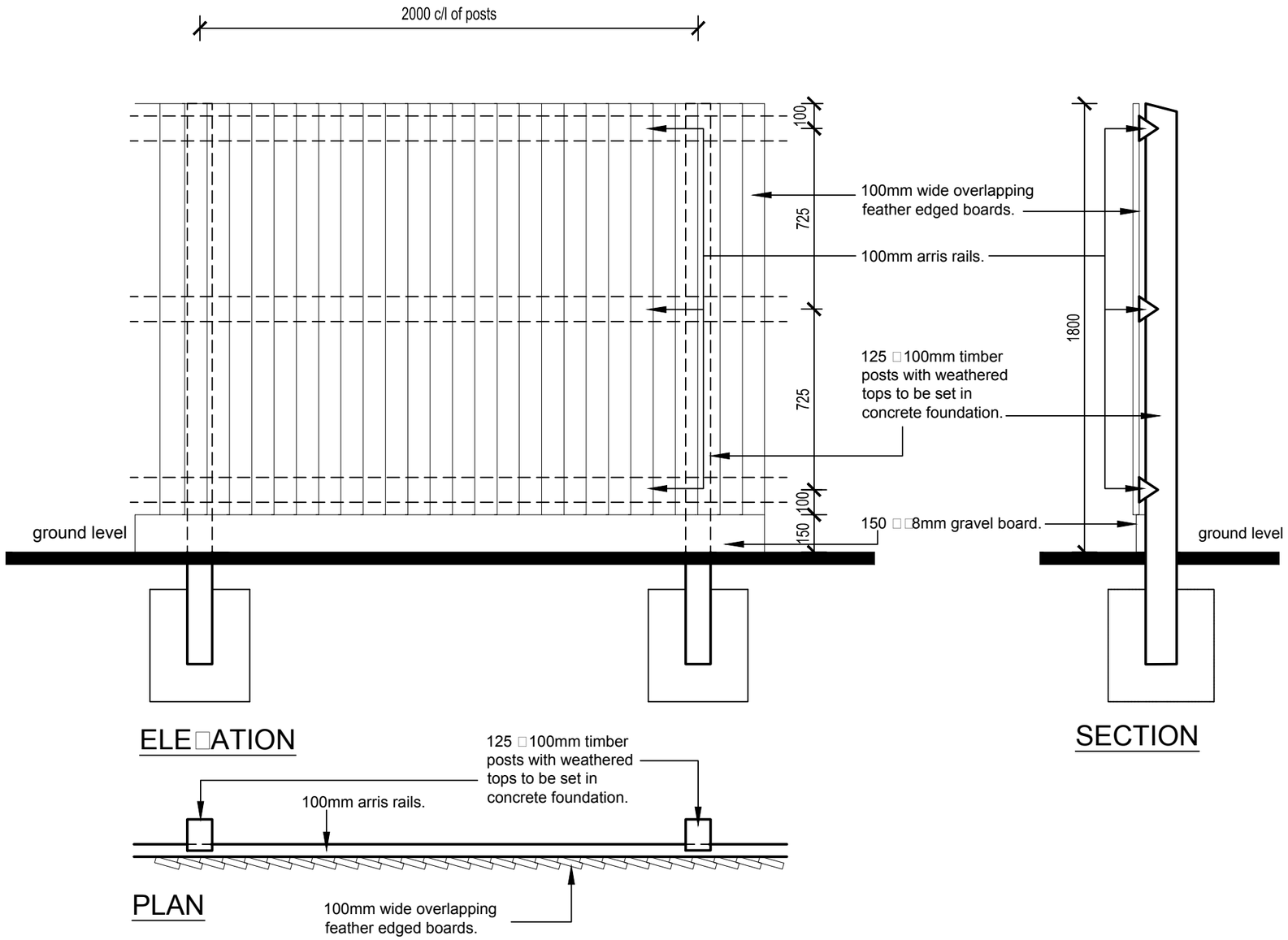

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Station Road, Warboys

WARNING TO HO□SE P□RCHASERS

Buyers are warned that this is a working drawing and the contents of this drawing may be subject to change during the progress of the build process. The layout, form, content and dimensions specified are included for general guidance only. The finishes or features shown may alter in respect of individual properties. Whilst we make every effort to ensure our drawings are up to date there may from time to time be an unavoidable delay in updating these due to changes in regulations and/or re□planning. Purchasers are advised to check with the Sales Adviser whether any alterations have been made to this drawing. The contents of this drawing do not constitute a contract, part of any contract or warranty unless specifically incorporated into the contract. They should not be relied upon for the purposes of entering into a contract to purchase any property.

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Kevin R.Twigger & Associates Ltd
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KEY

Application boundary

Existing trees to be retained

PLANT SCHEDULE

Trees

Ref	Species	Supply	Size(cm)	Girth(cm)
T1	Betula utilis jacquemontii	EHStd RB	425-625	16-18
T2	Carpinus betulus 'Frans Fontaine'	EHStd RB	425-650	18-20
T3	Malus trilobata	EHStd RB	425-650	18-20
T4	Betula pendula	EHStd RB	425-625	16-18
T5	Amelanchier lamarckii	EHStd BR	425-625	16-18
T6	Sorbus auc. 'Sheerwater Seedling'	EHStd BR	425-625	16-18
Tp1	Carpinus betulus 'Frans Fontaine'	EHStd RB	425-650	18-20
Tp2	Acer plat. 'Emerald Queen'	EHStd RB	425-650	18-20
Tp3	Acer freemannii 'Autumn Blaze'	SM RB	600+	20-25
Tp4	Malus trilobata	EHStd BR	425-600	14/16
Tp5	Betula utilis jacquemontii	EHStd RB	425-625	16-18
Tp6	Carpinus betulus	SM RB	600+	20-25
Tp7	Liriodendron tulipifera	SM RB	600+	20-25
Tp8	Prunus avium 'Plena'	EHStd RB	425-650	18/20
Tp9	Tilia cordata 'Rancho'	SM RB	600+	20-25
Tp10	Betula pendula	EHStd RB	425-600	14/16
Tp11	Malus bacc. 'Street Parade'	EHStd BR	425-600	14/16
Tp12	Prunus 'Pandora'	EHStd BR	425-600	14/16
Tp13	Sorbus aria 'Majestica'	EHStd BR	425-600	14/16
Tp14	Sorbus auc. 'Cardinal Royal'	EHStd BR	425-600	14/16

BR - Bare Root Stock **RB -** Root Balled Stock

All tree locations and species must be taken into consideration by the project Structural Engineer to ensure that foundation design accords with the specifications set out under Chapter 4.2 of the NHBC Standards. It is the Contractors responsibility to ensure that all underground services have been located and identified in advance of tree pit excavation.

No tree species/location/specification will be amended without prior approval from the project Landscape Architect and/or the Client.

Specimen shrubs

Ref	Species	Supply	Size(cm)	Habit
S1	Mahonia media 'Winter Sun'	35L	120-150	Bushy
S2	Phormium tenax 'Jester'	25L	100-125	Trp crn
S3	Phormium tenax 'Sundowner'	25L	100-125	Trp crn
S4	Phormium tenax 'Yellow Wave'	25L	100-125	Trp crn
S5	Photinia fraseri 'Red Robin'	70L	300-325	Std (12-14cm)
S6	Prunus lucidum 'Variegata'	70L	300-325	Std (12-14cm)
S7	Pieris 'Forest Flame'	30L	80-100	Bushy

All specimen shrubs to be planted in accordance with horticultural best practice guidelines. No feature shrub or climbers species, size or location should be altered without prior approval from the Landscape Architect. Planting beds to be mulched with 75mm layer of bark.

Hedgerows

Abbr	Species	Supply	Size(cm)	Habit	Ctrs(cm)
ELAEB	Elaegnus x ebbingei	10L	80-100	Bushy	40
PRULU	Prunus lusitanica	10L	80-100	Bushy	40

All hedgerow shrubs to be planted in accordance with horticultural best practice guidelines. No hedgerow shrub species, size or location should be altered without prior approval from the Landscape Architect. Planting beds to be mulched with 75mm layer of bark.

Shrubs

Abbr	Species	Supply	Size(cm)	Habit	Ctrs(cm)
AUCJA	Aucuba japonica	10L	40-60	Bushy	75
* **BERCAN**	Berberis candidula	10L	30-40	Bushy	60
BRASU	Brachyglottis 'Sunshine'	10L	40-60	Bushy	70
BUDDAEMB	Buddleia davidii 'Empire Blue'	3L	60-80	Branched	75
CEATHR	Ceathothus thyrsiflorus repens	10L	40-60	Bushy	70
CHOAP	Choisya 'Aztec Pearl'	10L	40-60	Bushy	70
CHOTE	Choisya ternata	10L	40-60	Bushy	70
CHOTES	Choisya ternata 'Sundance'	10L	40-60	Bushy	70
CORALE	Cornus alba 'Elegantissima'	3L	60-80	Branched	75
ELAPUMA	Elaeagnus pungens 'Maculata'	10L	60-80	Bushy	75
* **EUOFOEG**	Euonymus fort. Emerald Gaiety'	10L	30-40	Bushy	60
* **EUOFOENG**	Euonymus fort. Emerald 'n' Gold'	10L	30-40	Bushy	60
FATJA	Fatsia japonica	10L	40-60	Bushy	70
HEBMAR	Hebe 'Marjorie'	10L	40-60	Bushy	70
HEBMW	Hebe 'Mrs Winder'	10L	40-60	Bushy	70
HEBPQ	Hebe 'Purple Queen'	10L	40-60	Bushy	70
* **HEBALRE**	Hebe albicans 'Red Edge'	10L	30-40	Bushy	65
* **HEBPIS**	Hebe pinguifolia 'Sutherlandii'	10L	30-40	Bushy	60
* **HEUMIPP**	Heuchera micra. 'Palace Purple'	3L	-	Full pot	50
HYPHI	Hypericum 'Hidcote'	10L	40-60	Bushy	70
* **LAVANHI**	Lavandula angustifolia 'Hidcote'	10L	30-40	Bushy	60
* **LAVANMU**	Lavandula angustifolia 'Munstead'	10L	30-40	Bushy	60
LONNIBG	Lonicera nitida 'Baggesen's Gold'	10L	40-60	Bushy	70
LONNILB	Lonicera nitida 'Lemon Beauty'	10L	40-60	Bushy	70
MAHAQAP	Mahonia aquifolium 'Apollo'	10L	40-60	Bushy	70
PHOFRRER	Photinia fraseri 'Red Robin'	10L	60-80	Bushy	75
PHOFLRR	Photinia fraseri 'Little Red Robin'	10L	40-60	Bushy	70
PRULAOL	Prunus laurocerasus 'Otto Luyken'	10L	40-60	Bushy	70
ROSOF	Rosmarinus officinalis	10L	40-60	Bushy	70
* **SARHOHU**	Sarcococca humilis	10L	40-60	Bushy	70
SKIJARU	Skimmia japonica 'Rubella'	10L	40-60	Bushy	70
VIBDA	Viburnum davidii	10L	40-60	Bushy	70
VIBTIEVP	Viburnum tinus 'Eve Price'	10L	40-60	Bushy	70

Amenity shrub mix

Abbr	Species	Supply	Size(cm)	Habit	Ctrs(cm)
AUCJA	Aucuba japonica	10L	40-60	Bushy	90
CEACO	Ceanothus 'Concho'	5L	60-80	Branched	90
CORALE	Cornus alba 'Elegantissima'	3L	60-80	Branched	90
CORALE	Cornus alba 'Elegantissima'	3L	60-80	Branched	90
CORSTF	Cornus stolonifera 'Flaviramea'	3L	60-80	Branched	90
ELAPUMA	Elaeagnus pungens 'Maculata'	10L	60-80	Bushy	90
FATJA	Fatsia japonica	10L	60-80	Bushy	90
KERJA	Kerria japonica	3L	60-80	Bushy	90
PHOFRRER	Photinia fraseri 'Red Robin'	10L	60-80	Bushy	90

All shrubs to be planted in accordance with horticultural best practice guidelines. No shrub species, size or location should be altered without prior approval from the Landscape Architect. Individual species to be planted in groups of 3-7 within mixed species beds. Planting beds to be mulched with 75mm layer of bark.

* Indicates shrubs to be planted to the front of the planting bed/path edge.

Attenuation basin shrub planting mix

Abbr	Species	Supply	Size(cm)	Breaks	Ctrs(cm)
CORALS	Cornus alba 'Sibrica'	3L	60-80	3	90
CORSAMF	Cornus sanguinea 'Midwinter Fire'	3L	60-80	3	90
CORFLAA	Cornus stolonifera 'Flaviremea'	3L	60-80	3	90
CORAV	Corylus avellana	3L	60-80	3	90
ILEAQ	Ilex aquifolium	2L	60-80	3	90
ROSCA	Rosa canina	2L	60-80	3	90

All shrubs to be planted in accordance with horticultural best practice guidelines. No shrub species, size or location should be altered without prior approval from the Landscape Architect. Individual species to be planted in groups of 9-18 within the bed. Ground to be cleared, removing all weeds and other debris in advance of planting and cultivated to a fine filth. If required suitable soil conditioners, such as mushroom compost, should be incorporated. Transplanted stock to be planted into an appropriate sized pit or notch and protected using green spiral guards secured with a 15mm diameter min. bamboo can inserted inside the guard and upto a third in its length into the ground. Shrubs are to be planted using a green shrub shelter and timber stake fitted in accordance with the manufactures guidelines. Following planting the ground is to be watered to field capacity.

Seasonal bulbs

Species	No./m2
Crocus Dutch Collection (50% of area)	10
- 'Queen of the Blues'	
- 'Febraury Gold'	
- 'Jet Fire'	
Dwarf Daffodils (50% of area)	10
- 'Golden Yellow'	

No bulb species or location should be altered without prior approval from the Landscape Architect. Crocus and Daffodil bulbs to alternate every 2 linear metres.

Turf to plot frontages / amenity grass to POS

turf: Rolawn Medallion® Turf or similar approved. Seed: British Seed House A22 or similar approved seed or turf mix.

Meadow grassland attenuation ponds

EP1, Pond egde mixture supplied by Emorsgate Seeds (www.wildseed.co.uk) or similar approved.

north

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Location plan nts

Rev A. 02/02/2016 — Updated to latest planning layout.

Number/Figure **GL0412 02A**

Scale 1:250 @ A0

Date 18/09/2015

Checked JS

Project Station Road, Warboys, Huntingdonshire

Drawing title Soft Landscape Proposals (sheet 2 of 2)

Client David Wilson Homes South Mids

golby+luck landscape architects

KEY

Application boundary

Existing trees to be retained

PLANT SCHEDULE

Trees

Ref	Species	Supply	Size(cm)	Gith(cm)
T1	Betula utilis jacquemontii	EHStd RB	425-625	16-18
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Specimen shrubs

Ref	Species	Supply	Size(cm)	Habit
S1	Mahonia media 'Winter Sun'	5lL	120-150	Bushy
S2	Phormium tenax 'Jester'	25L	100-125	Trp cm
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S7	Pieris 'Forest Flame'	30L	80-100	Bushy

All specimen shrubs to be planted in accordance with horticultural best practice guidelines. No feature shrub or climbers species, size or location should be altered without prior approval from the Landscape Architect. Planting beds to be mulched with 75mm layer of bark.

Hedgerows

Abbr	Species	Supply	Size(cm)	Habit	Ctrs(cm)
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SKUARU	Skimmia japonica 'Rubella'	10L	40-60	Bushy	70
VIBDA	Viburnum davidii	10L	40-60	Bushy	70
VIBTIEVP	Viburnum tinus 'Eve Price'	10L	40-60	Bushy	70

Amenity shrub mix

Abbr	Species	Supply	Size(cm)	Habit	Ctrs(cm)
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* Indicates shrubs to be planted to the front of the planting bed/path edge.

Attenuation basin shrub planting mix

Abbr	Species	Supply	Size(cm)	Breaks	Ctrs(cm)
CORALS	Cornus alba 'Sibrica'	3L	60-80	3	90
CORSAMF	Cornus sanguinea 'Midwinter Fire'	3L	60-80	3	90
CORTLAA	Cornus stolonifera 'Flaviramea'	3L	60-80	3	90
CORAV	Corylus avellana	3L	60-80	3	90
ILEAQ	Ilex aquifolium	2L	60-80	3	90
ROSCA	Rosa canina	2L	60-80	3	90

All shrubs to be planted in accordance with horticultural best practice guidelines. No shrub species, size or location should be altered without prior approval from the Landscape Architect. Individual species to be planted in groups of 9-18 within the bed. Ground to be cleared, removing all weeds and other debris in advance of planting and cultivated to a fine tilth. If required suitable soil conditioners, such as mushroom compost, should be incorporated. Transplanted stock to be planted into an appropriate sized pit or notch and protected using green spiral guards secured with a 15mm diameter min. bamboo can inserted inside the guard and upto a third in its length into the ground. Shrubs are to be planted using a green shrub shelter and timber stake fitted in accordance with the manufactures guidelines. Following planting the ground is to be watered to field capacity.

Seasonal bulbs

Species	No./m2
Crocus Dutch Collection (50% of area) - 'Queen of the Blues' - 'Febraury Gold' - 'Jet Fire'	10
Dwarf Daffodils (50% of area) - 'Golden Yellow'	10

No bulb species or location should be altered without prior approval from the Landscape Architect. Crocus and Daffodil bulbs to alternate every 2 linear metres.

Turf to plot frontages / amenity grass to POS

turf: Rolawn Medallion® Turf or similar approved. Seed: British Seed House A22 or similar approved seed or turf mix.

Meadow grassland attenuation ponds

EP1, Pond egde mixture supplied by Emorsgate Seeds (www.wildseed.co.uk) or similar approved.

Location plan nts

Rev A. 02/02/2016 — Updated to latest planning layout.

Number/Figure: **GL0412 01A**
Scale: 1:250 @ A0
Date: 18/09/2015
Checked: JS

Project: Station Road, Warboys, Huntingdonshire
Drawing title: Soft Landscape Proposals (sheet 1 of 2)
Client: David Wilson Homes South Mids

golby+luck landscape architects

tel: 01530 265688 | email: info@golbyandluck.co.uk | web: www.golbyandluck.co.uk

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Trading Office: 207 Leicester Road, Ibstock, Leicestershire, LE67 6HP

GREEN PAPERS FOLLOW

Application Number: 1301790OUT

TOWN & COUNTRY PLANNING ACT, 1990

OUTLINE PLANNING PERMISSION

Gladman Developments Ltd
c/o Pegasus Group (FAO Ms N Parsons)
3 Pioneer Court
Chivers Way
Histon
Cambridge
CB24 9PT

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

Demolition of 43 Station Road and the residential development of site to provide up to 120 dwellings with associated infrastructure.
at Land Between Old Mill Avenue And Station Road And 43 Station Road Warboys
in accordance with your application received on 19th November 2013 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Access Details	4746/08/01A		30.04.2014
Location Plan	2012-048-101		15.11.2013

Subject to the following conditions:

1. Condition
Details of the access, appearance, landscaping, layout (including roads, footways, cycleways and buildings, visibility splays, parking provision and surface water drainage), and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

1. Reason
To enable the Local Planning Authority to control the development in detail, to comply with Section 92 of the Town and Country Planning Act 1990.

2. Condition
The development hereby permitted shall be begun before the expiration of three years from the date of this permission, or before the expiry of two years from the date of the approval of the last reserved matters to be approved, whichever is the later.

Arnoffat

Head of Development
ufm78
Date 29th January 2015

Huntingdonshire DISTRICT COUNCIL

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
mail@huntsdc.gov.uk
DX140316 Huntingdon SC

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

2. Reason
To comply with Section 91 of the Town and Country Planning Act, 1990.

3. Condition
The development hereby permitted shall be carried out in accordance with the approved plans listed in the table above.

3. Reason
For the avoidance of doubt and in the interests of proper planning

4. Condition
The development shall be carried out in accordance with the approved reserved matters.

4. Reason
To ensure a satisfactory form of development.

5. Condition
In the event that contamination is found at any time when carrying out the approved development, that was not previously identified, it must be reported immediately to the Local Planning Authority and development on the part of the site affected must be halted, a risk assessment shall be carried out and where necessary a Remediation Method Statement be submitted to and approved in writing with the Local Planning Authority which shall be implemented prior to recommencement of the development.

5. Reason
To ensure that risks from land contamination to the future users of the land and neighbouring land are minimized, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and others offsite in accordance with the National Planning Policy Framework (2012)

6. Condition
Prior to commencement of development details of the provision of fire hydrants for the development shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

6. Reason
In the interests of amenity and for the safety and protection of future occupiers and residents.

7. Condition
No development shall take place within the application site until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation to be submitted and approved in writing by the Local Planning Authority.

Head of Development
ufm78
Date 29th January 2015

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The scheme shall include the following components, completion of each of which will trigger the phased discharging of the condition:

(i) Fieldwork in accordance with the approved programme of archaeological work which shall be completed in accordance with the approved scheme for each identified archaeological site before other works commence on that site;
(ii) Post Excavation Assessment (to be produced for each site within 8 months of the completion of fieldwork);
(iii) Completion of post excavation analysis; preparation of site archive ready for deposition at a store approved by the local planning authority; completion of an archive report; and the submission of a publication report (to be completed within 2 years of completion of the site assessments).

The development shall proceed in accordance with the approved scheme

7. Reason
To ensure the implementation of an appropriate archaeological investigation, recording, reporting and publication.

8. Condition
Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include:
o Details of ground investigation work to ensure any infiltration drainage is in uncontaminated land.
o Detailed calculations for any proposed storage requirements and discharge rates to watercourses where applicable.
o Details of where a reduction in flows is achieved to show betterment from the existing system.
o Details of existing and proposed drainage routes demonstrating that no third party property is at risk from flooding.
o Details of porosity tests where applicable.
o Details of any potential on or off-site flow routes for extreme rainfall events for any proposed surface water infiltration drainage where it is outside its design parameters.

The development shall proceed in accordance with the approved scheme

8. Reason
To prevent the exacerbation of flooding by ensuring the satisfactory disposal of surface water from the site, that flooding does not occur outside the design parameters of the surface water drainage system and that no additional discharge is made into surrounding watercourses or onto

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surrounding land than that naturally discharging from the site in its current undeveloped form. In accordance with policy CS8 of the Huntingdonshire Local Plan 1995 and the National Planning Policy Framework 2012.

9. Condition
The development hereby permitted shall not be commenced until such time as a scheme for the future responsibilities for the management of the surface water drainage scheme has been submitted to, and approved in writing by, the Local Planning Authority.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

9. Reason
To ensure the satisfactory management of the surface water scheme in perpetuity with the development.

10. Condition
The development hereby permitted shall not be commenced until such time as a detailed scheme for foul water drainage for the site has been submitted to, and approved in writing by, the Local Planning Authority.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

10. Reason
To ensure an appropriate means of foul water drainage and prevent the increased risk of flooding and/or pollution of the water environment.

11. Condition
If within a period of five years from the date of planting of any tree or shrub, it or any tree or shrub planted in replacement of it, is removed, uprooted or destroyed or dies, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

11. Reason
To ensure that the landscape scheme is properly maintained in accordance with Policies En20 and En25 of the Huntingdonshire Local Plan, 1995.

12. Condition
No development shall commence until a scheme for accessing construction traffic to and from the development site has been submitted to and approved in writing by the Local Planning

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Authority. Such scheme shall include the provision for on-site parking and turning facilities for construction traffic and the development shall be carried out as approved.

12. Reason
In the interests of highways safety and the amenity of neighbouring properties.

13. Condition
Prior to the first occupation of any dwelling in any phase the road(s), footway(s) and cycleway(s) shall be constructed to at least binder course surfacing level from the dwelling to the adjoiing County road in accordance with the details approved in writing by the Local Planning Authority in consultation with the Highways Authority.

13. Reason
In the interests of highway safety and to ensure satisfactory access to the site.

14. Condition
Prior to the commencement of development details of the proposed vehicular access where it crosses the public highway shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details

14. Reason
In the interests of highway safety and to ensure satisfactory access into the site.

15. Condition
Prior to the commencement of the proposed use visibility splays shall be provided each side of the vehicular access in full accordance with the details indicated on the submitted plan No.4746/08/01A. The splays shall thereafter be maintained free from any obstruction exceeding 0.6 m above the level of the adjacent highway carriageway.

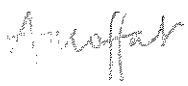
15. Reason
In the interests of highway safety.

16. Condition
The vehicular access to the site from Station Road shall be a minimum width of 5.5 m.

16. Reason
In the interests of highway safety.

17. Condition
Prior to the first occupation of the development the junction of the access with the Station Road highway carriageway shall be laid out with 7.5 m radius kerbs.

17. Reason
In the interests of highway safety.



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18. Condition
Prior to the first occupation of the development hereby permitted the off-site highway improvement works in the form of uncontrolled pedestrian crossing provisions at the junctions of Old Mill Avenue with Stratfold Green and High Street, and Station Road and Mill Green, shall be completed to the written satisfaction of the Local Planning Authority in consultation with the Highway Authority.

18. Reason
To ensure that the highway network is adequate to cater for the development proposed.

19. Condition
All reserved matters shall be in accordance with the following design principles set out in the amended Design and Access Statement dated April 2014, namely:

a) The general principles listed and set out in figure 12 Illustrative Masterplan.
b) The general arrangement of streets, lanes and home zones and the retention of the route of the existing public right of way and new proposed footpath link in the general locations shown in figure 13 Access and Layout Plan and described in the accompanying text.
c) The creation of neighbourhood character..
d) The general principles of housing plot arrangement as set out in the 'Housing Plot Arrangment' and 'Vistas and Views'.
e) The general approach to building form.
f) The general approach to housing density.
g) The general approach to green infrastructure and trees.

19. Reason
To allow the Local Planning Authority to maintain control of the development.

20. Condition
Prior to commencement of development mitigation measures shall be carried out in accordance with the Great Crested Newt Mitigation Strategy included as part of the Ecological Appraisal dated November 2013 submitted with the outline planning application, unless minor variations are otherwise agreed in writing with the Local Planning Authority.

20. Reason
In the interests protecting, maintaining and enhancing the range and vitality of characteristic habitats and species to create a viable ecological network. Huntingdonshire Core Strategy (2009) policy CS1.

21. Condition
Prior to the commencement of development tree protection barriers to standard fencing specification as recommended in BS5837, and ground protection measures, following the guidance in BS5837 shall be erected to protect all trees to be retained on site in accordance with the tree retention plan (Drawing no. 5525-A-03 rev A dated October 2013) submitted as part of

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the Arboricultural Assessment dated October 2013 submitted with the outline planning application. Confirmation by the Local Planning Authority that tree protective fencing or other barriers have been set out correctly should be gained prior to the commencement of site activity and maintained throughout construction.

21. Reason
For the avoidance of doubt and to safeguard existing trees in accordance with Policy En18 of the Huntingdonshire Local Plan 1995.

22. Note to applicant
The applicant is made aware that the following vehicle should be used to track the site for access.

Dennis Eagle Phoenix 2 with Terberg Taillift-

Length 11.4 metres (10.5 metres for the vehicle plus an additional 0.9 metres for the Taillift).
Width 3.5 metres (2.5 metres plus an additional 1 metre for the wing mirrors).
Height 3.5 metres.

The applicant is also made aware of the following details-

- There is a maximum carry distance of 30 metres for residents to take bin to storage point/kerbside then

- Huntingdonshire District Council has a maximum carry distance of 20 metres for refuse crews to take bin from storage point/kerbside to refuse vehicle.

- The maximum reverse distance for a refuse collection vehicle as per HDC collection policy is a straight-line distance of 20 metres.

The applicant is made aware that the RECAP Waste Management Design Guide should be taken into account and that the toolkit should be completed.

If the roadways are not adopted an indemnity will need to be obtained for Huntingdonshire District Council to access private property to collect waste.

23. 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

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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.

24. 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.

25. 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 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.

26. Note to applicant
This permission is related to an Agreement entered into by David Gerald Shepperson and Iris Maureen Shepperson and John Edward Shepperson and Evelyn Joan Robinson and Gladman Developments Limited and Cambrideshire County Council and Huntingdonshire District Council, under Section 106 of the Town and Country Act 1990 dated 29th January 2015.

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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 responsible for planning 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 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.
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.

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ufm10
Date 29th January 2015

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Case No: **1301790OUT (OUTLINE APPLICATION)**

Proposal: **DEMOLITION OF 43 STATION ROAD AND THE RESIDENTIAL DEVELOPMENT OF SITE TO PROVIDE UP TO 120 DWELLINGS WITH ASSOCIATED INFRASTRUCTURE.**

Location: **LAND BETWEEN OLD MILL AVENUE AND STATION ROAD AND 43 STATION ROAD**

Applicant: **GLADMAN DEVELOPMENTS LTD**

Grid Ref: **531051 280593**

Date of Registration: **19.11.2013**

Parish: **WARBOYS**

RECOMMENDATION - APPROVE

1. DESCRIPTION OF SITE AND APPLICATION

1.1 The application site lies in the north area of Warboys, west of Station Road. There is residential development to the north, east and south of the site and open countryside to the west. The site is currently agricultural land. The application site is approximately 5 ha in area, it is relatively flat with slight falls to both the south western and north eastern corners. Vehicular access would be from Station Road.

1.2 This application is in outline but access is to be considered at the outline stage. Layout, Scale, Appearance and Landscaping are 'Reserved Matters'. The application is accompanied by an illustrative layout (including within the Design & Access Statement) showing how it could be developed and demonstrating that the site is capable of accommodating the scale of development proposed (now up to 120 dwellings). The illustrative layout is not necessarily the way the development will be carried out; that will be established at the reserved matters stage.

1.3 The application as originally submitted in November 2013 was for approximately 150 dwellings and the demolition of one existing property to make way for access to the site. Discussion between the applicant and District Council planning officers led to amendments to the application being submitted, to address objections raised by the Environment Agency and Local Highways Authority, and to revise the description of development to "up to 120" new dwellings and the demolition on one existing dwelling.

2. NATIONAL GUIDANCE

2.1 The National Planning Policy Framework (2012) sets out the three dimensions to sustainable development - an economic role, a social

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

2.2 Paragraphs 203-205 state that "Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. Planning obligations should only be sought where they meet all of the following tests:
* necessary to make the development acceptable in planning terms;
* directly related to the development; and
* fairly and reasonably related in scale and kind to the development.
Where obligations are being sought or revised, local planning authorities should take account of changes in market conditions over time and, wherever appropriate, be sufficiently flexible to prevent planned development being stalled."

2.3 Planning Practice Guidance 2014

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)

- **H23**: "Outside Settlements" – general presumption against housing development outside environmental limits with the exception of specific dwellings required for the efficient management of agriculture, forestry and horticulture.

- **H31**: "Residential privacy and amenity standards" – Indicates that new dwellings will only be permitted where appropriate standards of privacy can be maintained and adequate parking provided.

- **T18:** "Access requirements for new development" states development should be accessed by a highway of acceptable design and appropriate construction.

- **T19:** "Pedestrian Routes and Footpath" – new developments are required to provide safe and convenient pedestrian routes having due regard to existing and planned footpath routes in the area.

- **R7** “Land and Facilities” – For new residential development of 30 dwellings or more (or 1.2ha), in addition to the provision of children’s casual and equipped play space, the District Council will normally seek the provision of (or equivalent contribution towards) formal adult and youth play space.

- **R8** “Land and Facilities” – consideration will be given to the acceptance of contributions from developers towards improving recreational facilities in the vicinity of the site to off set recreational requirements sets out in R7.

- **En12**: “Archaeological Implications” – permission on sites of archaeological interest may be conditional on the implementation of a scheme of archaeological recording prior to development commencing.

- **En13:** “Archaeological Implications” – in areas of archaeological potential, planning applications may be required to be accompanied by the results of an archaeological field evaluation or desk-based assessment.

- **En17**: "Development in the Countryside" - development in the countryside is restricted to that which is essential to the effective operation of local agriculture, horticulture, forestry, permitted mineral extraction, outdoor recreation or public utility services.

- **En20**: “Landscaping Scheme” - Wherever appropriate a development will be subject to the conditions requiring the execution of a landscaping scheme.

- **En25:** "General Design Criteria" - indicates that the District Council will expect new development to respect the scale, form, materials and design of established buildings in the locality and make adequate provision for landscaping and amenity areas.

- **CS8:** “Water” – satisfactory arrangements for the availability of water supply, sewerage and sewage disposal facilities, surface water run-off facilities and provision for land drainage will be required.

3.2 Local Plan Alteration 2002

- **HL5** – Quality and Density of Development - sets out the criteria to take into account in assessing whether a proposal represents a good design and layout.

- **HL6** - Housing Density - indicates that housing development shall be at a density of 30-50 dwellings per hectare.

- **OB2** – Maintenance of Open Space – contributions may be sought for the maintenance of small areas of open space, children’s play space and recreational facilities, woodland or landscaping to benefit the development.

3.3 Adopted Huntingdonshire Local Development Framework Core Strategy (2009)

- **CS3**: "The Settlement Hierarchy" – states that any areas not specifically identified are classed as part of the countryside, where development will be strictly limited to that which has essential need to be located in the countryside.

- **CS4**: "Affordable Housing in Development" – Proposals of 15 or more homes or 0.5ha or more should seek to achieve a target of 40% affordable housing with a target of 70% social rented accommodation with the balance being provided as intermediate housing. In determining the amount and mix of affordable housing to be delivered, specific site conditions and other material considerations including viability, redevelopment of previously developed land or mitigation of contamination will be taken into account.

- **CS10:** "Contributions to Infrastructure Requirements" – proposals will be expected to provide or contribute towards the cost of providing infrastructure and of meeting social and environmental requirements, where these are necessary to make the development acceptable in planning terms.

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

- **LP1** "Strategy and principles for development" – supports proposals which contribute to the delivery of new housing, economic growth and diversification and infrastructure provision through the detailed development strategy and expectations

- **LP2** "Contributing to Infrastructure Delivery" – a proposal will be supported where it makes appropriate contributions towards the provision of infrastructure, and of meeting economic, social and environmental requirements through CIL and Planning Obligations.

- **LP6** "Flood Risk and Water Management" – in relation to flood risk a proposal will be supported where it is not in area at risk of flooding; suitable protection/mitigation measures can be agreed and there will be no increase in the risk of flooding. With regard to surface water a proposal will be supported where SuDS are incorporated, the standing advice of the appropriate IDB has been taken into account and there is no adverse impact.

- **LP13** "Quality of Design" – encourages design of a high standard based on a thorough understanding of the site and its context. Residential proposals for 10 or more homes should demonstrate how they meet the 'Building for Life' Silver (Good) Standard or higher or equivalent.

- **LP15** "Ensuring a High Standard of Amenity" – A proposal will be supported where a high standard of amenity is provided for existing and future users and residents of both the surroundings and the proposed development.

- **LP17** “Sustainable Travel” – Proposals should demonstrate that: -
  a. opportunities are maximised for the use of sustainable travel modes
  b. traffic volumes can be accommodated and will not cause significant harm to the character of the surrounding area
  c. any adverse effects of traffic movement to, from and within the site including the effect of car parking is minimised
  d. a clear network of routes is provided that provides connectivity and enables ease of access, to, around and within the proposal and within the wider settlement for all potential users, including those with impaired mobility; and
  e. safe and convenient pedestrian and cycle routes, including links to new and existing services, facilities, footpaths, bridleways and the countryside are provided where appropriate and if possible formalised as rights-of way

- **LP23** “Local Services and Facilities” – A range of available land or buildings within a neighbourhood is essential to maintain its sustainability. A proposal for an additional service will be supported where it is of a scale to serve local needs without having an adverse impact on a designated town centre

- **LP25** “Affordable Housing Provision” – Housing development should seek to deliver a target of 40% affordable housing where the scheme includes 10 or more. A target of 70% of new units should be comprised of social or affordable rented properties with the balance comprising of intermediate housing. It is recognised that there may be circumstances where it is necessary or appropriate to deliver a lower level of on-site provision where it can be demonstrated that the target is not viable. A development viability assessment will be required to justify an alternative level of affordable housing provision.

- **LP28** “Biodiversity and Protected Habitats and Species” – a proposal will be supported where it does not give rise to a significant adverse impact on protected species or sites of local or regional importance for biodiversity or geology unless the need for, or benefits of, the proposal outweigh the impacts. If adverse impacts are identified and they are proven unavoidable, every effort will be made to mitigate the impact. Where this cannot be achieved then alternative forms of compensation will be considered. A proposal will aim to conserve and enhance biodiversity.

- **LP29** “Trees, Woodland and Related Features” – a proposal will be supported where it avoids the loss of, and minimises the risk of harm to trees, woodland, hedges or hedgerows of visual, historic or nature conservation value

- **LP30** “Open Space” – proposals will be expected to include open space in accordance with the Adopted SPD and provide or improve connections to open spaces and green infrastructure nearby.

- **LP31** "Heritage assets and their setting" – great weight will be given to the conservation of any heritage asset. A proposal will be required to show that it has clearly identified all the heritage assets affected by the proposal and their special interests and significance.

3.5 Consultation responses on 'Huntingdonshire Environmental Capacity Study: Additional Sites Assessment':

- During the 'Stage 3' consultation on the draft Huntingdonshire Local Plan to 2036, a number of sites were submitted to the Council for consideration as additional allocations in the Local Plan. These sites were considered through an 'environmental capacity study' process for additional sites, and views were then sought on the assessment of new sites. The application site was submitted for consideration as an additional allocation and was a subject of this consultation in late 2013. The conclusion of this assessment is that the application site is considered potentially suitable for residential development of approximately 100 homes.

3.6 Developer Contributions SPD (2011)

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

4. PLANNING HISTORY

4.1 None.

5. CONSULTATIONS

Consultation responses on the Planning Application:

5.1 **Warboys Parish Council** recommends refusal on the following grounds: (COPY ATTACHED)
- Site outside built up area of Warboys and would be development in the countryside;
- Site not proposed in Stage 3 Local Plan therefore premature to determine;
- Warboys is a Key Service Centre so should only accommodate a specific number of sites – local economy and community has insufficient capacity to absorb this many more dwellings;
- Site contributes to character and rural setting of Warboys;
- Site is predominantly Grade 2 agricultural land and development should be resisted;
- Indicative development is cramped
- Proposed development would not contribute to sustainable transport as there are insufficient employment opportunities in Warboys and development will lead to out-commuting;
- Proposed access insufficient;
- No direct pedestrian and cycle route to the village and bus routes other than via Station Road;
- Local capacity of the drainage system will be inadequate.

5.2 **County Council Highways** – made a holding objection to the initial Transport Assessment, which was withdrawn following submission of

amended Transport Assessment and agreement from the applicant to specific Section 106 obligations (see section below 'Section 106 considerations including affordable housing').

5.3 **County Council Archaeology** – commented that the area has some merit and should be investigated before a decision on the outline planning application is made.

5.4 **County Council Rights of Way** – commented that the line of the existing public footpath no.3 Warboys that runs from Station Road at the north-eastern corner of the site in a south-westerly direction across the site should be respected in the design of any development. Welcomed the proposal to create a new section of public footpath.

5.5 **Environment Agency** – objected to the original Flood Risk Assessment on grounds that it did not adequately demonstrate that an acceptable greenfield runoff rate could be ensured; and that the proposed strategy for foul water drainage might lead to water quality deterioration in receiving waters. Commented on amended application to withdraw objection, stating that subject to planning conditions concerns relating to FRA had been satisfactorily addressed and objection removed.

5.6 **Cambridgeshire Fire and Rescue Service** – commented that should approval be granted, adequate provision is made for fire hydrants by way of Section 106 agreement or planning condition.

5.7 **Middle Level Commissioners** – opposed the planning application commenting that although the site does not fall within an Internal Drainage Board area, the site is within the catchment area of the Bury Brook, which is an Environment Agency main river, which discharges into the Commissioner's High Load downstream of Great Whyte Tunnel. All discharges to the Bury Brook must be regulated to the greenfield rate of runoff and not be increased as a result of the proposed development.

5.8 Consultation responses on the 'Huntingdonshire Environmental Capacity Study: Additional Sites Assessment':

5.9 Warboys Parish Council objected on grounds of lack of village capacity to absorb additional housing; the land is predominantly grade 2 agricultural land ; access to the site would be inadequate for 100 plus dwellings; there is no access to the site from Humberdale Way to the south which means pedestrians would have to walk some distance to village services.

5.10 Cambridgeshire County Council – raised no objection, commented upon libraries; health and the need for open space; archaeology which required further information; transport including the need for a full assessment of the potential impact of any proposed development.

6. REPRESENTATIONS

Representations on the Planning Application:

6.1 27 neighbour representations were made, with 11 objectors responding to both the originally submitted application and the amended application. Objections raised are:

- Highways safety
- Pedestrian safety
- Unsafe and inadequate proposed access to site
- Limited employment opportunities in Warboys
- Limited public transport serves Warboys
- Out of character with existing development
- Party wall concern with 45 Station Road
- Drainage (foul and surface water)
- Lack of water supply
- Flooding
- Neighbour impact including loss of privacy and overlooking
- Local infrastructure will not be able to cope (school; shops; post office; library; GP surgery)
- Will lead to more out-commuting and roads are already congested (including A141)
- Archaeological value of site has not been properly assessed
- Impacts on wildlife including Great Crested Newts
- Impact on views
- Impact on trees
- Noise pollution
- Concern that developer will seek permission for more development in the future
- Construction vehicles will damage roads
- Would make no.45 Station Road an 'island'
- Loss of agricultural land
- Lack of existing recreational facilities
- Site not recommended for development in draft Local Plan
- No demonstration of need or capacity for this development in Warboys
- No provision shown for emergency vehicles access
- Loss of existing amenity space

6.2 Representations on the 'Huntingdonshire Environmental Capacity Study: Additional Sites Assessment':

6.3 Gladman Developments Ltd (the applicant) supported the inclusion of the site within the Environmental Capacity Study as potentially suitable for residential development. The site is well connected by public transport; the site is deliverable.

7. SUMMARY OF ISSUES

7.1 The main planning issues are:
- The principle of development
- Highways and access
- Flooding and drainage
- Archaeology
- Ecology and trees
- Visual impact
- Provision of open space
- Loss of agricultural land
- Amount of development
- Section 106 considerations including affordable housing.

The principle of development:

7.2 Warboys is defined as a Key Service Centre in the Core Strategy and emerging Local Plan. In the former, 'moderate' scale development of 10-59 dwellings is appropriate within the built-up area but the policy also provides that development proposals of a larger scale may be allowed where specific circumstances demonstrate that this secures the most sustainable option for the site. In the emerging Local Plan, Key Service Centres are considered capable of accommodating some development sustainably, subject to appropriate parameters and contributions to services, facilities and infrastructure.

7.3 The site is not allocated for development within the Local Plan 1995/2002 or the Core Strategy 2009 and is therefore considered to be in the countryside for the purposes of these plans. Being within the countryside, the development of the site is contrary to development plan policies H23, En17 and CS3. Application must be determined in accordance with the development plan unless material considerations indicate otherwise. It therefore needs to be established whether there are any material consideration that indicate that the application should be approved as a departure from the development plan. In this regard, the emerging Local Plan is a material consideration. In line with the guidance in paragraph 216 of the NPPF, the relevant policies in the Draft Local Plan should be given weight according to:

* the stage of preparation of the emerging plan (the more advanced the preparation, the greater weight that may be given);
* the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
* the degree of consistency of the relevent policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

In relation to the first bullet point of paragraph 216 of the NPPF, the draft Local Plan is in the final stage of preparation towards the proposed submission publication. This stage ("Stage 4") of the Local Plan will present a complete draft plan as the Council intend it to be submitted to the Secretary of State. The application site was not a proposed allocation in the latest published version of the Local Plan ("Stage 3") which underwent consultation in May-June 2013, but the site is included in the 'Additional Sites Assessment' that was carried out in response to the outcome of the Stage 3 consultation and which underwent consultation in November/December 2013.

7.4 In relation to the second bullet point of paragraph 216 of the NPPF, there is no specific 'relevant policy' for the application site as the site was not included as a proposed allocation in the Stage 3 draft Local Plan. In responding to objections to the Stage 3 draft Local Plan that the Local Plan was not meeting the objectively assessed need for additional housing, additional sites were assessed with a view to inclusion in the proposed submission draft of the Local Plan. The application site was included in this exercise for allocation as a housing site for approximately 100 dwellings. It should be noted that the northern edge of Warboys was ruled out as being a potential location for additional residential development as part of an

assessment of 'peripheral' sites earlier in the Local Plan process. The assessment of additional sites carried out in late 2013 concluded that there is potential for this part of Warboys to accommodate additional housing, and that the application site could potentially accommodate approximately 100 new homes. No objections were received from infrastructure and service providers to the site being included in the Local Plan and as such there is nothing in the emerging Local Plan that states development should not come forward on the application site.

7.5 In relation to the third bullet point of paragraph 216 of the NPPF, there is no specific 'relevant policy' for the application site in the current draft of the Local Plan. The Local Plan is being prepared explicitly to be consistent with the NPPF.

7.6 The decision as to the weight that should be given to the draft Local Plan is a matter for decision makers having regard to guidance. The officer view is that some weight should be given to the status of the site in the draft Local Plan process as an additional site that has the potential to accommodate approximately 100 new dwellings.

7.7 It is also relevant to consider whether it is premature to determine this outline planning application at this stage. The draft Local Plan preparation and consultation process does not preclude the Local Planning Authority from dealing with planning applications made in respect of this site (or any other).

7.8 The National Planning Guidance Practice (2014) states that:
…in the context of the Framework and in particular the presumption in favour of sustainable development – arguments that an application is premature are unlikely to justify a refusal of planning permission other than where it is clear that the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, taking the policies in the Framework and any other material considerations into account. Such circumstances are likely, but not exclusively, to be limited to situations where both:
a) the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging Local Plan or Neighbourhood Planning; and
b) the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.

7.9 Refusal of planning permission on grounds of prematurity will seldom be justified where a draft Local Plan has yet to be submitted for examination, or in the case of a Neighbourhood Plan, before the end of the local planning authority publicity period. Where planning permission is refused on grounds of prematurity, the local planning authority will need to indicate clearly how the grant of permission for the development concerned would prejudice the outcome of the plan-making process.

7.10 It is considered that by reason of the relevant material factors, it would not be justified to refuse planning permission solely on the basis of prematurity in this instance. It is further considered that the absence of substantial objections to the Stage 3 Additional Site: Station Road, Warboys, from statutory consultees with the exception

of the Parish Council and as the strategic plan making process will not be undermined, it would not be premature to look to determine this application at this time.

7.11 The current proposals for the site should therefore be considered in the light of the Additional Sites Assessment as part of the Local Plan process, the National Planning Policy Guidance and material considerations in relation to the proposals. If it is found that the proposals are not unacceptable, planning permission should not be withheld.

Highways and Access

7.12 Transport matters were raised as a concern by a number of neighbours, contributors and by the Parish Council. The Parish Council commented that there are insufficient employment opportunities in Warboys to accommodate development of this scale thereby resulting in out-migration on already over-capacity roads, that the proposed access would have insufficient capacity to accommodate vehicles associated with the development, and that there would be no direct pedestrian and cycle access from the site to the village other than via Station Road and High Street.

7.13 The Local Highways Authority has considered the original Transport Assessment and additional information submitted with the amendments to the application. In response to the original Transport Assessment a holding objection was raised by the Highways Authority and a request made for additional information on a number of highways matters. This holding objection has now been removed on the grounds that the issues raised by the Highways Authority, namely that additional information was required relating to:

* Assessment of the quality of footway provision to/from key destinations
* Assessment of cycle parking at key destinations with the village
* Assessment of the nature, quality and distance of appropriate bus stops
* Further information relating to bus journey times to/from key destinations
* Further information relating to journey times to/from Huntingdon railway station
* Clarification regarding timeframe and number of accidents within the study area
* Current situation regarding drop-off at Warboys Primary School and impact of the proposed development
* Provision of an all mode trip generation for the site
* Sensitivity modelling to be carried out using agreed higher vehicular trip rates
* Consideration of measures to encourage the use of walking and cycling
* Consideration of measures to encourage the use of public transport

have been adequately addressed, subject to the provision of funds through a Section 106 Agreement towards improved cycle parking at key destinations within Warboys, and towards the installation of two real time bus information screens on Mill Green to encourage bus use to key destinations. These funds have been agreed in principle by the applicant.

7.14 The Transport Assessment includes an assessment of how the road junctions close to the site would be likely to operate – this includes the Station Road/Heath Road junction to the south of the proposed site access. The Highways Authority has confirmed that based on the information provided the development is not predicted to have an unacceptable impact on any of the junctions assessed.

7.15 The applicant has proposed to create a new stretch of public footpath to link together two existing public footpaths. One of these existing footpaths runs through the application site south west to north east and is a 'dead end' public footpath that links to Station Road but gives no access to Goldpits to the south of the application site. The other runs north/south connecting Coronation Avenue to Humberdale Way. The proposed new stretch of public footpath would make a formal link between the existing routes and provide a publically accessible route into and out of the development and provide a link to the village centre.

7.16 Access arrangement for the proposed junction with Station Road are included within the application. The Local Highways Authority has raised no objection to these proposals. It is recommended that a condition is imposed on any planning permission such that no development shall take place until details (in the form of scaled plans and written specifications) of the access shown within the outline application have been submitted to and approved in writing by the Local Planning Authority.

Flooding and drainage matters:

Surface water drainage.

7.17 The FRA states that surface water flow from the development will need to be attenuated to a rate that is acceptable to the EA and the Local Authority, and that this is likely to be the 'Greenfield runoff rate'. The outline drainage strategy submitted with the application presents attenuation and storage of surface water in underground storage systems, a central swale and balancing ponds as the most appropriate outline surface water drainage strategy for the proposed development.

7.18 Further, the outline drainage strategy proposes that at the detailed design stage, the existing ditch system on site should be investigated further to confirm flow routes and be cleared of debris.

7.19 The Environment Agency originally objected to the proposal as the surface water discharges anticipated from the site were higher than the 3 litres per second per hectare 'Greenfield runoff rate' that the Environment Agency advised should be the maximum for the site. Surface water drainage was also raised as a concern by a number of residents and the Parish Council, with specific reference being made to the waterlogged nature of the application site at certain times of year, and that surface water has been seen draining from the north east corner of the site onto Station Road (this was noted by the case officer on a site visit). In their response to the application, the Middle Level Commissioners confirmed that all discharges into the Bury

Brook system must be regulated to the Greenfield runoff rate and not increased as a result of the proposed development.

7.20 An amended FRA was submitted with reworked calculations for runoff rates and water storage volumes required on site. The Environment Agency has considered this amended document and has confirmed that the amended FRA is acceptable and the objection to development has been removed. The Environment Agency has also supplied planning conditions that it considers must be attached to any planning permission.

7.21 The conclusions of the outline drainage strategy submitted with the planning application are considered to be appropriate at this outline application stage, and it is recommended that a detailed surface water management strategy is secured by planning condition prior to the development of the site.

Foul Water

7.22 The proposed approach to foul water drainage is addressed in the FRA and then in more detail by the foul drainage strategy submitted with the amendments to the application – this additional document confirmed that the intended approach is to connect to the existing sewer beneath Station Road and that Anglian Water had confirmed that they found this proposal to be acceptable in principle.

7.23 The Environment Agency objected to the initial assessment of foul water drainage within the FRA on the grounds that whilst Anglian Water appeared to have confirmed there was physical capacity within the sewerage system, there was no scope within the permitted capacity at the Oldhurst sewage treatment works to discharge any more treated water into receiving water courses. Subsequent to the receipt of amendments to the application, the Environment Agency has withdrawn its objection subject to the imposition of a planning condition to secure and implement a scheme for foul drainage and disposal.

Archaeology:

7.24 The County Council recommended that the site be subject to an archaeological evaluation to be commissioned and undertaken at the expense of the developer and carried out prior to the granting of planning permission. This would allow fuller consideration of the presence/absence and nature of any archaeological remains within the application site.

7.25 The application was accompanied by an ‘archaeological desk based assessment’ that provided a description of known heritage assets potentially affected by the proposals and the character of other archaeological remains that may be present within the site. The conclusions of this assessment were that the site has an uncertain, but probably low, potential for the presence of prehistoric archaeological sites, a negligible potential for Roman remains, and a low potential for Saxon Medieval or Post-Medieval sites. Further, some evidence for former Medieval and Post-Medieval ridge and furrow cultivation is anticipated to be present, but any surviving

evidence of this is considered to have minimal archaeological interest.

7.26 Whilst it is acknowledged that a fuller archaeological evaluation prior to determination of the planning application would undoubtedly provide more information in relation to the potential for archaeological remains within the site, on balance it is not considered proportionate to require this and it is recommended that a pre-commencement condition is imposed on any planning permission granted to secure an archaeological scheme of works.

Ecology and trees:

7.27 A number of neighbour objections were made in relation to the impact on wildlife that could result from development of the site. An Ecological Appraisal forms part of the application submission and provides details of the Phase 1 Habitat Survey of the site. The Ecological Appraisal concludes that the site is of low conservation value and that no adverse effects on the nature conservation value of the local area are expected. Evidence of Great Crested Newts and lizards was found on the site and the application material recommended that a management plan should be produced to include a method statement for the translocation of Great Crested Newts to safe environments on the western boundary of the site under licence. It is recommended that a planning condition is imposed on any planning permission to secure this management plan and method statement.

7.28 An arboricultural assessment was submitted as part of the application material, stating that all existing trees could be retained if development proceeded in accordance with the illustrative masterplan shown in the Design & Access Statement. The Arboricultural Assessment recommended that a landscaping scheme be prepared as part of the detailed development proposals, including a management plan for trees. Tree protection measures should also be provided in accordance with those indicated in the Arboricultural Assessment. It is recommended that appropriate planning conditions are imposed to secure a landscaping scheme and details of tree protection measures.

Visual impact:

7.29 Neighbour objections were made relating to the potential visual impact of the proposed development and the loss of existing views. The loss of private views is not a material consideration. The proposal would involve the loss of open grassland and would inevitably create a visual impact. The application is supported by a Landscape and Visual Appraisal that demonstrates that the proposal can be delivered without undue adverse impact, through mitigation of the impact by provision of landscape buffers and the retention of existing trees and hedges around the edge of the application site. A landscaping scheme would be secured as part of the 'Reserved Matters'.

Provision of open space:

7.30 A development of 119 additional houses (up to 120 new homes and the demolition of one existing property) would require 0.59 ha of

public open space. This would include 0.3 ha of 'amenity green space' including 0.153 ha casual space for play and 0.07 ha of equipped play facilities. The 'Development Framework' plan included within the Design & Access Statement accompanying the application indicates that 0.79 ha of land will be allowed for strategic landscaping and habitat areas; in addition to this an equipped area for play (LEAP) is proposed on site. This proposed provision of open space is therefore considered to be adequate. Maintenance costs for the open space are addressed in the section of this report 'Section 106 considerations'.

Loss of agricultural land:

7.31 The Parish Council and a number of neighbours objected to the proposals on grounds that the application site is predominantly Grade 2 agricultural land (this is stated in the Council's environmental capacity study). The application was supported by a soils and agricultural use and quality report, which concluded that the site is made up of land of sub-grade 3b and 3a agricultural quality. As stated above, the conclusion of the Council's assessment of this site as an additional site for inclusion in the Local Plan is that the site has potential for residential development. It is therefore considered that whilst the loss of agricultural land is regrettable, in this instance is does not represent a reason for refusal of the planning application.

Amount of Development:

7.32 The National Planning Practice Guidance states that an application for outline planning permission allows for a decision on the general principles of how a site can be developed. Outline planning permission is granted subject to conditions requiring the subsequent approval of 'reserved matters', which are those aspects of a proposed development that an applicant can choose not to submit details of with an outline planning application. Outline planning applications should always include information on the amount of development proposed. The purpose of an illustrative layout is to demonstrate that the site can accommodate the amount of development proposed. In this case the layout is not for consideration at the outline stage giving the eventual developer of the site the flexibility to propose alternatives. If aspects of an illustrative layout are considered to be essential to achieving a satisfactory form of development the planning authority can impose a condition or put a note on the decision as appropriate.

7.33 The main factors which have influenced the proposed layout for the application site are the position of the access, the existing public footpath, the existing pond and existing trees, and views across the site from existing residential properties. The amended illustrative layout is a revised version of one which accompanied the initial application. The revised illustrative layout shows 113 dwellings. It is noted that the illustrative layout includes a road leading to the western edge of the site, which raises the potential for development of land to the west of the site. Any future proposal would need to be considered on its own merits, but it is considered reasonable for the applicant to include this indicative provision at this stage.

7.34 This application is in outline with the detailed design not for consideration at this stage, yet it is relevant to consider the potential impact on neighbours; neighbour objections were received raising concern that the proposal would lead to overlooking and loss of privacy. The Parish Council commented that the proposed development appeared cramped within the site. The amended application reduced the amount of proposed development from approximately 150 dwellings to up to 120 dwellings on the site (at a density of around 28 dwellings per hectare).The officer view is that this change has allowed for a density that reflects the local character of the surrounding urban edge and historic core of Warboys, and in the amended illustrative masterplan has allowed the introduction of additional open space on the eastern edge of the site. It is considered that the site could satisfactorily accommodate up to 120 dwellings without unduly affecting the amenity of neighbours.

Section 106 considerations including affordable housing:

Affordable housing:

7.35 The site is over 0.5 ha in size and therefore the development should seek to achieve a target of 40% affordable housing in accordance with Core Strategy Policy CS4 and the Developer Contributions SPD (Part A). With the proposed number of dwellings (up to 119 additional dwellings) this would equate to 48 dwellings.

7.36 The applicant submitted a draft Heads of Terms for a Section 106 Planning Agreement with the application, which proposes that if not dealt with by planning condition, a Section 106 Agreement will make provision for a scheme of affordable housing to be agreed with the Council to include the numbers, type, tenure and location of the site of the affordable housing provision to be made which shall consist of not less than 40% of the total dwellings permitted. This proposal is welcomed and will achieve the current policy target level of affordable housing for the proposed development.

7.37 It should also be recognised that viability work being undertaken as part of the Local Plan to 2036 is likely to result in a fall in the target level of affordable housing in the new Local Plan. It is therefore recommended that the Section 106 requires affordable housing in accordance with the target level for affordable housing at the time of issuing the decision; i.e. 40% in accordance with the Core Strategy if the decision is issued in advance of the Proposed Submission draft (Stage 4) of the Local Plan to 2036, or in accordance with the target level in the Proposed Submission draft (Stage 4) of the Local Plan to 2036 if the decision is issued after the publication of this draft of the Local Plan.

Open space:

7.38 In accordance with Core Strategy policy CS10 and the Developer Contributions SPD (Part B) proposals of between 10 and 199 dwellings are required to provide the development specific land for informal and formal open space. The overall requirement is 2.12 ha per 1,000 population for usable, informal green space and play and 1.61 ha per population for outdoor sport. All other requirements will be met by the CIL charge. For 119 additional dwellings, and using the

2011 average household size of 2.33 persons per household the requirement for a development population of 280 people would be 0.59 ha of public open space that would include 0.30 ha amenity green space (made up of 0.153 ha casual space for play; 0.07 ha equipped space for play and 0.081 ha other amenity green space). Accordingly, a Section 106 obligation should be secured to ensure that a minimum of 0.59 ha is provided of which at least 0.07 ha is space for equipped play and 0.153 ha is for casual play space.

7.39 The Developer Contributions SPD sets out maintenance rates for equipment that will cover a fifteen year period. Developer contributions in line with the final agreed provision of equipped play space should also be secured via a Section 106 Agreement.

Footpaths and access:

7.40 Under Part C of the SPD, this requirement is limited to on-site provision of the appropriate publically accessible routes to move within site and in-and-out of the development. The proposed new development roads through the site and route of the existing public footpath within the site will provide this with an access at the eastern edge of the site to Station Road. The proposed new public footpath link to the existing public footpath to the west of the site, to be constructed to an all-weather surface, together with a commitment to improve the surface of a stretch of the existing footpath to an all-weather surface to where the footpath meets the public highway adjacent to Humberdale Way, would provide a route in-and-out of the development to the west and provide additional connectivity to the village other than via Station Road.

7.41 Accordingly it is recommended that the Section 106 agreement makes provision for dedication of a new stretch of public footpath to be made up to an all-weather surface on land in the applicants' control, to link existing public footpath Warboys no.3 and no.4, and for funding to be made available to Cambridgeshire County Council for improvement of the surface of a stretch of existing public footpath Warboys no.4 to link towards Flaxen Walk and Humberdale Way.

7.42 In considering the Transport Assessment and opportunities to encourage sustainable modes of travel, the County Council and the applicant have agreed that the Section 106 agreement makes provision for a contribution of £18,000 towards the installation of two real time bus information (RTBI) screens; this will ensure bus use to key destinations is sufficiently encouraged; and a £500 cycle parking contribution to the County Council, which will ensure a number of cycle stands can be installed at key locations within the village. Accordingly, it is recommended that the Section 106 agreement makes this provision.

Other community provision:

7.43 Health (part D), Community facilities (part E), Libraries and lifelong learning (part F), Education and schools (part G). For all of these categories, provision is made for proposals smaller than large-scale major residential developments (200 or more dwellings) through CIL contributions.

Residential wheeled bins:

7.44 Contributions to the provision of wheeled bins should be secured through a planning obligation at a rate of £63.68 per dwelling for the supply of three bins (Developer Contributions SPD 2011 part G, contribution as reviewed in 2013).

7.45 An obligation relating to the above matters would comply with current local and national policy and the Community Infrastructure Regulations 2010.

Conclusion:

7.46 The proposed development of the application site is contrary to the development plan policies H23, EN17 and CS3. Material considerations include the Local Plan process, within which the site has been identified as having the potential to accommodate approximately 100 dwellings. Officer opinion is that this can be given some weight. Officer interpretation of the National Planning Practice Guidance is that it would not be premature to determine this application at this time.

7.47 Having considered other matters it is concluded that the outline proposals are acceptable in relation to transport and flooding and drainage matters. In relation to archaeology, ecology and trees, visual impact, provision of open space and the loss of agricultural land it is considered that the proposals are acceptable.

7.48 The 'Huntingdonshire Environmental Capacity Study: Additional Sites Assessment' concluded that the site is potentially suitable for residential development of approximately 100 homes. The more detailed work done as part of this application demonstrates that up to 120 new dwellings can be accommodated satisfactorily on the site. Development of the site would help meet the objectively assessed need for additional housing in the District and, having regard to all the considerations above, would constitute sustainable development.

7.49 The officer recommendation is therefore that subject to the satisfactory completion of a Section 106 agreement and appropriate planning conditions, the proposals are acceptable and should be approved.

8. RECOMMENDATION -

APPROVE subject to the prior completion of a Section 106 obligation relating to affordable housing, open space, Public Rights of Way, and wheeled bins and to conditions to include those listed below.

OR

REFUSAL in the event that the obligation referred to above 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.

APPROVAL subject to condition to include the following:

- Time limit (3 years for submission of reserved matters)

- Time limit for start of development (5 years from date of permission or before expiration of 2 years from approval of last REM whichever is the later)
- Reserved matters minus access Development shall be carried out in accordance with the approved reserved matters
- Fire hydrants
- Archaeological scheme of works
- Surface water drainage strategy
- Foul water drainage strategy
- Tree protection details
- Construction Environment Management Plan
- Ecological mitigation (Great Crested Newt and reptiles) including method statements
- Highways conditions (including details of access)
- Scheme for accessing construction traffic to the development including on-site parking and turning facilities
- Design and Access Statement principles

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 Andy Moffat Planning Service Manager (Development Management) 01480 388402**

Application No. 1301790OUT

Land Between Old Mill Avenue and Station Road, Warboys – Change of description of development from - Demolition of 43 Station Road and the residential development of site to provide approximately 150 dwellings with associated infrastructure to - Demolition of 43 Station Road and the residential development of site to provide approximately 120 dwellings with associated infrastructure to

The Parish Council recommends that the above application be refused on the following grounds:-

(a) that the site is situated outside the built up area of Warboys and therefore would be contrary to existing Local Plan policies in that it would represent development in the open country;

(b) that the site is not proposed for development in stage 3 of the Huntingdonshire Draft Local Plan to 2036 and permission would therefore be premature in advance of the determination of the Local Plan in accordance with the Court of Appeal decision in the case of St Albans v. Hunston Properties Ltd 2013;

(c) that Warboys is proposed for designation as a Key Service Centre in the Huntingdonshire Draft Local Plan to 2036 and in which a series of specific sites are proposed for allocation in order to maintain and promote sustainable growth. Sites for approximately 150 dwellings have already been proposed for housing development in the stage 3 consultation on the Draft Local Plan and the local economy and community has insufficient capacity to absorb a further 120 dwellings as proposed in the current application;

(d) that the site of the application forms part of the wider countryside and contributes to the character and rural setting of the village of Warboys. It is therefore not appropriately located within the built-up area of the village and would be contrary to Policy LP9 of the Huntingdonshire Draft Local Plan 2036;

(e) that the site is predominantly classed as comprising grade 2 agricultural land in the Huntingdonshire Draft Local Plan 2036 Environmental Capacity Study: Additional Site Assessments. With the country being no longer self-sufficient in food production and the long term unsustainability of a reliance on food imports for a rapidly expanding population, development on grade 2 agricultural land should be resisted in a similar manner to grade 1 agricultural land;

(f) that, although the application is in outline only, the indicative design shows a development that is cramped in scale in the illustrative masterplan and a higher density development of this size would not be appropriate at the rural edge of the village and in a countryside location as illustrated in the assessment of this site in the Huntingdonshire Draft Local Plan 2036 Environmental Capacity Study: Additional Site Assessments;

(g) that the proposed development would not contribute to sustainable travel under Policy LP17 of the Huntingdonshire Draft Local Plan 2036 in that there are insufficient employment opportunities in Warboys to accommodate development on this scale, thereby resulting in an outward migration of residents daily to work on roads that are already over-capacity and where a journey time at peak hours to Huntingdon some 6 miles distant can already take up to 40 minutes;

(h) that the proposed access to the site via Station Road will be insufficient to accommodate a development of this scale. The proposed junction with Station Road will have insufficient capacity to accommodate potentially 250 vehicles from the new development plus visitors and service traffic and is located too close to the junction with Heath Road. It would therefore be contrary to Policy LP17 of the Huntingdonshire Draft Local Plan 2036 in that traffic volumes will cause significant harm to the character of the surrounding area;

(i) that the absence of any direct pedestrian and cycle access from the site to the village and to bus routes other than via Station Road and High Street will result in a lack of connectivity and ease of access from the proposed site to village services, resulting in the unsustainable use of vehicular traffic contrary to Policy LP17 of the Huntingdonshire Draft Local Plan 2036;

(j) that the local capacity of the drainage system will be inadequate to accommodate a development of the scale proposed and will result in flooding both on and off site.

In the event of the application being approved, the Parish Council would ask the developer to make a contribution towards a replacement village hall in Warboys and improvements to the access junction to the site in the interests of highway safety.

…….

R. Reeves.
Clerk to Warboys Parish Council
16th May 2014

Development Management Panel

Scale =1:5,000
Date Created: 03/06/2014

Application Ref: 1301790OUT
Location: Warboys

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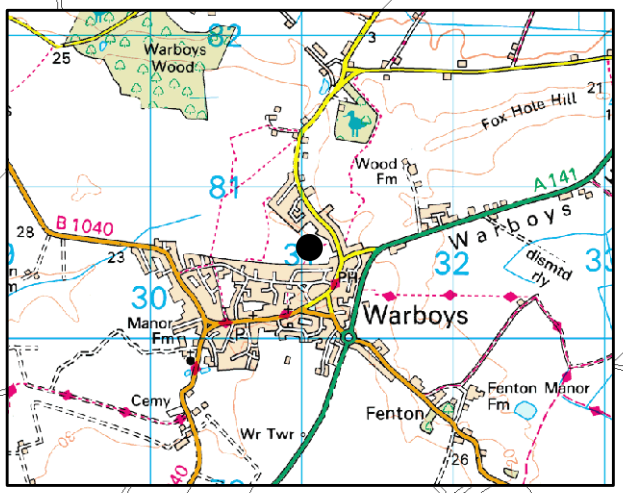

Legend

The Site

Conservation Area

DEVELOPMENT MANAGEMENT PANEL 14 MARCH 2016

Case No: **16/00080/OUT (OUTLINE APPLICATION)**

Proposal: **DEVELOPMENT OF PADDOCK LAND WITH 2 DETACHED DWELLINGS, 1 CHALET BUNGALOW, ALL WITH DOUBLE GARAGES, 1 TERRACED BUILDING OF 3 COTTAGE DWELLINGS FOR PRIVATE/SOCIAL HOUSING, ALL ACCESSED FROM EXISTING MODIFIED VEHICLE PADDOCK ROAD ACCESS.**

Location: **LAND WEST OF ASHMEAD HOUSE SOUTH STREET PE28 3BW**

Applicant: **MR T HUGGINS**

Grid Ref: **531427 275949**

Date of Registration: **20.01.2016**

Parish: **WOODHURST**

RECOMMENDATION - REFUSE

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

1. DESCRIPTION OF SITE AND APPLICATION

1.1 This application relates to an open area of pasture land located to the south west of the built up area of Woodhurst. Currently there are residential developments to the north, north-west and east. The boundaries of the land are defined by established hedgerow and trees.

1.2 The pasture land has been separated to form the site subject to this application. The site area is located directly south of Abbots Close and Moot Way, and to the North of South Street.

1.3 A tree located in the north east corner of the site is subject to a Tree Preservation Order. The part of the designated conservation area for the village is adjacent to the south east corner of the site.

1.4 Woodhurst is a Saxon ring village: “The village is a typical woodland ring fence settlement. It lies round what is roughly an oblong formed by two roads—Church Street on the north and South Street on the south, joined at the ends; from the middle of the ends, roads go to Bluntisham and Old Hurst. Probably at one end or the other stood St. John's Cross, of which mention is made in 1545. Around this oblong are the farm houses, shops and cottages of the village. They are for the most part modern, as the village was almost entirely destroyed by a fire in 1834, but a few 17th-century cottages remain…” (From Victoria County History, London, 1932)

1.5 The site is not within the Environment Agency's Flood Zones or in the Council's Strategic Flood Risk Assessment. There are no listed buildings within close vicinity to the application site.

1.6 The application seeks permission in outline for the erection of six dwellings to include, three detached dwellings with garages, and a terrace of three dwellings with parking provision for one car to the front of each property. The application also includes provision of a new private access road taken from South Street. The new access road will run in a straight line along the entire length of the application site (along its western boundary), with an extension (and turning area) running parallel with South Street.

1.7 The access and layout are being considered as part of this application, with all other matters reserved.

1.8 As stated, the site is located adjacent to, but outside the built up area of the settlement of Woodhurst. The description of the application suggests a mix of dwellings to provide for social and private housing. There has been no information submitted with the application relating to the amount of affordable housing that may be provided, the tenure split or indeed how the affordable housing will be secured.

1.9 A unilateral undertaking has been submitted to make provision for the provision of bins. A tree survey has also been submitted for consideration.

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
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)

- H23: "Outside Settlements"
- En5: "development within or directly affecting conservation areas"

- En9: “Development in affecting views into and out of the conservation area”
- H31: "Residential privacy and amenity standards
- En17: "Development in the Countryside"
- En18: “Protection of countryside features”
- En25: "General Design Criteria"

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”
- 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”
- LP18: “Parking Provision”
- LP26: “Homes in the Countryside”
- LP30: “Open space”
- LP31: “Heritage assets”

3.5 Huntingdonshire Design Guide SPD 2007

3.6 Huntingdonshire Landscape and Townscape SPD 2007

3.7 Developer Contributions SPD 2011

3.8 SPD Woodhurst Conservation Area Character Statement

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

4. PLANNING HISTORY

15/00373/OUT – planning application for the development of this site was withdrawn

1407221PENQ – proposal for the development of this site where it was confirmed the principle of the development would not be accepted, due to the location of the site, outside of the built framework of the village.

5. CONSULTATIONS

5.1 **Woodhurst Parish Council** – recommend the application is approved as the issues raised in the withdrawn application such as: the access point, sewage systems, surface water drainage and the proposed play space, have been addressed. (BOTH COPIES ARE ATTACHED).

Officer response:
The application is assessed in the main body of the report.

5.2 **County Archaeologists:** - No objections, subject to a condition being imposed to ensure a programme of investigations works are carried out prior the development commencement.
Officer response:
If members are minded to approve the application a condition can be included to secure the above.

5.3 Cambridgeshire Fire and Rescue: No objections, subject to adequate fire hydrant provision
Officer response:
If members are minded to approve the application a condition can be included to secure the above.

6. REPRESENTATIONS

6.1 There have been nine letters of representation received in response to the application –

6.2 Four letters have been received in support of the application particularly with regards to the provision of affordable housing.

6.3 The five objectors make comments with regards to:
Issues relating to sewage
Water pressure
Highway safety
Pressure on utilities
Lack of public transport
Flooding
Lack of village amenities
Privacy issues
Precedent for future development
No footpath

Officer response:
The comments received from the local community are noted and, where necessary, have been addressed in the main body of the officer report.

7. ASSESSMENT

7.1 The application has been submitted in outline with access and layout forming part of the application. The main issues to consider here are the principle of new housing in this location, affordable housing provision and the impact that the proposed development will have upon the character and appearance of the area, and the adjacent conservation area:

The principle of the development and impacts on the countryside:

7.2 The site is located within the bounds of a larger piece of pasture land at the south western edge of Woodhurst village. Residential developments exist to the north and to the east of the site. Open

countryside lays directly south and south west of the site. An established hedge divides the site from the residential built form to the east and to the north. The design and access statement submitted with the application suggests the site is within the built up framework of the village. However, following an officer site visit, it is clear that the site, and indeed the adjacent area immediately to the west, relates more to the surrounding countryside than to the built up area of the settlement.

7.3 Policy CS3 of the Core Strategy is relevant in this case, as are policies En17 and H23 of the Local Plan 1995. Emerging policies LP11 and LP26 contain similar provisions, and, although these policies cannot be given full weight at present, they are consistent with national guidance and carry through the LPA's long standing presumption against development in the countryside unless an essential need can be demonstrated.

7.4 Paragraph 55 of the NPPF states that 'LPAs should avoid 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
-where such development would represent the optimal viable use of a heritage asset
-where the development would re-use redundant or disused buildings
-the exceptional quality or innovative nature of the design of the dwelling should be truly outstanding or innovative, helping to raise standards of design more generally in rural areas; reflect the highest standards in architecture; significantly enhance its immediate setting; and be sensitive to the defining characteristics of the local area.

7.5 The provisions of paragraph 55 of the NPPF have been brought through at a local level with Policy LP26 of the Draft Local Plan to 2036. There has not been any justification submitted with the application that argues the essential need for a rural worker to live permanently at or near their place of work in the countryside; moreover, the development does not involve a heritage asset; the development does not include the re-use of a redundant or disused building; and lastly, it is considered that the proposed development are not of exceptional quality or innovative nature of the design that would be truly outstanding or innovative by helping to raise standards of design more generally in Huntingdonshire; nor does it reflect the highest standards in architecture. The proposal would not significantly enhance the immediate setting as it would introduce additional domestic built form in the countryside; and it would fail to be sensitive to the defining characteristics of the local area as it would increase the amount of built form in an open green space which contributes to the character of the ring village. The proposal fails to meet any of the aspects mentioned under the 'Homes of Truly Exceptional or Innovative Design' criteria in Policy LP26.

7.6 Policy CS5 of the Core Strategy – rural exception sites, states that in exceptional circumstances the delivery of affordable housing may be accepted at the edge of settlements, subject to a justified need being identified for such housing, and there is reasonable access to at least a basic range of services. The details contained in the application description suggest the proposed development would provide for 'private and social' housing. There has been no further information

submitted with the application to clarify how many of the proposed dwellings would be affordable homes, or if any viability testing has been carried out to identify the need for any open market housing.

7.7 The proposal does not satisfy any of the exceptions set out in the policies above relating to the erection of dwellings in the countryside, and, the development of this site would clearly expand into open countryside, and result in a hard edge to the village, therefore, in the absence of any convincing arguments to the contrary, it is considered that the proposal does not comply with Paragraph 55 of the NPPF; or the provisions of policies H23 and En17 of the Local Plan 1995; CS1, CS3 and CS5 of the Adopted Core Strategy 2009; and LP11, LP25 and LP26 of the Draft Local Plan to 2036. It is therefore recommended that the application be refused on settlement policy grounds.

Impacts on the significance of the Conservation Area:

7.8 Policies En5 and En9 in the adopted Local Plan 1995 seek to preserve conservation areas from unnecessary and harmful development, the text in the policy, extends to the setting of conservation areas. Policy En9 makes direct reference to the importance of the preservation of open spaces, gaps and street scenes, and views into and out of conservation areas. LP31 of the Local Plan – 2036 which reflects the advice contained within the NPPF, makes it clear those development proposals that affect heritage assets should demonstrate how the proposal will conserve, and where appropriate enhance the asset. Any harm to the setting of heritage assets should be weighed against public benefits.

7.9 The proposed development lies within the ring formed by Church Street and South Street. It is important to note that the streets enclose an area that historically included paddocks and closes belonging to the cottages and farmyards scattered around the edges of the woodland clearing. Therefore the roads do not define the edge of development as understood in modern terms but form the early boundaries of the village settlement as a whole, which included open fields and pastures. For this reason the conservation area character statement states:

7.10 " In contrast to development which has taken place to the east of Church Lane, a large tranche of open 'paddock' to the west of the conservation area remains relatively intact, reflecting the original character of this settlement. This and other open spaces between Church Street and South Street are substantial in character and their protection from development will help preserve the character of the settlement into the future."

7.11 It is therefore clear that the existing open rural character of the proposed development site should be considered to make an important positive contribution to the special historic interest of Woodhurst Conservation Area as a 'ring fence settlement'. Development in depth within this open green space as proposed would be harmful to the significance of the conservation area, albeit that harm would be less than substantial.

7.12 In accordance with NPPF paragraphs 132 and 134, this serious harm should be justified and exceeded by the public benefits of the scheme. As explained elsewhere in this report, no information was submitted with the application relating to the amount of affordable housing that may be provided, the tenure split or indeed how the affordable housing will be secured. With the above in mind, the public benefits of the scheme will be limited, especially in light of the fact that the Council can demonstrate a 5 year supply of land suitable for housing development (more information on this in the 'Five Year Housing Land Supply' section below).

Access & layout

7.13 Notwithstanding the principle of development, the siting of the proposed dwellings forms an incoherent pattern of development, which is not consistent with the existing built forms. The additional hardstanding (in the form of a long straight access along the entire length of the application site) and associated works would form a hard edge to the village of Woodhurst.

7.14 The appearance, scale and landscaping will be considered at the reserved matters stages.

7.15 Whilst the landscaping is to be a reserved matter, the details submitted in relation to tree protection is considered to be acceptable.

Five Year Housing Land Supply

7.16 As a 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. 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. There is therefore no reason to set aside the concerns outlined above on the basis of the supply of deliverable housing sites".

Neighbour amenity

7.17 The development of the site for residential purposes will also have an impact, in terms of noise and disturbance from vehicle movements and outside activities but this is likely to be relatively limited. It is considered that the distances involved and the juxtaposition of the proposed dwellings in relation the surrounding properties that overlooking is unlikely to be a significant problem and will not cause an undue loss of amenity.

7.18 Buildings in the position indicated will not overshadow the adjoining properties. The layout plan submitted indicates the proposed dwellings would be sited on well-spaced plots. Based on the information received, the development is considered unlikely to impact up on the amenities of the surrounding occupants of the residential properties. It is considered that the proposal complies with policies H31 and LP15.

Archaeology:

7.19 The records held at the Council indicate that the site lies in an area of high archaeological potential, situated 160m to the south west of 12th century of Saint John the Baptist's Church (Historic Environment Record reference MCB4358). Archaeological investigations adjacent to the application area have revealed evidence of Iron Age, Roman, Saxon, medieval and post-medieval occupation (ECB310, ECB959), with Roman occupation excavated 70m to the east (MCB15529). In addition, at Moot Way to the immediate north of the application area are known Saxon remains (MCB4405) and medieval burials (MCB4404), with a probable moat located to the North West (MCB4426).

7.20 It is considered if the application were to be approved; a condition would be imposed to ensure a programme of investigation is submitted to the LPA for approval.

Conclusion

7.21 Ultimately, it is considered that the proposal would be contrary to the provisions of polices CS1 and CS3 of the Local Development Framework Core Strategy 2009, policies En17 and H23 of the Huntingdonshire Local Plan 1995, and polices LP11 and LP26 of the Draft Huntingdonshire Local Plan to 2036 (2013) in that residential development in the countryside will be restricted to that which has an essential need to be in a rural location. The applicant has not demonstrated a need for the development to be in this location and has not put forward a convincing case as to why an exception to the policies of the Local Planning Authority should be made. Although the site is adjacent to the built-up area of the settlement and therefore considered to be in the open countryside, as such, the development of this site would impact of the character of the Woodhurst by creating a hard edge to the village.

7.22 Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is therefore recommended that planning permission should be refused.

8. RECOMMENDATION – REFUSE for the following reasons:

Reason 1.

The site is located in the open countryside where residential development in the countryside will be restricted to that which has an essential need to be in a rural location. The applicant has not demonstrated a need for the development to be in this location and has failed to put forward a convincing case as to why an exception to the policies of the Local Planning Authority should be made. The proposal would therefore be contrary to the provisions of policies CS1 and CS3 of the Local Development Framework Core Strategy 2009, policies En17 and H23 of the Huntingdonshire Local Plan 1995, policy HL5 of the Huntingdonshire Local Plan Alteration 2002 and policies LP1, LP11 and LP26 of the Draft Huntingdonshire Local Plan to 2036 (2013).

Reason 2.

This site is located in the open countryside for the purposes of the development plan. The applicant has failed to demonstrate that the proposals meet the tests of planning policy in terms of the delivery of affordable housing on rural exception sites. In the absence of any convincing arguments to the contrary, it is considered that the proposal is contrary to policy CS5 of the Adopted Core Strategy 2009; and LP25 & LP26 of the Draft Local Plan to 2036, and paragraph 54 of the NPPF.

Reason 3.

The development in depth within this open green space at the edge of the village, by reason of the location of the access way, and layout of the scheme would form an incoherent pattern of development, and a hard edge to the village which would result in serious harm to significance of the adjacent the conservation area, and the rural character of the village as a whole. The harm caused by the proposed development is not considered to be outweighed by public benefits. As such the proposal is considered to be contrary to Policies En5, En9, and En25 of the Local Plan, and Policies LP13, LP30 and LP31, and paras 132 and 134 of the NPPF.

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
DISTRICT COUNCIL

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Head of Planning Services
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Cambridgeshire PE 29 3TN

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Fax: 01480 388099
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Application Number: 16/00080/OUT Case Officer Linda Walker
Proposal: Development of paddock land with 2 detached dwellings, 1 chalet bungalow, all with double garages, 1 terraced building of 3 cottage dwellings for private/social housing, all accessed from existing modified vehicle Paddock Road access.
Location: Land West Of Ashmead HouseSouth StreetWoodhurst
Observations of Woodhurst Town/Parish Council.
Please √ box as appropriate

[✓] Recommend **approval** because .....(please give relevant planning reasons in space below)

Recommendation of lighting at access road to South Street.
It addresses the concerns raised in the previous planning application

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

[ ] No observations either in favour or against the proposal

S Mizen .....Clerk to Woodhurst Town/Parish Council.

Date : 29.01.16

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.

Please send response to email address below:-

Development.control@huntingdonshire.gov.uk

(Development Management)

Development Management Panel

Scale =1:2,500
Date Created: 17/02/2016

Application Ref: 16/00080/OUT
Location: Woodhurst

Huntingdonshire DISTRICT COUNCIL

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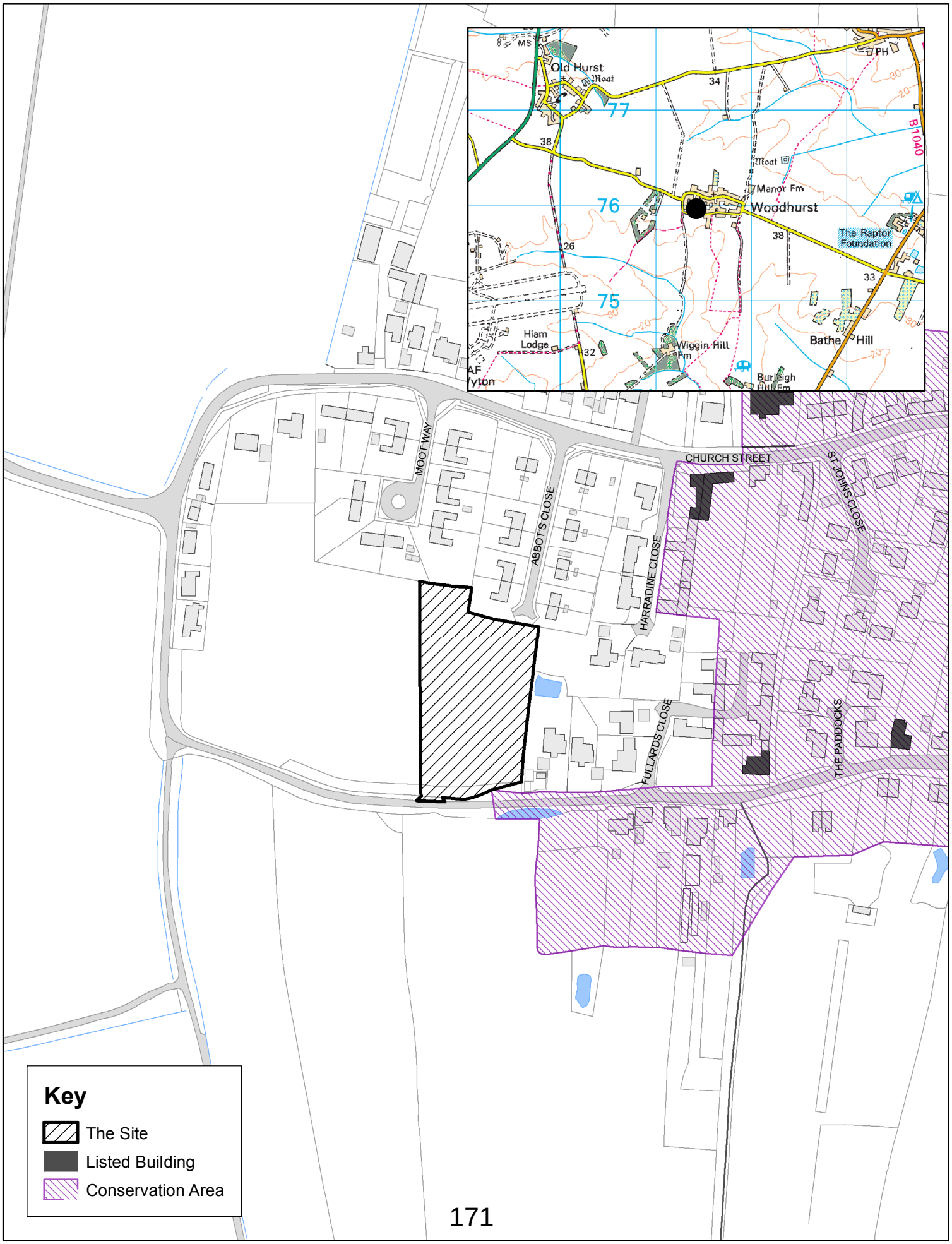
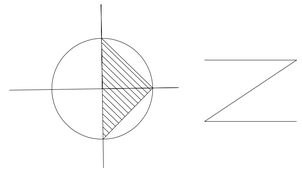
Ordnance Survey HDC 100022322



SITE PLAN



Revision:
Revision A Revised plan — Jan 16 — By Approved / By Paul B

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Client:
T R HUGGINS

Project:
RESIDENTIAL DEVELOPMENT OF PADDOCK INTO 4 BEDROOM DWELLING, 3 BEDROOM CHALET BUNGALOW, 3 BEDROOM DWELLING AND THREE 2 BEDROOM TERRACED DWELLINGS ALL ACCESSED THROUGH EXISTING VEHICLE SITE ACCESS FROM SOUTH STREET WOODHURST, CAMBS.

Drawing Title:
SITE PLAN

Scale:	Date:	Drawn:
1:500	March 2015	PB

Project No:	Drawing No:	Revision:
7744	103	A

Copyright Jk Architecture. All dimensions to be verified on site.

Shallow water margin (5-50cms deep) to be planted with a range of emergent plants including water - plantain Alisma plantago-aquatica, water forget me not Myosotis, arrowhead Sagittisiia and amphibious bistort Persicaria amphibia and marginal damp ground plants including marsh marigold Caltha palustris, cuckhoo flower pratensis, ragged robin, water mint etc.

Open water shelf (0.5 - 3 metres deep) to be planted with rooted submerged and floating aquatic plants including broad-leaved pondweed Potamogeton natans, curled pondweed P. crispus , rigid hornwort Ceratophyllum demersum and common water starwort Callitriche stagnalis.

Deep open water (3-4 metres deep).

Raised earth bank up to one metre high around northern side of pond to be planted with native mixed woody scrub.
A two metre wide unplanted buffer to be maintained around the pond immediate edge to minimise shrub overhanging and leaf litter accumulation/siltation.
Rough tussocky grasses, Cocksfoot and false oat grass.

Surrounding terrestrial habitat of rough grassland to be cut every 1 or 2 years to encourage ground cover but prevent colonisation.

Revision: By Approved
Revision B : PLAYGROUND REMOVED ETC By PB 12/15

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Client:
T R HUGGINS

Project:
RESIDENTIAL DEVELOPMENT OF PADDOCK INTO 4 BEDROOM DWELLING, 3 BEDROOM CHALET BUNGALOW, 3 BEDROOM DWELLING AND THREE 2 BEDROOM TERRACED DWELLINGS ALL ACCESSED THROUGH EXISTING VEHICLE SITE ACCESS FROM SOUTH STREET, WOODHURST, CAMBS.

Drawing Title:
PROPOSED SITE PLAN

Scale:	Date:	Drawn:
1:100	OCTOBER 2014	PB

Project No:	Drawing No:	Revision:
7744	101	B

Copyright Jk Architecture. All dimensions to be verified on site.

Any revisions to the plans or separate specification can only be carried out by JK Architecture

EXISTING TREES, SHRUBS AND HEDGING. REDUCED TO ALLOW VISIBILITY SPLAYS.

NEW HEDGING

900MM HIGH POST AND RAIL FENCE.

2500

EXISTING ENTRANCE MODIFIED TO SUITE HIGHWAYS REQUIREMENTS.

PRIVATE ROAD ACCESS

POROUS GRAVEL DRIVE

9.350

9.850

5000

THE DEVELOPMENT HAS BEEN DESIGNED TO PREVENT ANY ISSUES WITH NEIGHBOURS REGARDING PRIVACY.

POROUS GRAVEL DRIVE

PRIVATE ROAD ACCESS

NEW HEDGING

9.250

NEW TREES

GRASS

43000

SOUTH STREET

13312

9030

NEW HEDGING

NEW PRIVATE NEWT POND BELONGS TO HOUSE TYPE 'A'

GRASS

9.250

8.150

EXISTING SHRUBS AND HEDGING

6000

9940

6000

2.5M X 43M VISIBILITY SPLAY.

8.250

NEW HEDGING

NEW TREES

NEW TREES

PROPOSED SITE PLAN. 1:100

NEW HEDGING

NEW HEDGING

NEW TREE

6000

6000

GRASS

15000

NEW HEDGING

9.400

A

13000

11000

GRASS

NEW TREES

20116

EXISTING SHRUBS AND HEDGING

NEW HEDGING

900MM HIGH POST AND RAIL FENCE.

NEW HEDGING

B

10.400

1800MM HIGH FENCE

10.250

C

10.400

GRASS

19692

NEW HEDGING

10251

NEW HEDGING

NO WINDOWS IN THIS ELEVATION

6000

10.500

D E F

NO WINDOWS IN THIS ELEVATION

1800MM HIGH FENCING BETWEEN BOUNDARIES

GRASS

NEW HEDGING

10.350

12788

1800MM HIGH FENCE

GRASS

NEW HEDGING

1800MM HIGH FENCE

THE DEVELOPMENT HAS BEEN DESIGNED TO PREVENT ANY ISSUES WITH NEIGHBOURS REGARDING PRIVACY.

SCALE 1000

NEW TREES

10.250

NEW HEDGING

NEW HEDGING

NEW TREES

NEW HEDGING

1800MM HIGH FENCE

ABBOTS CLOS

SITE PLAN 1:100

GREEN PAPERS FOLLOW

Huntingdonshire
DISTRICT COUNCIL

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

Application Number: 15/00373/OUT Case Officer Linda Walker
Proposal: Proposed erection of 1 detached dwelling and 1 chalet type dwelling both with double detached garages, access from existing entrance to site off South Street, also 1 terraced building, incorporating 4 cottage type dwellings for private and social housing via the extension of Abbots Close allowing access to terraced housing and access to a new public park area
Location: Land West Of Ashmead HouseSouth StreetWoodhurst
Observations of Woodhurst Town/Parish Council.
Please √ box as appropriate

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

☑ Recommend **refusal** because...(please give relevant planning reasons in space below)
PLEASE SEE ATTACHED

☐ No observations either in favour or against the proposal

S M Ingram .....Clerk to Woodhurst Town/Parish Council.

Date : 14 · 10 · 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)

APPLICATION Number: 15/00373/OUT

Case Officer: Linda Walker

During the extra-ordinary parish council meeting held on the 12th October, 2015 Woodhurst Parish Council are recommending refusal of planning permission for the following reasons:

1. Access through Abbots Close is severely limited due to the narrow width of the road and the on-road parking. This would raise problems of access for emergency vehicles, service vehicles and vehicular access to the social housing and play area.
2. Confirmation would be required that the existing sewage systems could cope with the proposed development as this issue is not dealt with adequately in this application.
3. The impact of surface drainage of the site on South Street would need more consideration. The application should probably include clearance of the ditches along South Street and dredging of Ridge's Pond with supervision by the Environment Agency.
4. While 59% of village residents that responded to the Woodhurst Parish Plan survey in 2012 were in favour of a children's play park facility being provided, the Parish Council would require assurances that any such facility included in this development should be fully funded by a section 106 condition, and that the ongoing maintenance of the land and equipment be adopted by HDC in the long term, to alleviate any financial responsibility on Woodhurst Parish Council and the residents of the village.

DEVELOPMENT MANAGEMENT PANEL **14 MARCH 2016**

Case No: **15/02381/S73**

Proposal: **VARIATION/REMOVAL OF CONDITION 1 OF PLANNING APPLICATION 1201691S73 TO ALLOW RETENTION OF THE MARQUEE**

Location: **POTTON LTD ELTISLEY ROAD GREAT GRANSDEN SANDY SG19 3AR**

Applicant: **KINGSPAN TIMBER SOLUTIONS LTD**

Grid Ref: **527013 256247**

Date of Registration: **24.12.2015**

Parish: **GREAT GRANSDEN**

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 This application seeks to remove condition 1 of planning permission 1201691S73 to allow for the permanent retention of an existing Marquee building at the Kingspan (formerly Potton Homes) manufacturing facility on the west side of Eltisley Road, Great Gransden.

1.2 The Marquee structure is a rectangular shaped building, constructed from a white coloured fabric like material over an internal frame, providing an approx. 800 sqm. manufacturing facility, which for planning purposes, falls in use class B2 'General Industry' of the 1987 use classes order, as amended. The height of the Marquee building is 8m above ground level and it is 42.5m long by 19m wide.

1.3 The Council's planning records confirm the building was erected without planning permission in 2009 as the operator believed that a temporary building did not require planning permission. A planning application was submitted and the Council granted planning permission to retain the building for 3 years, which expired in 2012. In December 2012, the Council granted planning permission to retain the building for a further 3 years.

1.4 The building is situated within the grounds of the production facility and it is separated from Eltisley Road by a car park. A dense evergreen hedgerow is growing alongside the east and north facing elevations of the building. There are residential properties further to the south and one to the north of the site.

2. NATIONAL GUIDANCE

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

For full details visit the government website
https://www.gov.uk/government/publications/national-planning-policy-framework--2

2.2 Planning Practice Guidance is relevant, particularly with regard to guidance on:

- the use of planning conditions, including imposing conditions to limit a use to a temporary period (Paragraph: 014 Reference ID: 21a-014-20140306).

- determining an application to vary or remove a planning condition under section 73 of the Town and Country Planning Act, which is contained in Paragraph 031 (Reference ID: 21a-031-20140306).

- the Chapter covering 'Noise' gives relevant guidance and makes reference to the Noise Policy Statement for England, advising that noise should not be considered in isolation; it must be considered in the context of economic, social and environment dimensions of a proposed development.

For full details visit the government website
http://planningguidance.communities.gov.uk/

3. PLANNING POLICIES

3.1 Saved policies from the Huntingdonshire Local Plan (1995)

- E8: "Small Scale Employment Generating Development" – will normally be permitted within defined environmental limits, subject to: demonstrated employment need; likely impact on character, amenities and infrastructure.

- E11: "Expansion of Existing Firms" – will normally be allowed providing the scale and location of development does not conflict with other Local Plan policies.

- E13: "Industry, Warehousing or high technology and office developments" – will not be permitted where it would cause serious traffic noise or pollution problems or other damage to the environment.

3.2 Adopted Huntingdonshire Local Development Framework Core Strategy (2009)

- CS1: “The principles for sustainable development”.

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

- LP1: “Principles for development”.
- LP11: “Relationship between the built-up area and the Countryside”.
- LP13: “Quality of design” – a proposal will need to be designed to a high standard based on a thorough understanding of the site and its context.
- LP15: “Ensuring a high standard of amenity” – a proposal will need to provide a high standard of amenity for existing and future users and residents of both the surroundings and the proposed development.
- LP21: “Rural economy” – provides for, amongst others, employment development within the ‘B’ use classes, for the expansion of an established business within its operational site.

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

4. PLANNING HISTORY

4.1 Relevant planning history of the Marquee building:

0901026FUL – Retention of marquee building for 3 years, approved March 2009 under delegated powers.

1201691S73 – variation of condition 1 of planning permission 0901026FUL to retain the marquee for a further 3 years, approved December 2012 under delegated powers.

5. CONSULTATIONS

5.1 **Great Gransden Parish Council:** recommend refusal (copy attached). The Clerk to the Parish Council clarified that ‘environment’ in the context of the first ground for refusal, includes both noise impacts and visual impact of the building.

5.2 **HDC Environmental Health** – no objection, subject to the imposition of the same condition imposed on the previous planning permissions which sets hours of operation and imposes an upper noise level limit. The Noise Policy Statement for England has been taken into account and the recommended condition is based on the rating and measuring methods in BS4142:14.

6. REPRESENTATIONS

6.1 Received 3 objections and 1 comment from the occupiers of 15 Eltisley Road, 22 Eltisley Road, 30 Middle Street and 15 Winchfield, Great Gransden, raising the following summarised issues:

- noise effects from the operation of machinery (including extractor fan), loud banging of materials and broadcast of music from within the building, which is not of solid construction, causing daily disturbance over 6 days a week, which can be heard from gardens and rooms in houses.
- noise effects from the Kingspan premises has increased noticeably over recent years and the noise comes specifically from the marquee.
- an indefinite planning permission would make a mockery of the term 'temporary', particularly as the Case Officer's report of 2009 said that a 10 year planning permission (beginning in 2009) would not be appropriate as structures such as these should be used for a minimal temporary period.
- support for the business and recognition of its contribution to the village, but if buildings are needed they should be properly insulated buildings, not canvas marquees which are totally unsuitable.
- if approved, conditions should require the marquee to be temporary and for noise effects to be controlled.
- noise conditions should be monitored.

Officer Comment: The above issues have been addressed in the 'Assessment' section below.

7. ASSESSMENT

7.1 The main issue is whether the removal of condition 1 of planning permission 1201691S73 to permanently retain the marquee building will result in unacceptable harm to visual amenity.

7.2 Paragraph 031 (Reference ID: 21a-031-20140306) of the Planning Practice Guidance for England confirms that in determining an application to vary or remove a planning condition under section 73 of the Town and Country Planning Act, the decision maker can only consider the question of the disputed condition. The guidance makes clear that an application to remove or vary a condition is not an opportunity to reconsider the development afresh.

7.3 The disputed condition is condition 1 of planning permission 1201691S73, which permitted the building to be retained on the land for no more than 3 years and was imposed to control the development in the interests of visual amenity. The Local Planning Authority must only consider whether the removal of condition 1 - allowing the building to be retained on the land indefinitely - will result in unacceptable harm to visual amenity.

7.4 Whilst objections on the grounds of noise and disturbance arising from the activities carried out in the building have been received, these are not relevant to the disputed condition 1, as this condition was not imposed to control nose and disturbance. Noise and disturbance are covered in this report as an 'other' issue.

Visual impact:

7.5 The concern of the Local Planning Authority (LPA) in approving the building for a temporary period in 2009 was the durability of its fabric like construction and the possibility that it may fall into disrepair in a

shorter period of time than a more robust metal or masonry construction building. The LPA took the view in 2009 that in the event of the building falling into disrepair and becoming visually unsightly, it would be open to refuse to grant a further temporary planning permission. This approach aligned closely with the applicant's intention at the time, which was the provision of the building to meet a need that was thought to be temporary. In 2009 the applicant explained (paragraph 7.5 of its Design and Access Statement) that it was envisaged that the marquee will not be required in the long term as growth of the business during an economic upturn may necessitate a change in layout of the premises.

7.6 The building is currently in a good state of repair and it is not exhibiting any notable signs of undue physical deterioration. It is reasonable to conclude that the appearance of the building and its effect on the character and appearance of the locality is not markedly different to when it was erected in 2009.

7.7 The building is not visually prominent or obtrusive. The dense evergreen hedge that grows alongside its east and north facing walls continues to provide effective screening of the building. A condition requiring its retention would be repeated. The front elevation of the building is visible from Eltisley Road, looking along the entrance to the site, where it is seen in combination with the other buildings, plant, materials and the like that are present at the production facility. The pale colour finish of the building does not contrast sharply with that of the sky.

7.8 In the event that the building deteriorates in condition to such an extent that it adversely affects the amenity of its area, it would be open to the Local Planning Authority to consider whether it would be expedient to use the powers conferred by Section 215 of the Town and Country Act 1990 to rectify the harm.

7.9 Section 215 of the Town and Country Act 1990, gives powers to a Local Planning Authority to require proper maintenance of land and buildings if it appears to the LPA that the amenity of a part of their area, or of an adjoining area, is adversely affected by the condition of land in their area. They may serve on the owner and occupier of the land a notice under this section.

7.10 If the current state of the Marquee building relative to its age is anything of an indicator, the building appears to be either robust or well maintained, or a combination of both. As such, the probability of the condition of the building deteriorating significantly, even in the medium term, appears relatively remote. It would not be in the interests of the applicant, who requires the building to function as a production facility that protects its products and workforce from the elements, to allow the building to deteriorate.

7.11 Even if we assume, for whatever reason, that the building deteriorates, the question to be asked is how much harm would this cause to visual amenity? For example, if the white coloured outer 'skin' of the building was to deteriorate to the extent that it became partially or fully detached from the supporting framework it would leave the thin profile metal framework of the building exposed, which would arguably be likely to have a lesser visual impact than the building in its current

state. If the supporting framework was then to collapse, the visual impact of the remains would be likely to have even less of an impact. If the building was to collapse then the planning permission would be 'lost' and a fresh planning permission would be required for its replacement.

7.12 The following advice in Planning Practice Guidance on temporary planning permissions serves to add further weight to the permanent retention of the building:

7.13 Paragraph: 014 Reference ID: 21a-014-20140306 of the Planning Practice Guidance, advises that a condition limiting the use of land or buildings to a temporary period, where that use is compliant with the development plan, will rarely pass the test of necessity. Officers consider that this development is compliant with the development plan.

7.14 The Planning Practice Guidance goes on to advise that temporary planning permissions may be appropriate where a trial run is needed to assess the effects of a development. However, it warns that it will rarely be justifiable to grant a second temporary permission and that further permissions should normally be granted permanently or refused if there is clear justification for doing so. Officers consider that the development should be granted permanent planning permission as proposed; a further trial period is unnecessary.

7.15 It is noted that the Case Officer reported in 2009 that it would not be appropriate to grant a planning permission that allowed the building to be retained for 10 years, i.e. up until 2019. Similarly, the Case Officer reported in 2012 that it would not be appropriate to grant a planning permission that allowed the building to be retained for 5 years, i.e. up until 2017. However, this can be explained by reference to the very reason for granting a temporary permission in the first place, which was to allow for assessment of the condition of the building and its impact on visual amenity at the end of each temporary planning permission. In this respect the Case Officer, writing in 2009 and again in 2012, would not have been able to forecast the condition of the building some 10 years hence in 2019, due to variables such as the durability of the structure and the willingness and ability of the applicant to undertake preventative maintenance and remedial repairs. On these grounds it was understandable for the Local Planning Authority not to have granted a 10 year planning permission beginning in 2009. As it has turned out, the marquee is currently in a good state of repair and it is not exhibiting any notable signs of undue physical deterioration.

7.16 **Conclusion on this issue**: Planning officers are satisfied that removing condition 1 of planning permission 1201691S73 to allow permanent retention of the building will not lead to unacceptable harm to visual amenity. In view of the advice in the Planning Practice Guidance, it is considered unreasonable to limit any further planning permission to a temporary period. As such a permanent planning permission should be granted.

Other matters:

7.17 Objectors have raised the fact that the Case Officer's reports accompanying the 2009 and 2012 (0901026FUL and 1201691S73)

planning permissions contained the following words justifying the temporary planning permission on the basis of controlling noise and disturbance:

7.18 *"The applicant has confirmed the positioning of the marquee is for a temporary period. However, the 10 years proposed by the applicant is not considered appropriate as structures such as these should only be used for a minimal temporary period to allow the Local Planning Authority to main (sic) control of the activities being carried out on the marquee and the materials are not appropriate for long term temporary use".*

7.19 As explained above, the Local Planning Authority clearly stated on the decision notices for the 0901026FUL and 1201691S73 planning permissions that the sole reason (reason 1) for granting a temporary planning permission for the marquee building was to control the development in the interests of visual amenity; not to control noise effects. There was no ambiguity on this point.

7.20 The decision notices for the 0901026FUL and 1201691S73 planning permissions include a condition (condition 3) controlling noise effects via a restriction on the hours that machinery in the building can be operated and this is supplemented by a noise level limit of 3dB above existing background noise level. The District Council's Environmental Health Officer raises no objection to the development, subject to the aforementioned condition, and therefore the noise effects of the development continue to be capable of satisfactory control under the provisions of this condition. The Kingspan construction facility occupies a site that is more extensive than the marquee building and it would be expected to generate levels of noise commensurate with the industrial activity that takes place.

7.21 The concerns of objectors regarding noise and disturbance are noted, but cannot be given any weight in the determination of this application for the reasons given above. In this case the matter at issue is the removal of the time limit condition that was imposed for the sole reason of controlling the development in the interests of visual amenity and not in the interests of controlling noise and disturbance. Condition 3 of the previous temporary planning permissions would be carried forward to limit the hours of use of machinery and set an upper noise level.

7.22 An objector says that the noise condition should be monitored by the Council. Officers are satisfied that the noise condition is capable of practicable enforcement. A noise complaint regarding the Marquee building was received in 2013 and was investigated by the Planning Enforcement Team, but the file was closed after the complainant contacted the operator direct and confirmed that noise disturbance had ceased.

8. **RECOMMENDATION - APPROVE** removal of condition 1 of planning permission 1201691S73 to authorise permanent retention of the marquee, subject to the following conditions.

(i) retain the building in accordance with the approved drawings.

(ii) the hedge located on the eastern side of the temporary marquee hereby approved shall be retained unless otherwise agreed in writing by the Local Planning Authority.

(iii) the machinery used in the temporary marquee hereby approved shall only be operated on the premises between 7:00 - 16:30 Monday to Friday, 07:00 – 12 noon on Saturdays, and at no time on Sundays or Bank Holidays. Additionally the rated level of the noise emitted from the consented development shall not exceed the existing background noise level by more than 3dB. The noise levels shall be determined at 3.5m from the façade of the nearest residential property. The measurements and assessment shall be made according to BS 4142:14.

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

CONTACT OFFICER:
Enquiries about this report to **Mr Gavin Sylvester Development Management Officer 01480 387070**

HUNTINGDONSHIRE
DISTRICT COUNCIL

Head of Planning Services
Pathfinder House
St Mary's Street
Huntingdon
Cambridgeshire
PE29 3TN

Application Number: 15/02381/S73 Case Officer Gavin Sylvester
Proposal: Variation/removal of condition 1 of Planning Application 1201691S73 to allow retention of marquee
Location: Potton Ltd, Eltisley Road, Great Gransden
Observations of Great Gransden Parish Council

Recommend Refusal

At their meeting on 1st February 2016, Parish Councillors unanimously resolved to recommend **refusal** to this application on the grounds (1) the adverse impact on the community and the environment, (2) this is a temporary building with no sound insulation and causes noise and disturbances resulting from the use and (3) this permission was sought on a previous occasion and rejected and continuity over the previous 3 years was a concession to assist in the running of the business and this concession should not be extended.

Diane Taylor
Clerk to Great Gransden Parish Council
Elm Cottage
33 Meadow Road
Great Gransden
SG19 3BD

Date: 1st February 2016

Development Management Panel

Scale =1:2,500
Date Created: 17/02/2016

Application Ref: 15/02381/S73
Location: Great Gransden

Huntingdonshire DISTRICT COUNCIL

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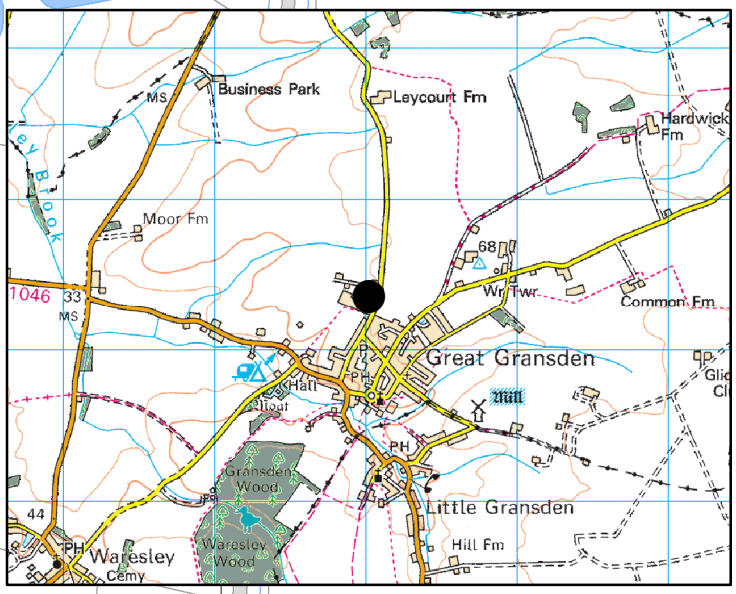

WINCHFIELD

CLOSE

Key

- The Site
- Listed Building
- Conservation Area

Eltisley Road, Great Gransden

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Barford+co
HOWARD HOUSE 17 CHURCH STREET ST NEOTS CAMBS PE19 2BU
01480 213811 • WWW.BARFORDS.CO.UK

GREEN PAPERS FOLLOW

Application Number: 1201691S73

TOWN & COUNTRY PLANNING ACT, 1990

PLANNING PERMISSION

Kingspan Ltd
c/o D H Barford + Co
Howard House
17 Church Street
St Neots
PE19 2BU

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

Variation of condition 1 of Planning Permission 0901026FUL to read: This permission shall be for a temporary period only, for three years, the marquee hereby permitted shall then be removed from the site and the land restored to its former condition. (amended description) Kingspan Potton Ltd Eltisley Road Great Gransden Sandy SG19 3AR
in accordance with your application received on 24th October 2012 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Location Plan			24.10.2012

Subject to the following condition/s.

1. Condition. This permission shall be for a temporary period only expiring on 31st March 2016, on or before which the marquee hereby permitted shall be removed from the site and the land restored to its former condition.

1. Reason. To enable the Local Planning Authority to retain control of the development in the interests of visual amenity in accordance with Policy ENV 7 of the East of England Plan 2008 , and Policy En25 of the Huntingdonshire Local Plan, 1995.

2. Condition. The hedge located on the eastern side of the temporary marquee hereby approved shall be retained unless otherwise agreed in writing by the Local Planning Authority.

2. Reason. In the interests of visual amenity.

3. Condition. The machinery used in the temporary marquee hereby approved shall only be operated on the premises between 7:00 - 16:30 Monday to Friday, 07:00 – 12 noon on Saturdays, and at no time on Sundays or Bank Holidays. Additionally The rated level of the noise emitted from the consented development shall not exceed the existing background noise level by more than 3dB. The noise levels shall be determined at 3.5m from the façade of the nearest

Planning Service Manager
(Development Management)

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residential property. The measurements and assessment shall be made according to BS 4142:1997.

3. Reason. In the interests of neighbour amenity.

4. Note to applicant. The Local Planning Authority has had regard to the provisions of the Development Plan comprising the East of England Plan Revisions to the Regional Spatial Strategy 2008, saved policies in the Cambridgeshire and Peterborough Structure Plan 2003 and saved policies in the Huntingdonshire Local Plan 1995 as altered by the Huntingdonshire Local Plan Alteration 2002, the Adopted Huntingdonshire Local Development Framework Core Strategy 2009, the Huntingdonshire Development Management DPD: Proposed Submission 2010 and the Huntingdonshire Local Plan to 2036 - Draft Strategic Options and Policies (2012) so far as material to the application and to all other material considerations. Having determined the proposal on the basis of the submitted information the application is hereby approved subject to the conditions specified above

5. Note to applicant. In approving this application, the relevant planning guidance and policies were identified as of policy ENV7 of the East of England Plan, E8, En18 and E11 of the Local Plan, Policy CS1 of the Adopted Core Strategy, Policies E1, P5, P2 of the Development Management DPD: Proposed Submission 2010, and Policies DP6, DP9, Dm13, Dm14 and DM25 Having regard to these, the representations received and any other material planning reasons, the main issues were identified the impact the structure has on the character of the surrounding area and the impact the proposal has upon the amenities of the residents in the locality. The application has been approved for a temporary period of three years, as providing the hedge is retained the structure will not unduly impact on the visual appearance of the area. The proposal is unlikely to be unduly harmful to the amenities of the residents in the locality and the noise restriction and restricted times of operation will ensure the use does not become a nuisance to residents. A full report is available on the Council's website

6. 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.

Planning Service Manager
(Development Management)

ufm5.rtf
Date 19th December 2012

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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 responsible for planning;
   - **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 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.
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.

Planning Service Manager
(Development Management)

ufm5.rtf
Date 19th December 2012

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OFFICER REPORT

Case No: 1201691S73 **Renewal of Consent/Vary Conditions**

Proposal: **Variation of condition 1 of Planning Permission 0901026FUL to read: This permission shall be for a temporary period only, for three years, the marquee hereby permitted shall then be removed from the site and the land restored to its former condition. (amended description)**

Location: **Kingspan Potton Ltd Eltisley Road Great Gransden**

Applicant: **Kingspan Ltd**

Grid Ref: **527013 256247**

DESCRIPTION OF SITE AND APPLICATION

This application relates a large marquee structure which is positioned on the north eastern side of the 'Kings Span' site, adjacent to the car park area.

The 'Kingspan' site (formally Potton Homes) is situated on the western side of Eltisley Road and forms part of a larger area of land that is currently occupied by the timber fabrication company. The frontage to Eltisley Road is defined by a substantial hawthorn hedge and shallow ditch. The southern boundary of the site is defined by one of the access points into the timber yard while trees define the northern boundary. The marquee structure is situated on the western side of a large hedge that bounds the car park edge.

There are residential properties further to the south and one to the north of the site. The building to the northwest has a B1(c) and/or B2 and/or B8 use, this site also has some elements of outside storage, this is known as Highbury Fields.

NATIONAL GUIDANCE

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

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

PLANNING POLICIES

Further information on the role of planning policies in deciding planning applications can also be found at the following website:

http://www.communities.gov.uk then follow links Planning, Building and Environment, Planning, Planning Information and Guidance, Planning Guidance and Advice and then Creating and Better Place to Live

East of England Plan - Revision to the Regional Spatial Strategy (May 2008) Policies viewable at http://www.go-east.gov.uk then follow links to Planning, Regional Planning then Related Documents

ENV7 - requires new development to be of high quality which complements the distinctive character and best qualities of the local area and promotes urban renaissance and regeneration.

Cambridgeshire and Peterborough Structure Plan (2003)
Saved policies from the Cambridgeshire and Peterborough Structure Plan 2003 are relevant and viewable at
http://www.cambridgeshire.gov.uk follow the links to environment, planning, planning policy and Structure Plan 2003.
None relating to this proposal

Huntingdonshire Local Plan (1995)
Saved policies from the Huntingdonshire Local Plan 1995 are relevant and viewable at www.huntingdonshire.gov.uk/localplan95

E8: "Small Scale Employment Generating Development" – will normally be permitted within defined environmental limits, subject to: demonstrated employment need; likely impact on character, amenities and infrastructure.

E11: "Expansion of Existing Firms" – will normally be allowed providing the scale and location of development does not conflict with other Local Plan policies.

E13: "Industry, Warehousing or high technology and office developments" – will not be permitted where it would cause serious traffic noise or pollution problems or other damage to the environment.

Huntingdonshire Local Plan Alterations (2002)
Saved policies from the Huntingdon Local Plan Alterations 2002
are relevant and viewable at www.huntingdonshire.gov.uk/localplan - Then click on "Local Plan Alteration (2002)

None relating to this proposal

http://www.huntsdc.gov.uk click on Environment and Planning then click on Planning then click on Planning Policy and then click on Core Strategy where there is a link to the Adopted Core Strategy.

C1: "Sustainable Design" – development proposals should take account of the predicted impact of climate change over the expected lifetime of the development.

Policies from the Development Management DPD: Proposed Submission 2010 are relevant.

E1: "Development Context" – development proposals shall demonstrate consideration of the character and appearance of the surrounding environment and the potential impact of the proposal.

E5: "Trees, Woodland and Hedgerows" – proposals shall avoid the loss of, and minimise the risk of, harm to trees, woodland or hedgerows of visual, historic or nature conservation value and these should be incorporated effectively within the landscape elements of the scheme wherever possible.

E10: "Parking Provision" – car and cycle parking should accord with the levels and layout requirements set out in Appendix 1 'Parking Provision'. Adequate vehicle and cycle parking facilities shall be provided to serve the needs of the development.

H7: "Amenity" – development proposals should safeguard the living conditions for residents and people occupying adjoining or nearby properties.

P2: "Small Businesses" – Proposals for minor development of industrial or warehouse uses will be considered favourably, subject to environmental and travel considerations in specified locations.

Policies from the Huntingdonshire Local Plan to 2036 – Draft Development Management Policies (2012):

Draft Policy 6: '' Scale of Development in Small Settlements''- sustainable development proposals located within the built-up area of a Small Settlement will be assessed on individual merit taking into account whether they are in accordance with policies of this Plan.

Draft Policy 9: "The Built-up area" – defines what is and what is not considered to be part of the built-up area.

DM13: – "Good design and sustainability" – development proposals should be at high standards of design for all new sustainable development and the built environment.

DM14: "Amenity" – requires development proposals to provide a high standard of amenity for existing and future users of the proposed development and its surroundings.

DM25: "Trees, woodland and related features" – A sustainable development proposal will be acceptable where it avoids the loss of, and minimises the risk of harm to trees, woodland, hedges or hedgerows of visual, historic or nature conservation value, including orchards, ancient woodland and aged or veteran trees.

PLANNING HISTORY

This site has a long and varied history the most recent applications relate to:

0500338REM made provision for an office and the formation of a product display area and was approved in 24.3.05.

A product display area that is proposed to be positioned within the existing car park and the car park relocated in the area where the marquee has now been positioned was approved – under ref: 0801113OUT, a reserved matters application has not been submitted at the time of writing this report.

The company have received approval to extend the business operation into the countryside to the west of the site under planning ref: 0901645FUL

0901026FUL – Retention of marquee – temp approval on the 24.3.12

CONSULTATIONS

Great Gransden PC: recommend refusal, 5 yr period not suitable for temporary use.

REPRESENTATIONS

No third party representations have been received in response to the proposal

SUMMARY OF ISSUES

The main issues to be considered here are the impact the proposal has on the amenities of the neighbouring properties, and the appearance of the marquee and the impact in has on the character of the surrounding area.

The applicant has confirmed the positioning of the marquee is for a temporary period. However, the 5 years proposed by the applicant is not considered appropriate as structures such as these should only be used for a minimal temporary period to allow the Local Planning Authority to main control of the activities being carried out in the marquee and the materials used in the construction of the marquee are not appropriate for long term temporary use.

Additionally the Parish Council have recommended that the application is refused due to the 5 year period proposed. As the applicant has agreed to reduce this period to 3 years and the LPA are in agreement this application will not be heard by members.

The proposal will therefore be considered for the marquee to stay in position for a further temporary period of 3 years; this has been agreed by the agent, and the description of the application changed accordingly.

Impact on the surrounding area:

The marquee has already been erected at the site therefore this proposal is retrospective. The applicant has confirmed the positioning of the marquee is for a temporary period.

The structure is positioned within the sites boundaries and behind a tall hedge which forms a screen to reduce the impact the structure has on the character of this part of the village and when viewing the site from the highway. It is considered that as the structure is for a temporary period there is no objection in terms of its impact on the character of the site or the wider area. However, the large hedge should be retained to ensure a sufficient screen is maintained.

The application is in line with policies ENV7, E8, EN18, E11, E1, E5, P2 and DM13, DP9 and DP6.

Impact neighbours:

The marquee is positioned within the site boundaries and approx 70 metres from the nearest residential property which is situated to the north of the site, however, this site forms part of a larger business premises. The other residential properties in the vicinity are situated approx between 80 – 100 metres away. Whilst this is a retrospective application, no objections have been received from the local residents in terms of the erection of the building or any nuisance complaints about noise. The District Council's Environmental Health Officers have not objected to the proposal, but have suggested a condition appended to any consent to control the above hours of operation and restrict the noise emitted from the site in the interests of neighbour amenity. The agent is aware of the situation.

Providing the conditions relating to hours of operation and noise limits are adhered to this application is unlikely to be unduly harmful to the amenities of the surrounding residents. Therefore the proposal is considered acceptable in terms of policies E8, H7 and DM14.

Conclusion:

The existing established hedge screens the structure sufficiently and providing a condition is appended to the decision notice for its retention the marquee will continue not to be visually intrusive to the character of the area. The structure and the operations carried out in the building are not considered be unduly harmful to the residents in the locality, providing the conditions imposed are adhered to. The proposal is therefore considered acceptable in terms of policy ENV7

of the East of England Plan, E8, En18 and E11 of the Local Plan, Policy CS1 of the Adopted Core Strategy, Policies E1, H7, P5 and P2 of the Development Management DPD: Proposed Submission 2010. Having regard to applicable national and local planning policies, and having taken all relevant consideration into account, it is recommended that temporary planning permission for 5 years should be approved in this instance.

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.

BACKGROUND PAPERS:

CONTACT OFFICER:
Enquiries about this report to **Linda Morse Development Management Officer 01480 388411**

RECOMMENDATION

SUMMARY OF CONDITIONS.

1. Condition. This permission shall be for a temporary period only expiring on 31st March 2016, on or before which the marquee hereby permitted shall be removed from the site and the land restored to its former condition.

1. Reason. To enable the Local Planning Authority to retain control of the development in the interests of visual amenity in accordance with Policy ENV 7 of the East of England Plan 2008 , and Policy En25 of the Huntingdonshire Local Plan, 1995.

2. Condition. The hedge located on the eastern side of the temporary marquee hereby approved shall be retained unless otherwise agreed in writing by the Local Planning Authority.

2. Reason. In the interests of visual amenity.

3. Condition. The machinery used in the temporary marquee hereby approved shall only be operated on the premises between 7:00 - 16:30 Monday to Friday, 07:00 – 12 noon on Saturdays, and at no time on Sundays or Bank Holidays. Additionally The rated level of the noise emitted from the consented development shall not exceed the existing background noise level by more than 3dB. The noise levels shall be determined at 3.5m from the façade of the nearest residential property. The measurements and assessment shall be made according to BS 4142:1997.

3. Reason. In the interests of neighbour amenity.

4. Note to applicant. The Local Planning Authority has had regard to the provisions of the Development Plan comprising the East of England Plan Revisions to the Regional Spatial

Strategy 2008, saved policies in the Cambridgeshire and Peterborough Structure Plan 2003 and saved policies in the Huntingdonshire Local Plan 1995 as altered by the Huntingdonshire Local Plan Alteration 2002, the Adopted Huntingdonshire Local Development Framework Core Strategy 2009, the Huntingdonshire Development Management DPD: Proposed Submission 2010 and the Huntingdonshire Local Plan to 2036 - Draft Strategic Options and Policies (2012) so far as material to the application and to all other material considerations. Having determined the proposal on the basis of the submitted information the application is hereby approved subject to the conditions specified above

5. Note to applicant. In approving this application, the relevant planning guidance and policies were identified as of policy ENV7 of the East of England Plan, E8, En18 and E11 of the Local Plan, Policy CS1 of the Adopted Core Strategy, Policies E1, P5, P2 of the Development Management DPD: Proposed Submission 2010, and Policies DP6, DP9, Dm13, Dm14 and DM25 Having regard to these, the representations received and any other material planning reasons, the main issues were identified the impact the structure has on the character of the surrounding area and the impact the proposal has upon the amenities of the residents in the locality. The application has been approved for a temporary period of three years, as providing the hedge is retained the structure will not unduly impact on the visual appearance of the area. The proposal is unlikely to be unduly harmful to the amenities of the residents in the locality and the noise restriction and restricted times of operation will ensure the use does not become a nuisance to residents. A full report is available on the Council's website

6. Note to applicant.

Application Number: 0901026FUL

TOWN & COUNTRY PLANNING ACT, 1990

PLANNING PERMISSION

Kingspan Off-Site Ltd
c/o D H Barford + Co
Howard House
17 Church Street
St Neots
Cambridgeshire
PE19 2BU

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

Retention of a temporary marquee structure
at Potton Ltd Eltisley Road Great Gransden Sandy Bedfordshire SG19 3AR

in accordance with your application received on 26th August 2009 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Block Plan	SITE BLOCK PLAN		26.08.2009
General	SITE PLAN/ELEVATION/FLOOR PLAN		05.08.2009

Subject to the following condition/s.

1. Condition. This permission shall be for a temporary period only expiring on 31st March 2013, on or before which the marquee hereby permitted shall be removed from the site and the land restored to its former condition.

1. Reason. To enable the Local Planning Authority to retain control of the development in the interests of visual amenity in accordance with Policy ENV 7 of the East of England Plan 2008 , and Policy En25 of the Huntingdonshire Local Plan, 1995.

2. Condition. The hedge located on the eastern side of the temporary marquee hereby approved shall be retained unless otherwise agreed in writing by the Local Planning Authority.

2. Reason. In the interests of visual amenity.

Planning Service Manager
(Development Management)
ufm14.rtf
Date 24th March 2010

Huntingdonshire
DISTRICT COUNCIL

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
mail@huntsdc.gov.uk
DX140316 Huntingdon SC

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

3. Condition. The machinery used in the temporary marquee hereby approved shall only be operated on the premises between 7:00 - 16:30 Monday to Friday, 07:00 – 12 noon on Saturdays, and at no time on Sundays or Bank Holidays. Additionally The rated level of the noise emitted from the consented development shall not exceed the existing background noise level by more than 3dB. The noise levels shall be determined at 3.5m from the façade of the nearest residential property. The measurements and assessment shall be made according to BS 4142:1997.

3. Reason. In the interests of residential amenity.

4. Note to applicant. The Local Planning Authority has had regard to the provisions of the Development Plan comprising the East of England Plan – Revisions to the Regional Spatial Strategy 2008, saved policies in the Cambridgeshire and Peterborough Structure Plan 2003 and saved policies in the Huntingdonshire Local Plan 1995 as altered by the Huntingdonshire Local Plan Alteration 2002, the Adopted Huntingdonshire Local Development Framework Core Strategy 2009 and the Huntingdonshire Development Management DPD: Proposed Submission 2010, so far as material to the application and to all other material considerations. Having determined the proposal on the basis of the submitted information the application is hereby approved subject to the conditions specified above

5. Note to applicant. In approving this application, the relevant planning guidance and policies were identified as of policy ENV7 of the East of England Plan, E8, En18 and E11 of the Local Plan, Policy CS1 of the Adopted Core Strategy, Policies E1, P5, P2 of the Development Management DPD: Proposed Submission 2010, PPS1, PPS4 and PPG23. Having regard to these, the representations received and any other material planning reasons, the main issues were identified the impact the structure has on the character of the surrounding area and the impact the proposal has upon the amenities of the residents in the locality. The application has been approved for a temporary period of three years, as providing the hedge is retained the structure will not unduly impact on the visual appearance of the area. The proposal is unlikely to be unduly harmful to the amenities of the residents in the locality and the noise restriction and restricted times of operation will ensure the use does not become a nuisance to residents. A full report is available on the Council's website

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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.

Planning Service Manager
(Development Management)
ufm14.rtf
Date 24th March 2010

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OFFICER REPORT

Case No: 0901026FUL **Full Planning Application**

Proposal: Retention of a temporary marquee structure

Location: Potton Ltd Eltisley Road Great Gransden

Applicant: Kingspan Off-Site Ltd

Grid Ref: 527013 256247

DESCRIPTION OF SITE AND APPLICATION

This application relates the retention of a large marquee structure which is positioned on the north eastern side of the 'Kings Span' site, adjacent to the car park area.

The 'Kingspan' site (formally Potton Homes) is situated on the western side of Eltisley Road and forms part of a larger area of land that is currently occupied by the timber fabrication company. The frontage to Eltisley Road is defined by a substantial hawthorn hedge and shallow ditch. The southern boundary of the site is defined by one of the access points into the timber yard while trees define the northern boundary. The marquee structure is situated on the western side of a large hedge that bounds the car park edge.

There are residential properties further to the south and one to the north of the site. The building to the northwest has a B1(c) and/or B2 and/or B8 use and some open storage has recently been approved to the North West for the use by the Highbury Fields site. A recent application to allow for open storage to the west of the wider 'Kingspan' site has recently been approved by Development Management Members.

NATIONAL GUIDANCE

PPS1: "Delivering Sustainable Development" (2005)

PPS4: "Planning for Sustainable Economic Growth" (2009) sets out the Government's comprehensive policy framework for planning for sustainable economic development in urban and rural areas.

PPG24: "Planning & Noise" (1994) guides planning authorities on the use of planning powers to minimise the adverse impact of noise.

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

PLANNING POLICIES

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

East of England Plan - Revision to the Regional Spatial Strategy (May 2008) Policies viewable at http://www.go-east.gov.uk then follow links to Planning, Regional Planning then Related Documents

ENV7 - requires new development to be of high quality which complements the distinctive character and best qualities of the local area and promotes urban renaissance and regeneration.

Cambridgeshire and Peterborough Structure Plan (2003)
Saved policies from the Cambridgeshire and Peterborough Structure Plan 2003 are relevant and viewable at
http://www.cambridgeshire.gov.uk follow the links to environment, planning, planning policy and Structure Plan 2003.
None relating to this proposal

Huntingdonshire Local Plan (1995)
Saved policies from the Huntingdonshire Local Plan 1995 are relevant and viewable at www.huntingdonshire.gov.uk/localplan95

E8: "Small Scale Employment Generating Development" – will normally be permitted within defined environmental limits, subject to: demonstrated employment need; likely impact on character, amenities and infrastructure.

E11: "Expansion of Existing Firms" – will normally be allowed providing the scale and location of development does not conflict with other Local Plan policies.

E13: "Industry, Warehousing or high technology and office developments" – will not be permitted where it would cause serious traffic noise or pollution problems or other damage to the environment.

Huntingdonshire Local Plan Alterations (2002)
Saved policies from the Huntingdon Local Plan Alterations 2002
are relevant and viewable at www.huntingdonshire.gov.uk/localplan - Then click on "Local Plan Alteration (2002)

None relating to this proposal

http://www.huntsdc.gov.uk click on Environment and Planning then click on Planning then click on Planning Policy and then click on Core Strategy where there is a link to the Adopted Core Strategy.

C1: "Sustainable Design" – development proposals should take account of the predicted impact of climate change over the expected lifetime of the development.

Policies from the Development Management DPD: Proposed Submission 2010 are relevant.

E1: "Development Context" – development proposals shall demonstrate consideration of the character and appearance of the surrounding environment and the potential impact of the proposal.

E5: "Trees, Woodland and Hedgerows" – proposals shall avoid the loss of, and minimise the risk of, harm to trees, woodland or hedgerows of visual, historic or nature conservation value and these should be incorporated effectively within the landscape elements of the scheme wherever possible.

E10: "Parking Provision" – car and cycle parking should accord with the levels and layout requirements set out in Appendix 1 'Parking Provision'. Adequate vehicle and cycle parking facilities shall be provided to serve the needs of the development.

H7: "Amenity" – development proposals should safeguard the living conditions for residents and people occupying adjoining or nearby properties.

P2: "Small Businesses" – Proposals for minor development of industrial or warehouse uses will be considered favourably, subject to environmental and travel considerations in specified locations.

PLANNING HISTORY

This site has a long and varied history the most recent applications relate to:

0500338REM made provision for an office and the formation of a product display area and was approved in 24.3.05.

A product display area that is proposed to be positioned within the existing car park and the car park relocated in the area where the marquee has now been positioned was approved – under ref: 0801113OUT, a reserved matters application has not been submitted at the time of writing this report.

The company have received approval to extend the business operation into the countryside to the west of the site under planning ref: 0901645FUL

CONSULTATIONS
Great Gransden PC: recommend refusal, impact on neighbour amenity.

REPRESENTATIONS
No third party representations have been received in response to the proposal

SUMMARY OF ISSUES
The main issues to be considered here are the impact the proposal has on the amenities of the neighbouring properties, and the appearance of the marquee and the impact in has on the character of the surrounding area.

The marquee has already been erected at the site therefore this proposal is retrospective. The applicant has confirmed the positioning of the marquee is for a temporary period. However, the 10 years proposed by the applicant is not considered appropriate as structures such as these should only be used for a minimal temporary period to allow the Local Planning Authority to main control of the activities being carried out in the marquee and the materials are not appropriate for long term temporary use.

The proposal therefore will consider the marquee for a temporary period of 3 years; this has been agreed by the agent.

Impact on the surrounding area:

The marquee has already been erected at the site therefore this proposal is retrospective. The applicant has confirmed the positioning of the marquee is for a temporary period.

The structure is positioned within the sites boundaries and behind a tall hedge which forms a screen to reduce the impact the structure has on the character of this part of the village and when viewing the site from the highway. It is considered that as the structure is for a temporary period there is no objection in terms of its impact on the character of the site or the wider area. However, the large hedge should be retained to ensure a sufficient screen is maintained.

The application is in line with policies ENV7, E8, EN18, E11, E1, E5 and P2

Impact neighbours:

The Parish Council has raised concerns about the operation carried out in the marquee, i.e the use of a nail gun and the time the nail gun is operated and has recommended the application is refused. However, as the temporary period for the retention of the building has been reduced to 3 years the Local Planning Authority can decide the proposal using delegated powers.

Neighbour amenity has been considered with this case; the Environmental Officers have visited the site and have been formally consulted in terms of the Parish Council's concern about noise and disturbance, and about the operations being carried out inside the structure.

The agent has confirmed the use of the nail gun will not be operated before 7am Monday to Friday, and will the use will cease at 16:30 Mon - Thurs, and 15:30 on Friday, and a no time on Sundays or Bank Holidays. An email received on the 16th March 2010 confirms that the nail gun will be operated on Saturdays between 7:00 and 12 noon.

The marquee is positioned within the site boundaries and approx 70 metres from the nearest residential property which is situated to the north of the site, however, this site forms part of a larger business premises. The other residential properties in the vicinity are situated approx between 80 – 100 metres away. Whilst this is a retrospective application, no objections have been received from the local residents in terms of the erection of the building or any nuisance complaints about noise. The District Council's Environmental Health Officers have not objected to the proposal, but have suggested a condition appended to any consent to control the above hours of operation and restrict the noise emitted from the site in the interests of neighbour amenity. The agent is aware of the situation.

Providing the conditions relating to hours of operation and noise limits are adhered to this application is unlikely to be unduly harmful to the amenities of the surrounding residents. Therefore the proposal is considered acceptable in terms of policies E8 and H7.

Conclusion:

The existing established hedge screens the structure sufficiently and providing a condition is appended to the decision notice for its retention the marquee will continue not to be visually intrusive to the character of the area. The structure and the operations carried out in the building are not considered be unduly harmful to the residents in the locality, providing the conditions imposed are adhered to. The proposal is therefore considered acceptable in terms of policy ENV7 of the East of England Plan, E8, En18 and E11 of the Local Plan, Policy CS1 of the Adopted Core Strategy, Policies E1, P5, P2 of the Development Management DPD: Proposed Submission 2010, PPS1, PPS4 and PPG23. 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 in this instance.

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.

BACKGROUND PAPERS:

CONTACT OFFICER:
Enquiries about this report to **Linda Morse Development Management Officer 01480 388411**

RECOMMENDATION

HUNTINGDONSHIRE DISTRICT COUNCIL

0901026FUL

SUMMARY OF CONDITIONS.

1. Condition. This permission shall be for a temporary period only expiring on 31st March 2013, on or before which the marquee hereby permitted shall be removed from the site and the land restored to its former condition.

1. Reason. To enable the Local Planning Authority to retain control of the development in the interests of visual amenity in accordance with Policy ENV 7 of the East of England Plan 2008 , and Policy En25 of the Huntingdonshire Local Plan, 1995.

2. Condition. The hedge located on the eastern side of the temporary marquee hereby approved shall be retained unless otherwise agreed in writing by the Local Planning Authority.

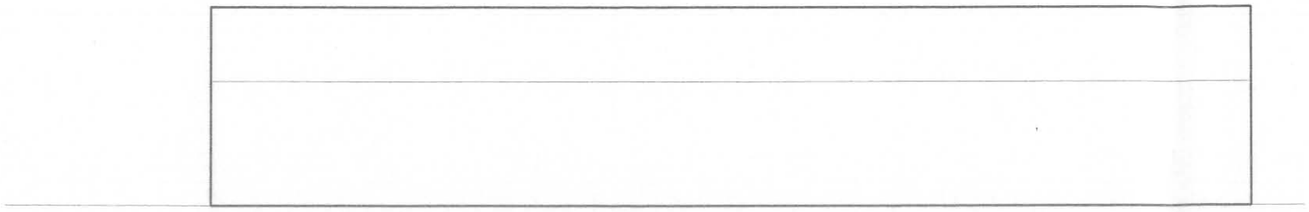
2. Reason. In the interests of visual amenity.

3. Condition. The machinery used in the temporary marquee hereby approved shall only be operated on the premises between 7:00 - 16:30 Monday to Friday, 07:00 – 12 noon on Saturdays, and at no time on Sundays or Bank Holidays. Additionally The rated level of the noise emitted from the consented development shall not exceed the existing background noise level by more than 3dB. The noise levels shall be determined at 3.5m from the façade of the nearest residential property. The measurements and assessment shall be made according to BS 4142:1997.

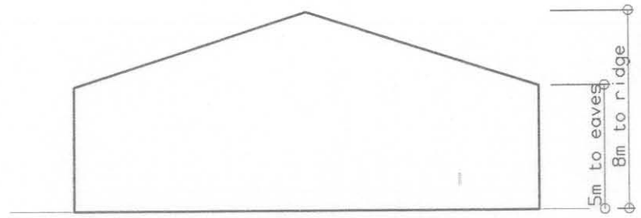
3. Reason. In the interests of residential amenity.

4. Note to applicant. The Local Planning Authority has had regard to the provisions of the Development Plan comprising the East of England Plan – Revisions to the Regional Spatial Strategy 2008, saved policies in the Cambridgeshire and Peterborough Structure Plan 2003 and saved policies in the Huntingdonshire Local Plan 1995 as altered by the Huntingdonshire Local Plan Alteration 2002, the Adopted Huntingdonshire Local Development Framework Core Strategy 2009 and the Huntingdonshire Development Management DPD: Proposed Submission 2010, so far as material to the application and to all other material considerations. Having determined the proposal on the basis of the submitted information the application is hereby approved subject to the conditions specified above

5. Note to applicant. In approving this application, the relevant planning guidance and policies were identified as of policy ENV7 of the East of England Plan, E8, En18 and E11 of the Local Plan, Policy CS1 of the Adopted Core Strategy, Policies E1, P5, P2 of the Development Management DPD: Proposed Submission 2010, PPS1, PPS4 and PPG23. Having regard to these, the representations received and any other material planning reasons, the main issues were identified the impact the structure has on the character of the surrounding area and the impact the proposal has upon the amenities of the residents in the locality. The application has been approved for a temporary period of three years, as providing the hedge is retained the structure will not unduly impact on the visual appearance of the area. The proposal is unlikely to be unduly harmful to the amenities of the residents in the locality and the noise restriction and restricted times of operation will ensure the use does not become a nuisance to residents. A full report is available on the Council's website

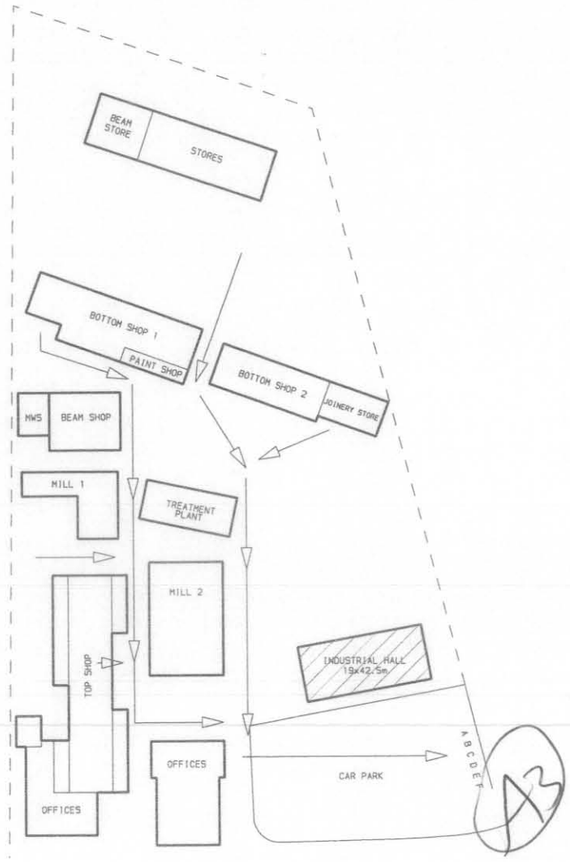


Industrial hall - side elevation - 1:250



Industrial hall - section - 1:250

Industrial hall - plan - 1:250



Eltisley Road

Kingspan offsite - Site plan - NTS

RECEIVED

206

Revisions:

0901026.

Checked by:	Date checked:
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Title:

Industrial Hall
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Handing:
N/A

Client Name:

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****

Drawn By:	Date:
KDH	6/7/09

Scale:	Size:
As stated	A3

Job No:	Type:	Rev:
FACTORY	P	B

Drawing No:

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potton

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Development Management Panel 14 March 2015

APPEAL DECISIONS

(Report by Planning Services Manager (Development Management))

1. **Site:** Land East Of 204, Crosshall Road, Eaton Ford
   Development: Erection of two dwellings with garages and associated works
   Application ref: 1402095FUL
   Appellant: Messrs Hicks, Wicks & Constantine
   Parish: St Neots
   Original Decision: Refused at DMP on 16.03.2015 (in accordance with recommendation)
   Appeal Decision (and date): DISMISSED, 05/02/2016
   Cost: NA
   Key Paragraphs in Appeal Decision:
   Para 5*: 'whilst there is no defined settlement boundary in respect of St Neots, the appeal site, in my opinion, has very little affinity with the built up, urban part of the town and is representative of the countryside for planning policy purposes'*

   And

   Para 6: *'The proposal would appear significantly at odds with the existing pattern of development along the northern side of Crosshall Road and would substantially reduce the existing open and spacious character. In addition, the proposed dwellings would greatly restrict views across the appeal site, resulting in a greater sense of enclosure within the streetscape. Furthermore, the proposed detached garages would be considerably larger than the detached garages that exist along the southern side of Crosshall Road and would appear overly dominant in relation to the proposed dwellings'*

   Also **para 14**: *'I consider that, in line with the Planning Officer's opinion, the proposed dwellings would reduce the characteristic openness of this part of the St Neots Conservation Area and would therefore fail to preserve or enhance its character or appearance'*

2. **Site:** Land North Of East View, Warboys Road, Pidley
   Development: Erection of two dwellings
   Application Ref: 1401780FUL
   Appellant: Mr D Hopkins
   Parish: Pidley Cum Fenton
   Original Decision: Delegated Refusal
   Appeal Decision (and date): DISMISSED, 11/02/2016

Cost: NA

Key Paragraphs in Appeal Decision:

Para 7: *'The appeal site lies in a gap of undeveloped land between these two areas. Since a previous appeal, which related to a proposal for a farm shop in the same vicinity as the appeal site, a children's play area has been constructed next to the appeal site. Nevertheless, this does not alter my assessment that the site lies within the open land that separates the two parts of the village, rather than within its built up area'*

And

Para 10:*' The gap in the open countryside in which the appeal site is located makes an important contribution to the rural character of this small settlement. In markedly eroding the open gap between the two parts of the Pidley the development would also have a significant adverse effect on the character and appearance of the village. These adverse effects would be visible in public views from Warboys Road and the public footpath nearby to the south east'*

And on housing land supply, **para 14** *the Inspector 'conclude that the Council's approach to assessing its housing land supply, in principle, is robust.'*

3 **Site:** Cottage And Workshop, Hemingford Park, Common Lane, Hemingford Abbots
Development: Erection of solid structure extension to rear of workshop
App Ref: 15/01141/FUL & 15/01126/LBC (opt 3),
Appellant: Dr P Kaziewicz
Parish: Hemingford Abbots
Original Decision: Not determined – appeal against non-determination
Appeal Decision (and date): ALLOWED, 11/02/2016
Cost: NA
Key Paragraphs in Appeal Decision:

3 Options are proposed, Inspector allowed option 3

Para 25*: 'I conclude that the rear extensions subject of Proposals 1 and 2 would fail to preserve the special architectural or historic interest of this Grade II* listed building, and the character or appearance of The Hemingfords Conservation Area, causing harm, albeit less than substantial, to the significance of both of those designated heritage assets'*

And

Para 26: *'I also conclude that the works subject of Proposal 3 would preserve the special architectural or historic interest of this Grade II* listed building, and the character or appearance of The Hemingfords Conservation Area, and so would not cause harm to the significance of those designated heritage assets'*

4 **Site:** Hamerton Zoo Park, Hamerton Road, Steeple Gidding, Huntingdon, PE28 5RE
Development: Extension of an existing wind turbine development with the installation of an additional 2 50 kW wind turbines with a hub height of 36.4m and height to the tip of 46 m including control kiosks and associated temporary infrastructure
Ref No: 140296FUL
Appellant: Hamerton Zoo Park
Parish: Hamerton and Steeple Gidding
Original Decision: Delegated Refusal
Appeal Decision (and date): DISMISSED, 26/02/2016
Cost: NA
Key Paragraphs in Appeal Decision:

Inspector generally happy with impact of wind turbines from a number of vantage points, except:

Para 137 *'looking southwards the additional turbines would represent a change too far in views taking in the more intimate and varied structure of the Northern Wolds LCA. The eye would be drawn to the concentration of turbines to the point of diminishing views towards the unspoilt landscape beyond, and causing visual harm to Hamerton's setting.*

And

On residential amenity, concluded:

Para 31*: 'Manor Lodge sits in an elevated position from the site. The proposed turbines would be positioned in the field the property overlooks. Trees and planting on its southern curtilage would filter views of the new turbines to some extent. Nevertheless, and despite their positioning on lower ground, the structures would be close enough for the occupiers to be continually aware of turning blades and the presence of the turbines to the point of overwhelming the outlook from the front of the house and from the main garden. The proposal would unacceptably dominate the main views from the property and diminish the occupants' living conditions'*

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