

Case No: 15/01130/FUL (FULL PLANNING APPLICATION)

Proposal: ERECT A CONVENIENCE RETAIL BUILDING AND ALTER EXISTING SITE ENTRANCE AND CAR PARKING FACILITIES TO SUIT

Location: THE CONSERVATORY VILLAGE GREAT NORTH ROAD
LITTLE PAXTON PE19 6EN

Applicant: THE HUNTS GLASS CONSERVATORY LTD.

Grid Ref: 518478 262964

Date of Registration: 07.08.2015

Parish: LITTLE PAXTON

RECOMMENDATION - APPROVE

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

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 This application relates to the access and car park of The 'Conservatory Village' and part of the road verge on the western side of Little Paxton. The site is adjoined by trees and shrubs to the south and west, the numerous buildings of the 'Conservatory Village' to the north and a grass verge and the B1041 road to the east. There are residential properties to the east side of the B1041. The A1 lies to the west, as does an elevated section of the B1041.
- 1.2 The proposal is to erect a convenience retail building on the car park and alter the existing car park layout and site entrance which will be shared by the proposed and existing uses.
- 1.3 The proposed footprint of the building is 24.9 x 14=348sqm with a suggested retail area (i.e. excluding staff and storage space) of approximately 16 x 13.4=214sqm.
- 1.4 The application is speculative and so an end-user has not yet been proposed and the proposed sign on the northern shopfront may be amended.
- 1.5 The applicant submitted and revised a transport statement at officer and Cambridgeshire County Council (CCC) Highways request during the processing of the application. The plans have been revised to:
 - * secure suitable vehicle to vehicle visibility splays and vehicle access, including for larger vehicles;
 - * include a suitable pedestrian crossing point in the B1041;
 - * improve pedestrian connections between the proposed store and settlement, by including a footpath on the south side of the new

access and proposed path widening to no less than 1.8m on the east side of the B1041 south towards High Street and providing street lighting.

- 1.6 The Conservatory Village is on land designated as EA Flood Zones 2 and 3, and SFRA 1:100 year flood extent. The application site itself is outside of these designated constraints. However, much of the car park on the application site may be at 200-year event risk of surface water flooding and a smaller eastern area near a drain in the verge is at 30-year risk.
- 1.7 In addition, the applicant has submitted a flood risk assessment (by Geoff Beel Consultancy of January 2016) at officer request.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (2012) sets out the three dimensions to sustainable development - an economic role, a social role and an environmental role - and outlines the presumption in favour of sustainable development.
- 2.2 Under the heading of Delivering Sustainable Development, the Framework sets out the Government's planning policies, the following of which are relevant for this application:
Chapter 1 - building a strong, competitive economy
Chapter 2 - ensuring the vitality of town centres
Chapter 4 - promoting sustainable transport
Chapter 7 - requiring good design
Chapter 10 – meeting the challenge of climate change and flooding
- 2.3 Paragraph 17, bullet point 4, refers to seeking a good standard of amenity
- 2.4 Planning Practice Guidance:
* defines retail as a main town centre use but confirms that for smaller units under 2500sqm outside town centres, no impact assessment is required on town centre vitality and viability.
* Travel plans, transport assessments and statements in decision-taking (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)
- E7: "Small Businesses"
 - S2: "Individual Shopping Proposals"
 - S7: "Local Shopping Facilities"
 - S16: "Local Shopping Facilities"
 - En20: "Landscaping"
 - En25: "General Design Criteria"
 - En27: "Shopfront design"
 - CS8: "Surface water"
 - CS9: "Flood water management"

- T18: "Access"
 - T19: "Pedestrian Routes"
- 3.2 Saved policies from the Huntingdonshire Local Plan Alterations (2002)
- None apply.
- 3.3 Adopted Huntingdonshire Local Development Framework Core Strategy (2009)
- CS1: Sustainable development in Huntingdonshire
 - CS3: The Settlement Hierarchy
 - CS8: Land for Retail Development
- 3.4 Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013)
- LP1 'Strategy and principles'
 - LP6 'Flood Risk and Water Management'
 - LP8 'Development in Spatial Planning Areas'
 - LP13 'Quality of Design'
 - LP15 'Ensuring a High Standard of Amenity'
 - LP17 'Sustainable Travel'
 - LP18 'Parking Provision'
 - LP20 'Town centre vitality and viability'
 - LP23 'Local Services and Facilities'
- 3.5 Huntingdonshire Retail Development Advice Report (2010).
- Huntingdon Retail Study 2013.
- 3.6 Cambridgeshire County Council Local Transport Plan 3 (LTP3)
- 3.7 Cambridgeshire Long Term Transport Strategy 2011-2031 (LTTS).

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

4. **PLANNING HISTORY**

9701689FUL Display/sale of Conservatories. Erection of sales hall & railings approved 1998.

9900491FUL Removal of condition requiring completion of approved highway works prior to commencement of use approved 1999

9911636FUL Variation of condition 13 ref: 97/1689 to allow sale of additional goods at Conservatory Village approved 2000.

0500375FUL Retention of mixed uses approved 2005.

0602935FUL Part change of use to private hire business approved 2006.

1100608FUL Change of use to tattoo studio unit L approved 2011.

5. **CONSULTATIONS**

5.1 **Little Paxton Parish Council:** Recommend refuse (COPY ATTACHED)

-Overdevelopment of site

-No flood report

-Traffic creation problems

-Detrimental impact to Highway & pedestrian safety

- 5.2 **Cambridgeshire County Council Highways:** No Objection to revised scheme
* Vehicle to vehicle visibility splays accord with the measured speed of traffic in this location and are acceptable.
* Service vehicles can enter and leave in forward gear.
* The pedestrian connection is improved and street lighting will improve the visibility of pedestrians crossing.
- 5.3 **HDC Transportation:** No objections to revised site layout. The on-site car and cycle parking provision appears to be sufficient to satisfactorily accommodate the existing uses and proposed development and the site layout will also be satisfactory to facilitate servicing and delivery needs.
- 5.4 **HDC Project Engineer:** No objection to application.
- 5.5 **HDC Environmental Protection:** Any response to the proposed hours of operation/ noise will be reported to Panel.

6. REPRESENTATIONS

- 6.1 Four representations on original plans:
- 6.2 Two letters in support from two 'Conservatory Village' tenants -Claire Denton Beauty and The Village Sandwich Deli/resident at 13 Manor Close subject to concerns regarding traffic safety and parking issues being resolved
- Little Paxton needs a grocery shop and site is under used.
- will benefit existing businesses at the site.
- 6.3 Two objections from a tenant and 16 Manor Close
- Concern about highway safety as often hear 'near misses' with busy A1 slip road and proximity to Pit Lane/Orchard Lane, Rampley Lane (which has large vehicles and ambulances visiting the nursing home and conservatory village.
-The 40mph limit is rarely adhered to.
-The new access position will be more dangerous being blind to southbound fast traffic.
-At times the existing car park overflows and cars park on the verge.
-Concern about disturbance from 7am-11pm opening and traffic noise.
-Concern about lack of parking spaces for tenants. 9 of 11 units are occupied so 9 spaces amount to less than 1 per unit. Accountant uses 4 staff spaces and need more space for clients.

7. ASSESSMENT

- 7.1 The main issues are:
- principle of development
- highway safety and parking
- the effect on the character and appearance of the area
- surface water drainage
- residential amenity

Principle of development

- 7.2 The site is considered to be in the built up area of Little Paxton and in a reasonably accessible and sustainable location. The site is in a location to serve most of the village within a reasonable walking distance and the proposal entails highway improvements to encourage pedestrian access and includes cycle and cycle parking.
- 7.3 The development will provide a service to visiting members of the public, as well as employment. Little Paxton only has one small supermarket, the Costcutter at 11 Parkway and so, for alternative retail options similar to the current proposal, residents currently need to travel approximately 3 km from the site to stores in St Neots or approximately 5 km from the site other settlements such as Buckden. The proposal will provide a welcome extra retail facility for Little Paxton residents and is considered to be of a modest enough size to avoid impacting on the viability of town centre shops.
- 7.4 It is considered that the proposal is acceptable in principle, subject to the other issues being satisfactorily addressed, and satisfies policies S2, S16 of the Huntingdonshire Local Plan (1995), CS1 of the Core Strategy (2009), LP1 and LP8 LP23 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) and the NPPF. All of the policies can be given substantial weight, being in compliance with the NPPF.

Highway safety

- 7.5 The proposed access and layout are acceptable to the CCC Highways and HDC Transportation for both the existing and proposed uses. There are some vacancies in the units to the north but current businesses include a Chinese Restaurant, Kitchen Magician, Accountant, Beautician, Hairdresser, Camping equipment, Delicatessen, Builders office and Tattoo Artist. Surveys have established that trips to the site are mostly car-borne which is likely to be due to the semi-rural setting of the site and the nature of the existing businesses on the site which are mostly unlikely to cater for regular users from Little Paxton and likely to attract customers from further afield.
- 7.6 The proposal is likely to attract more local custom from Little Paxton, with more pedestrians and cyclists, as well as motor traffic which is likely to be predominantly from the Little Paxton but also further afield. The existing vehicle spaces are unmarked and it is considered that the marking of the spaces will help secure a more efficient use of the space. CCC are content with the car park capacity but if the car park was ever full, it is considered that visitors are unlikely to park on-street and are more likely to use the circulatory area to wait until a space is available on-site. In terms of parking provision, neither local nor national planning policy requires a defined number of parking spaces to be provided for any given development. Each proposal is to be assessed on its own merits having regard to the criteria detailed in policy LP18 of the Draft Local Plan. In effect, parking provision should be considered as part of the design process, having regard to the highway safety, servicing requirements, needs of potential users and amenities of neighbouring occupiers. As the local plan is still at a draft stage, limited weight can be attached to this policy (advised in the

NPPF at para 216). However, it is in broad compliance with the NPPF.

- 7.7 It is considered that the Parish Council and third party concerns about traffic generation and harm to highway & pedestrian safety have been satisfactorily addressed by the revised scheme, which includes adequate additional car parking (42-43 spaces), 24 cycle spaces and satisfactory lorry servicing space, suitable pedestrian access with a path and widening to the east side of the B1041 south towards High Street and street lighting.
- 7.8 Conditions can be imposed to secure satisfactory details and implementation of the closure of the existing site access, provision of the new access and visibility splays, car and cycle parking/ servicing and off-site highway improvement works including the path widening and street lighting up to the site entrance and temporary parking for the construction period.
- 7.9 It is considered that the proposal is acceptable in terms of highway safety and traffic generation and satisfies policies T18 T19 S2 S7 and S16 of the Huntingdonshire Local Plan (1995) and LP17 and LP18 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013). The policies are consistent with the NPPF (paragraphs 32) that requires safe and suitable access to the site for all although the emerging policies can only be afforded limited weight.

Character and appearance of the area

- 7.10 The site is currently mostly laid to poorly-surfaced car parking. The proposal entails relocating the access and erecting a new building with a simple rectangular footprint of 24.9m x 14m and a mono-pitch roof ranging from 5.4m at the north end/front and 4.45m to the rear/south. The shop front is of acceptable appearance and its details can be conditioned, as can the external materials of the building.
- 7.11 The applicant has agreed to enhance the proposed exposed long east side elevation with features to add visual/architectural interest such as projecting or recessed panels and/or variation in external materials and landscaping. This can be secured by condition to secure the high standard of design encouraged by the NPPF and local policies.
- 7.12 The building is to have a finished floor level of approximately 16.50m aOD to address the recommendations of the FRA. This level means that the building will relate satisfactorily to its surroundings and will not be unduly elevated or intrusive.
- 7.13 It is considered that, subject to conditions to address the above points and secure suitable hard and soft landscaping, the proposal is acceptable in terms of impact on the character and appearance of the area and will satisfy policies En25 and En27 of the Huntingdonshire Local Plan (1995) and LP1 and LP15 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) and the NPPF.

Flooding

- 7.14 The applicant's Flood Risk Assessment (FRA) advises that the site is partly within Flood Zones 1, 2 and 3 on both the Environment Agency and Huntingdonshire District Council Flood Zone Maps but that the site is not located within the Functional Flood Plain of 'main river'. However, it appears that the FRA relates to the whole area in the applicants control, which includes the northern area, which is at greater risk of flooding, being in zones 2 and 3 (medium and high risk), than the more southerly proposed development area, which is in zone 1 (low risk). The technical guidance to the NPPF states that all developments can be appropriate in zone 1.
- 7.15 Having said this, the development area is at risk of surface water flooding but the FRA demonstrates that the development will be safe and will not increase flood risk elsewhere nor detrimentally affect any other property.
- 7.16 The ground levels at the site vary between approximately 17.42m and 16.13m aOD. The proposal for a finished floor level of approximately 16.50m aOD., which is 300mm above the lower existing ground levels, is acceptable to District Council's Project Engineer as it offers protection against impacts arising from any extreme, short duration, localised flood events. Safe access and egress is available in a southerly direction to Little Paxton and other land in Flood Zone 1.
- 7.17 Surface water run-off to public surface water sewers and ordinary watercourses can be controlled by condition to be no greater than existing to avoid displacement of water from the site to adjoining properties and land downstream.
- 7.18 It is considered that, subject to conditions to address the proposed finished floor level and surface water drainage being restricted to no more than existing runoff rates, the proposal is acceptable in terms of flood risk and satisfies policies CS8 and CS9 of the Huntingdonshire Local Plan (1995) and LP1 and LP6 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) and the NPPF.

Residential amenity

- 7.19 There is a house on land in the applicant's control north of the proposed development. However, it is considered that the proposal need not impact unduly upon the amenities of the occupier of that house due to the separation provided by the Chinese restaurant. Therefore the main issue is the effect of the extra activity and disturbance associated with the new store and on the car park on the houses east of the B1041.
- 7.20 The proposal will intensify activity on the site and the proposed hours of opening are 7am-11pm every day with no information on anticipated delivery times. However, the hours of operation of, and delivery to, the existing uses to the north of the proposed store are unrestricted.
- 7.21 The advice of Environmental Protection Officer about the proposed hours of opening and deliveries and possible need for restrictions on both is awaited but, it is considered that the development is a

sufficient distance away from residential properties for undue harm to amenity to be avoided, for example from undue disturbance and activity. It is relevant to note that an example of a permission implemented for a store on a site much closer to houses in Godmanchester at 32 Cambridge Street (0701280FUL refers) included conditions restricting newspaper deliveries, other deliveries outside the hours of 0730 to 1100 Monday to Saturday or 0800 to 1100 on Sundays, Bank and Public Holidays and opening hours for customers outside the following times: 0730 to 2215 Monday to Saturday and 0800 to 2100 Sundays and Public/Bank Holidays. For the current application, it is considered that, subject to the advice of the Environmental Protection Officer, it would be reasonable to accept the proposed hours of 7am-11pm every day for opening to customers and receiving deliveries.

- 7.22 A condition can control external lighting on the site in the interests of avoiding light pollution.
- 7.23 Subject to Environmental Protection Officer advice, the proposal is considered to be acceptable in terms of impact on residential amenity and satisfies policy LP15 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) and the NPPF.

Conclusion

- 7.24 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, subject to conditions and advice from the Environmental Protection Officer about the proposed hours of operation/ noise.

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

- Time limit
- In accordance with plans
- opening/delivery hours restricted to 07.00 – 23.00 (subject to further consultation with Environmental Health)
- External materials
- Highway details including visibility
- Off-site highway improvement works including east path and street lighting
- Vehicle Parking and manoeuvring prior to use
- Cycle parking prior to use
- Temporary parking for construction period
- Accord with submitted FRA
- Details of proposed ground levels and finished floor levels
- Surface water drainage scheme to be submitted
- Hard and soft landscaping including boundary treatments to eastern side
- Enhance east elevation, provide details of north elevation
- External lighting of site

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

CONTACT OFFICER:

Enquiries about this report to **Sheila Lindsay Development Management
Officer 01480 388247**

Huntingdonshire DC Public Access

From: developmentcontrol@huntsdc.gov.uk
Sent: 07 August 2015 09:39
To: DevelopmentControl
Subject: Comments for Planning Application 15/01130/FUL

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

Comments were submitted at 9:39 AM on 07 Aug 2015 from Mrs Jenny Gellatly.

Application Summary

Address: The Conservatory Village Great North Road Little Paxton
St Neots PE19 6EN

Proposal: Erect a convenience retail building and alter existing site
entrance and car parking facilities to suit

Case Officer: Sheila Lindsay

[Click for further information](#)

Customer Details

Name: Mrs Jenny Gellatly

Email: littlepaxton@hotmail.com

Address: 11 Hayling Avenue, Little Paxton, St Neots,
Cambridgeshire PE19 6HG

Comments Details

Commenter Type: Town or Parish Council

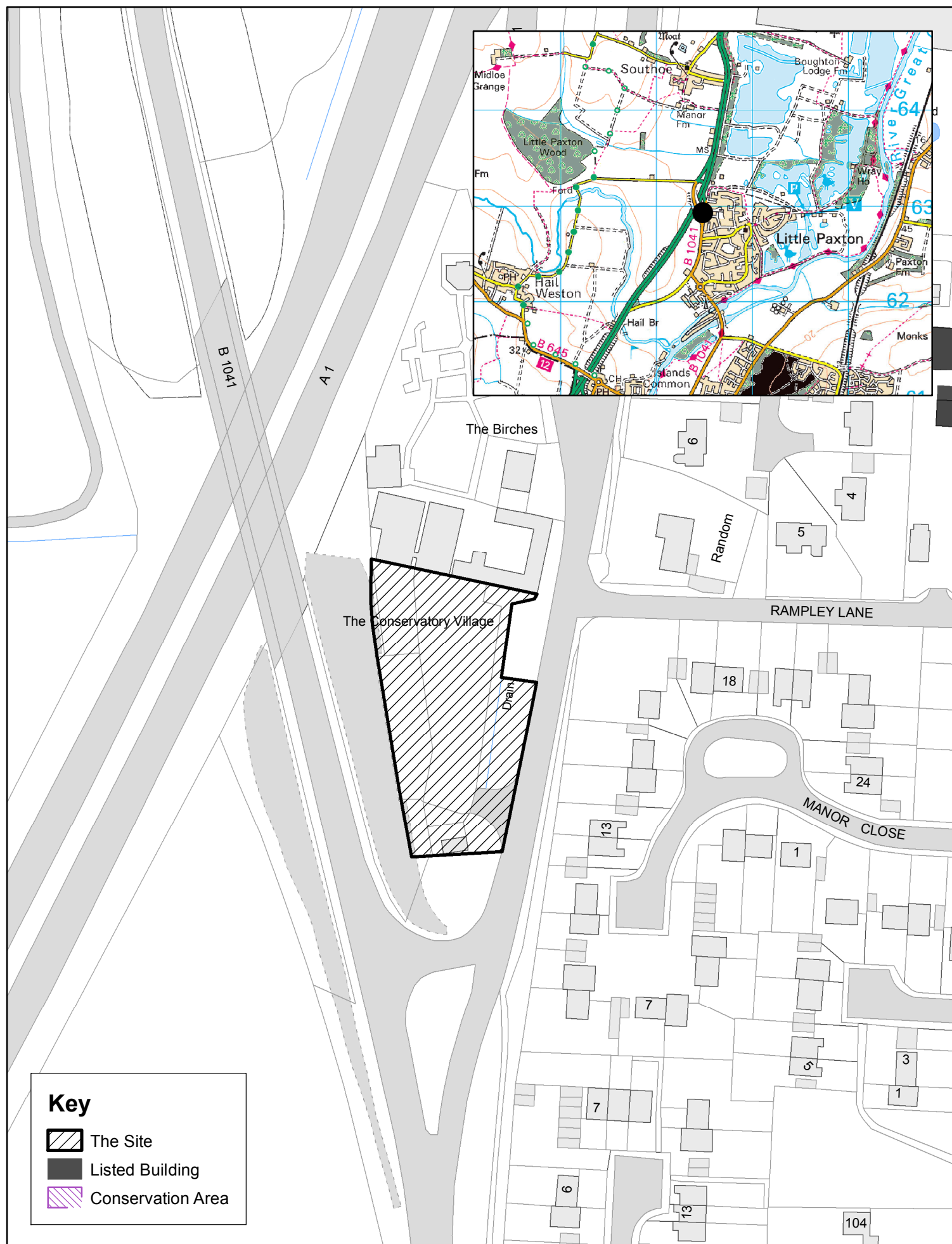
Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Overdevelopment of site No flood report Traffic
creation problems Detrimental impact to Highway &
pedestrian safety

Date Created: 01/02/2016

Location:Little Paxton



LIGHTFOOT DESIGN

7 Nene Road, Bicton Industrial Park, Kimbolton,
Cambs. PE28 0LF Tel. 01480 860076

Client Conservatory Village Ltd

Job Title
**PROPOSED STORE
GREAT NORTH ROAD,
LITTLE PAXTON, CAMBS.**

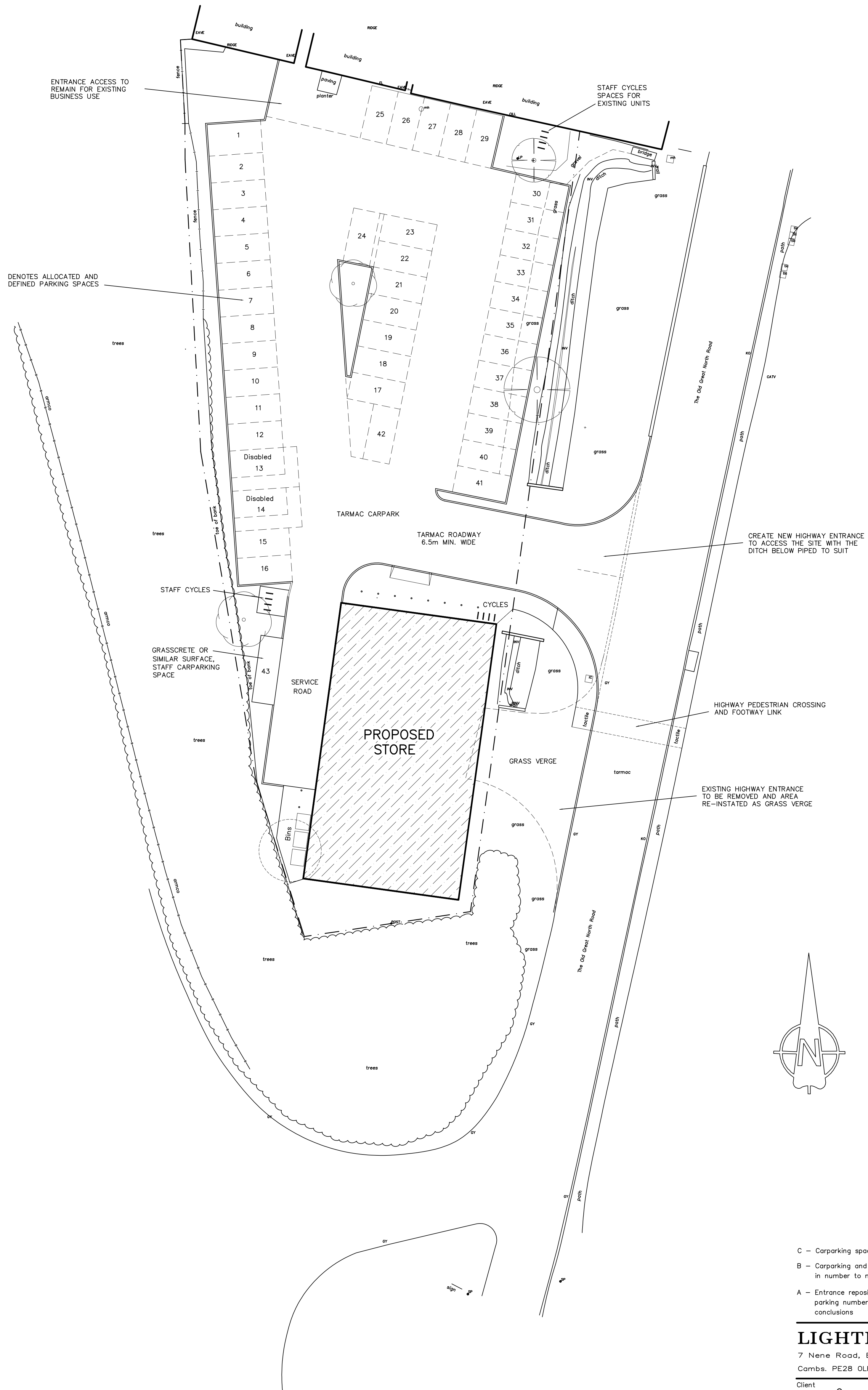
Dwg. Title
EXISTING SITE SURVEY

Scale	A1-1:200 A3-1:400	Date	May 15	Y2367-01
-------	----------------------	------	--------	----------

This drawing is copyright



FIGURED DIMENSIONS SHALL BE FOLLOWED IN PREFERENCE TO THE SCALE.
BEFORE ANY WORK IS COMMENCED, ALL DIMENSIONS SHALL BE CHECKED ON SITE.



- C - Carparking space note amended 8.12.15
B - Carparking and cycle spaces altered and increased in number to meet travel assessment 8.12.15
A - Entrance reposition, pedestrian crossing added and parking numbers increased to meet travel assessment conclusions 30.10.15

LIGHTFOOT DESIGN

7 Nene Road, Bilton Industrial Park, Kimbolton, Cambs. PE28 0LF Tel. 01480 860076

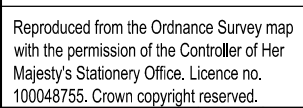
Client
Conservatory Village Ltd

Job Title
**PROPOSED STORE
GREAT NORTH ROAD,
LITTLE PAXTON, CAMBS.**

Dwg. Title
PROPOSED SITE PLAN

Scale	A1-1:200 A3-1:400	Date	May 15	Y2367-02
-------	----------------------	------	--------	----------

This drawing is copyright



66-68 Hills Road, Cambridge CB2 1LA
Tel: +44 (0)1223 558 050 Fax: +44 (0)1223 558 051
www.wspgroup.com www.pbworld.com

THE CONSERVATORY VILLAGE LTD

LIGHTFOOT DESIGN

PROPOSED CONVENIENCE STORE
THE CONSERVATORY VILLAGE
GREAT NORTH ROAD, LITTLE PAXTON

PROPOSED OFF SITE HIGHWAY WORKS

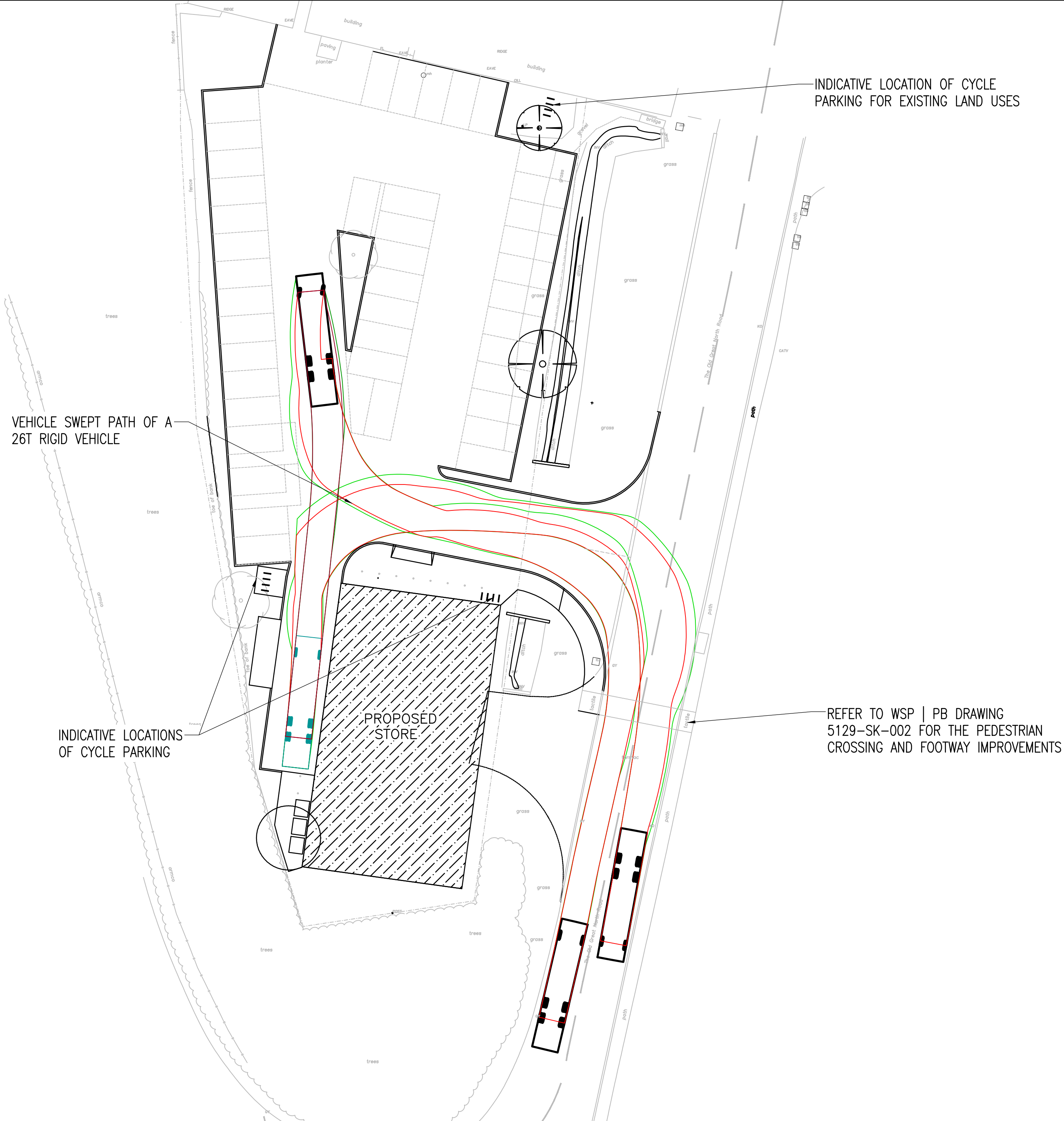
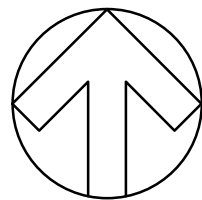
N EGGAR

December 1

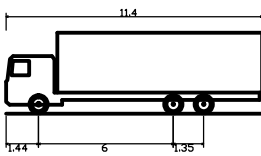
250

A

© WSP Group Ltd



DO NOT SCALE



SSL 26t Rigid Vehicle
Overall Length 11.400m
Overall Width 2.280m
Overall Body Height 3.559m
Min Body Ground Clearance 0.389m
Track Width 2.280m
Lock to Lock Time 4.00s
Kerb to Kerb Turning Radius 11.000m

NOT TO SCALE

REV	DATE	BY	DESCRIPTION	CHK	APD
B	09/12/15	JFD	REVISED LAYOUT TO SUIT CCC COMMENTS	NE	NE
A	02/11/15	JFD	FIRST ISSUE	NE	NE

DRAWING STATUS:	FOR INFORMATION ONLY
-----------------	----------------------



66-68 Hills Road, Cambridge CB2 1LA
Tel: +44 (0)1223 558 050 Fax: +44 (0)1223 558 051
www.wspgroup.com www.pbworld.com

CLIENT:	THE CONSERVATORY VILLAGE LTD
---------	------------------------------

ARCHITECT:	LIGHTFOOT DESIGN
------------	------------------

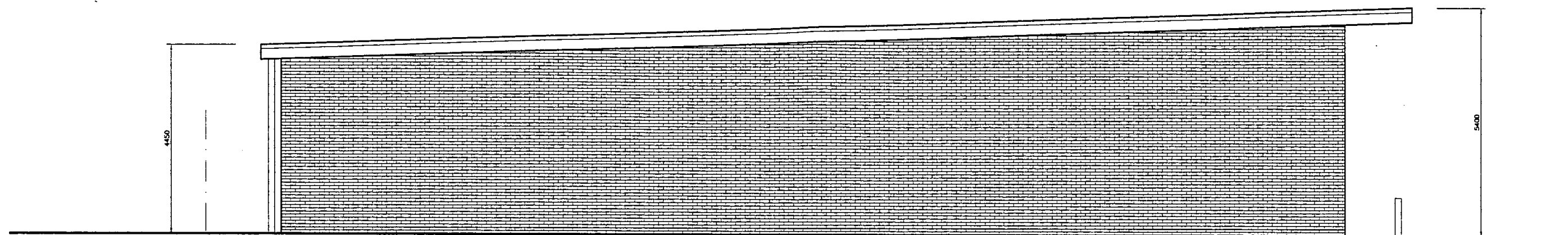
PROJECT:	PROPOSED CONVENIENCE STORE THE CONSERVATORY VILLAGE GREAT NORTH ROAD, LITTLE PAXTON
----------	---

TITLE:	PROPOSED HIGHWAY ARRANGEMENTS
--------	-------------------------------

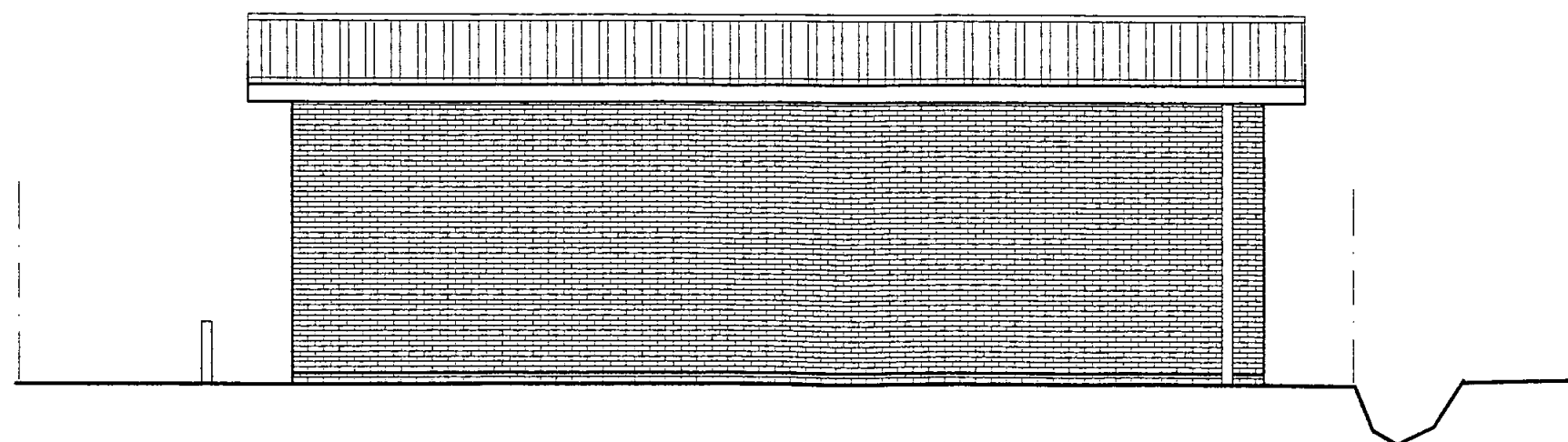
SCALE @ A2:	1:500	CHECKED:	N EGGAR	APPROVED:	N EGGAR
CAD FILE:	5129-SK-001	DESIGN-DRAWN:	JF DELAHOCHÉ	DATE:	November 2015
PROJECT No:	70015129	DRAWING No:	5129-SK-001	REV:	B

© WSP Group Ltd

FIGURED DIMENSIONS SHALL BE FOLLOWED IN PREFERENCE TO THE SCALE. BEFORE ANY WORK IS COMMENCED, ALL DIMENSIONS SHALL BE CHECKED ON SITE.



EAST - SIDE ELEVATION



SOUTH - REAR ELEVATION

LIGHTFOOT DESIGN

7 Nene Road, Bilton Industrial Park, Kimbolton,
Cambs. PE28 0LF Tel. 01480 860076

Client
Conservatory Village Ltd

Job Title
**PROPOSED STORE
GREAT NORTH ROAD,
LITTLE PAXTON, CAMBS.**

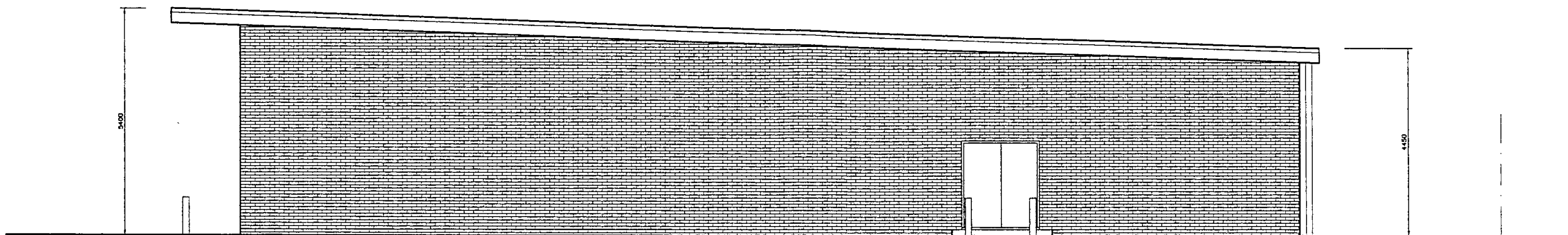
Draw. Title
PROPOSED ELEVATIONS

Scale A1-1:50 A3-1:100	Date May 15 Y2367-05
------------------------------	-------------------------

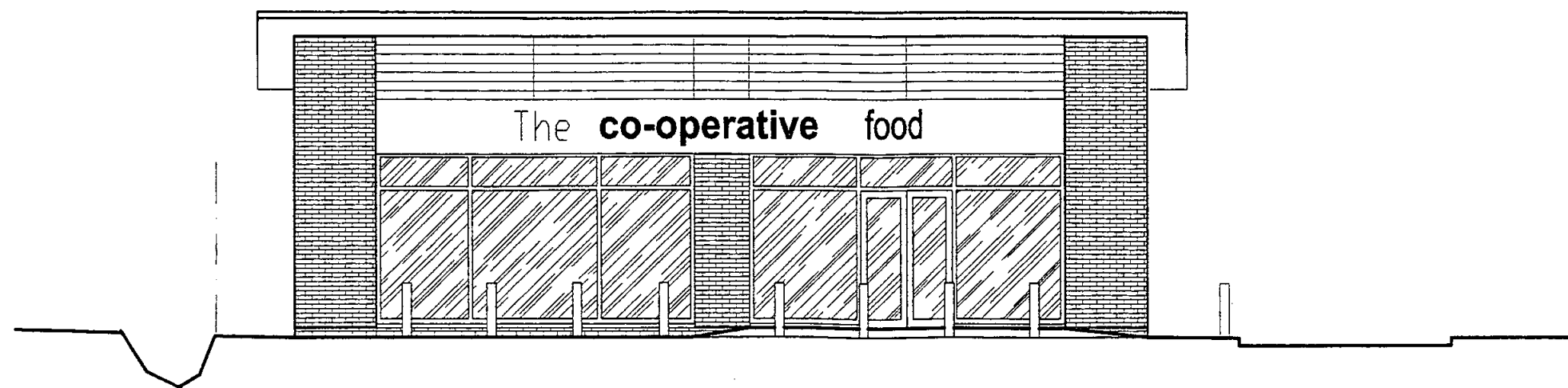
This drawing is copyright



FIGURED DIMENSIONS SHALL BE FOLLOWED IN PREFERENCE TO THE SCALE.
BEFORE ANY WORK IS COMMENCED, ALL DIMENSIONS SHALL BE CHECKED ON SITE.



WEST - SIDE ELEVATION



NORTH - FRONT ENTRANCE

LIGHTFOOT DESIGN

7 Nene Road, Blaton Industrial Park, Kimbolton,
Cambs. PE28 0LF Tel: 01480 860076

Client **Conservatory Village Ltd**

Job Title
**PROPOSED STORE
GREAT NORTH ROAD,
LITTLE PAXTON, CAMBS.**

Dwg. Title
PROPOSED ELEVATIONS

Scale A1-1:50 A3-1:100	Date May 15	Y2367-04
------------------------------	----------------	----------

This drawing is copyright

