

Dear Councillor

**DEVELOPMENT MANAGEMENT PANEL - MONDAY, 16 APRIL 2012**

I am now able to enclose for consideration at the above meeting the following reports that were unavailable when the agenda was printed.

**LATE REPRESENTATIONS** (Pages 1 - 10)

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**TO: ALL DEVELOPMENT MANAGEMENT PANEL MEMBERS**

Dear Councillor,

DEVELOPMENT MANAGEMENT PANEL– 16 April 2012

## **CHANGES TO THE AGENDA**

### ***Item 4***

#### **Demolition of existing building and redevelopment of the site to provide 72 bedroom care home with associated landscaping and parking with access from London Road**

HDC CCTV and Emergency Planning – No objection. However do advise that, if approved, the management should sign up the Environment Agency's free flood warning system.

4 additional letters of objection received.

Points of Clarification:

- The development referred to as "The Limes" should be referred to as "Limes Park".
- All letters reiterate concerns regarding the height, scale of development, lack of parking on site, impact on the listed building, namely "Limes Park" and impact on the amenity of residents inclusive of overshadowing of properties nearest this proposal.
- 1 letter asks if residents of the motel have been consulted as part of the process.

Points of clarification within officer report:

Paragraph 7.7 – the rear element of the building, where the building rises to 2.5/3 stories in height. The comparison between the heights of the proposed development and Limes Park are taken from plan 1018\PP\011. For the avoidance of doubt, reference to the tallest part of Limes Park, refers to the tallest building, excluding chimney pots.

### ***Item 5 (c)***

#### **Replacement dwelling – Sherwood House, Chapel Road, Ramsey Heights.**

Letter from applicant who wished to make the following points in support of his application:-

Policy H5 contains the caveat that a proposal to erect a replacement dwelling should not significantly increase the height or mass of the original dwelling, subject to the need to provide satisfactory living conditions for the occupiers. Greater weight should be attached to this last clause as the applicant has six small children, the eldest being 8 years old. He has five other children and four grandchildren. A dwelling of the size proposed is required to give adequate space for himself, his wife and the six young children as they grow up.

His permitted development rights are far greater than he has incorporated into the new build. He has restricted the size of the new dwelling to meet his needs.

The proposed development will have no impact whatsoever on the community or the countryside. The site is well screened.

The Town Council supports the proposal.

The proposal complies with the aim in the NPPF of delivering a high choice of quality homes promoting healthy communities.

The house on the opposite side of the road (Jackson House) closely resembles the type of property he is trying to build. Recently constructed dwellings in the vicinity are unduly uniform and lack the hierarchy of elements normally associated with houses in the fen.

There are other properties along the road which have hipped roofs.

***Item 5(f)***

**Erection of Primary Healthcare facility as required by unilateral undertaking which formed part of outline planning permission  
Land west of 21 Windsor Road, Sawtry**

**1. Letter from NHS Cambridgeshire (Primary Care Premises and Project Manager) (See attached)**

Officer comment: In summary the PCT have stated their support for the facility and are content that the application is in accordance with the agreed specification (agreed as part of the appeal) and will meet their needs for an additional facility to serve the village of Sawtry.

***Item 5(g)***

**Erection of dwelling with double garage and car port with room above and construction of new access Land At 95 Elton Road Stibbington**

**Sibson-cum-Stibbington Parish Council- supplementary comment:**

While the PC has no objection in principal we would comment that the Vertical elevation is too high and we would comment on the size of the intended structure in addition to the height, and that it appears much larger than we would anticipate is appropriate.

***Item 5(h)***

**Erection of replacement dwelling and associated works – Greenacres, St Ives Road, Somersham.**

1) In paragraph 7.6, point 2 should read “the erection of extensions on either side of the building, providing neither of these exceed half the width of the existing building, have more than one storey and are more than 4m high”.

2) On a point of clarification, the dashed lines shown on the north, east and west elevations on plan JLG254/NB/01 [plans and elevations (of the proposed dwelling)],

show the profile of the original building together with the additions allowed under the terms of permitted development

Letter from applicant's agent supporting the proposal:-

It is accepted that the site is outside the built up area of the village, but it does sit in a ribbon of residential properties which extends on both sides of the road beyond the application site.

The floor area of the proposed replacement dwelling quoted in paragraph 1.3 should be 337 sq.m. and not 380 sq.m., and the "PD" scheme has a floor area of 374 sq.m. The footprint of the "PD" scheme would be approximately 290 sq.m. or 60% greater than the proposed replacement.

The frontage of the scheme refused planning permission in 2008 would have been 26m, whereas the scheme now under consideration has a frontage of 19.2 m and the "PD" scheme, a frontage of 17.76m.

The report should include details of the "PD" scheme.

To the west of the site, in a row of dwellings, a former bungalow known as "Windyridge", has been replaced by a two storey dwelling. The ridge height has increase by 2m and the floor area by 74 sq.m. The simple application of relative dimensions is no bar in policy terms to the approval of a replacement property.

The design of the proposed dwelling is a significant improvement over both the existing building, and the building as it could be extended.

The proposed building will be considerably more energy efficient and sustainable than the existing building. It would be very difficult to retrofit sustainability features into the existing building.

***Item 5(j)***

**Erection of dwelling with detached double garage and alteration to existing property to include porch link and single garage, Land At And Including 116 St Neots Road, Eaton Ford**

The 'proposed site layout and location plan' ref;11/20/2A Rev1 and 'existing site layout plan' ref;11/20/3A were missed off from the agenda item and are attached.

***Item 5(l)***

**Change of use from A1(retail) to A1 (retail) and A5 (take away) 28 High Street, Fenstanton**

In paragraph 7.4, substitute "three" for "four" in the first line.

**Yours sincerely,**

*S. R. Ingram*

**Steve Ingram  
Head of Planning Services  
Environment and Community Services**

Lockton House  
Clarendon Road  
Cambridge  
CB2 8FH

Tel: 01223 725400  
Direct: 01223 725381  
Fax: 01223 725401

Email: [ian.maltby@cambridgeshire.nhs.uk](mailto:ian.maltby@cambridgeshire.nhs.uk)  
Web: [www.cambridgeshire.nhs.uk](http://www.cambridgeshire.nhs.uk)

5 April 2012

Head of Planning Services  
Huntingdonshire District Council  
Pathfinder House  
St Mary's Street  
Huntingdon  
Cambs  
PE29 3TN

FAO Andy Brand

Re; 1200159FUL: Erection of PCT building as part of the Gidding Road development.

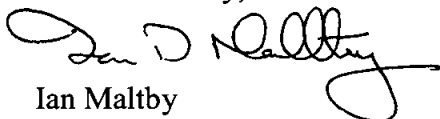
The PCT would like to formally express its support for the planning application for the development of a community health care facility as part of the Gidding Road development.

As you are aware the requirement for the additional community health building was initially raised within the consultations on the outline planning application and the subsequent appeal for the erection of the 190 homes south of Gidding Road.

The Unilateral Undertaking submitted by the appeal developers was negotiated with the PCT within the appeal process and the specification and siting requirements were agreed at that point. The PCT is content that the current application is in accordance with the agreed specification and will meet our needs for an additional facility to serve the village of Sawtry.

I would be grateful if you could make members of the planning committee aware of the PCT's support for this application to provide an important essential health facility for Sawtry.

Yours sincerely,

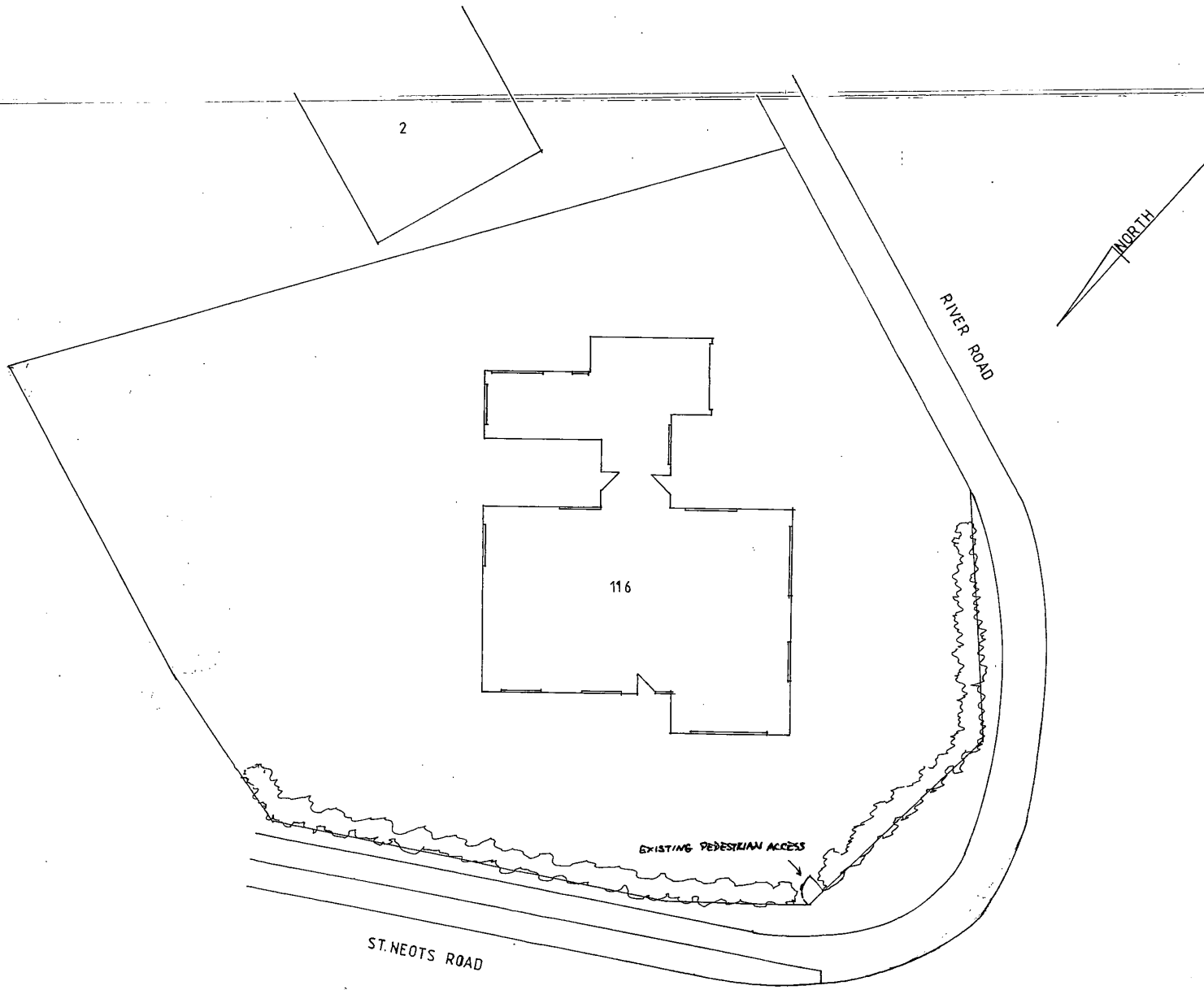
  
Ian Maltby

Primary Care Premises and Project Manager

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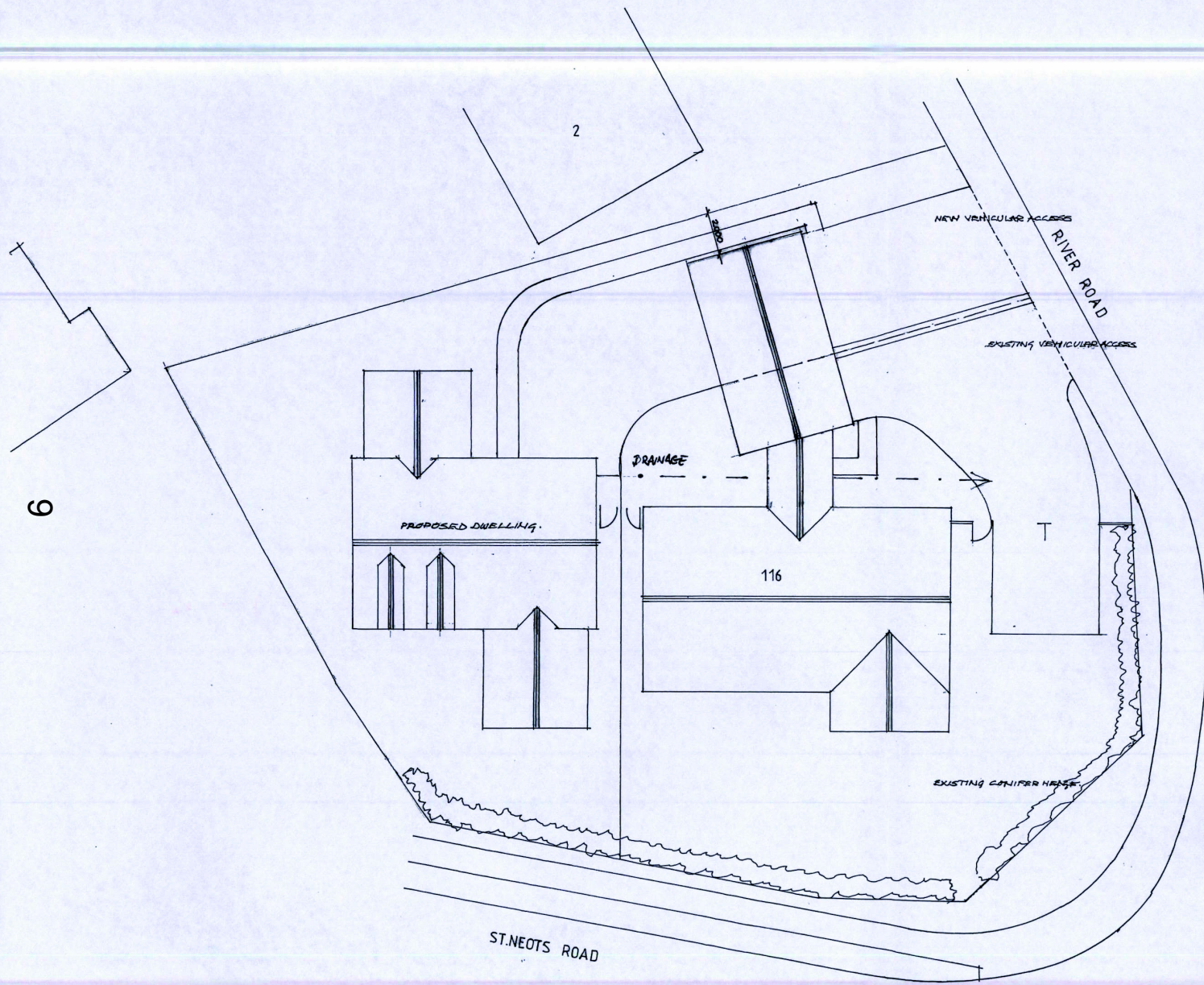


SITE LAYOUT EXISTING 1:200

PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING  
BUNGALOW AND ERECTION OF CHALET BUNGALOW  
LAND 116 ST NEOTS ROAD, EATON FORD, CAMBS  
SITE LAYOUT EXISTING  
CLIENT: MR R PAYNE  
SCALE: 1:200  
DATE: JANUARY 2012  
NO. 11/20/3A  
NWV LTD. P.O. BOX 580 HUNTINGDON, CAMBS PE29 0EP

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SITE LAYOUT PROPOSED 1:200



PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING BUNGALOW AND ERECTION OF CHALET BUNGALOW LAND 116 ST NEOTS ROAD, EATON FORD, CAMBS  
 SITE LAYOUT AND LOCATION PLAN  
 CLIENT: MR R PAYNE  
 SCALE: 1:200 & 1:1250  
 DATE: JANUARY 2012  
 NO. 11/20/2A **REV 1**  
 NWV LTD, P O BOX 580, HUNTINGDON, CAMBS PE29 9EB



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