



Dear Councillor

DEVELOPMENT MANAGEMENT COMMITTEE - MONDAY, 20 MAY 2024

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

**Agenda Item
No.**

LATE REPRESENTATIONS(Pages 3 - 6)

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DEVELOPMENT MANAGEMENT COMMITTEE – MAY 20TH 2024

LATE REPRESENTATIONS SUMMARY

3(a) 23/01948/FUL – Construction of 15 no. dwellings with associated access, car parking and landscaping (re-submission of 23/00649/FUL) at Land East Of Ivy Way Spaldwick

The applicant has provided a site plan that has an orange line around the areas that are designated to be open space as part of the proposed development. This shows the correct open space area provision to be 1950 sqm. The officer report stated the area of open space to be 3000 sqm. Therefore Paragraph 7.130 of the officer report is updated to reflect the correct measurements of 1950 sqm. This would also subsequently change the heads of terms for the Section 106 Legal Agreement to reflect the change to 1950 sqm of open space.

4(a) 23/02498/FUL- Change of use from shop to dwelling (Class C3 at Shop, 43 High Street, Brampton, PE28 4TG.

No late representations.

4(b) 24/00075/FUL- Siting of a mobile home as defined by the Caravan Act without concrete foundations at Whites Paddock, Pitsdean Road, Abbotsley.

The applicant has made further representations to the council in support of this application as follows:

1. The applicant has submitted a brochure produced by 'NorwegianLog' which provides further detail on the mobile home to be sited as part of the proposal. The applicant has indicated by circling the unit they are proposing of 'Windermere'. The brochure states that the residential log cabins comply fully with the Caravan Act, Para 79 of the National Planning Policy Framework and conditions in Certificate of lawful use for temporary dwellings.

Officer comment: Officers have reviewed the document in full and whilst it states that the mobile home complies with legislation it lacks specific detail that would enable officers to apply the three tests as set out in paragraph 7.39 of the officer's report. Therefore, officers do not consider that the brochure adds any additional information in consideration of the application.

2. The applicant has submitted an email from 'NorwegianLog' dated 14th May 2024. This email confirms that 'all the log homes' featured in the attached brochure are Caravan Act compliant. The email states that the lodges will either be sited via ground screws, easy pads or concrete strips and that the applicants proposed lodge will sit on brick pillars. The email states that full working drawings will be provided.

Officer comment: Officers have reviewed the email and note that full working drawings were not submitted accompanying the email to the council. However, it lacks specific detail that would enable officers to apply the three tests as set out in paragraph 7.39 of the officer's report. Therefore, officers do not consider that the email adds any additional information in consideration of the application.

3. The applicant has submitted a unilateral undertaking form dated 15th May 2024.

Officer comment: Officers have reviewed the form and note that the form is incomplete in that the application date is missing in paragraph 2.1.5, the plan referred to in paragraph 2.1.7 is not attached and the title number is missing from paragraph 3.1. Therefore, officers do not consider that the submitted unilateral undertaking is complete. Refusal reason 5 remains.

4. The applicant has submitted a chain of communication emails from the 19th April 2024 and the 14th May 2024 between the officer and the applicant.

Officer comment: It is unclear to officers why the emails have been submitted as a late representation and therefore the officer has no comment in their regard.

4(c) 23/02123/FUL - Erection of three houses at Land South Of Hill Place Brington.

1. Paragraph 7.55 references Hill Rise. This should read Hill Place.
2. It is stated in Paragraph 7.139 that the site is within the red line of the original application. This is not entirely correct as the site proposed in this current application includes land to the north-east where the surface water drainage basin and ditch is proposed. However, for clarity the red line of the original application did include the area where the orchard land / open space and 3 dwellings are proposed.
3. Members have been emailed a document from third-party neighbours highlighting support for the application. In summary these are:
 - That in a survey of residents in July 2023 on the application, 91% of respondents supported the proposals, which had a 65% response rate of all residents.

- That the proposals solve overlooking issues. The site as present already overlooks the north side of The Green.
- That the site has never provided a view into open countryside by virtue of trees and mature hedging.
- The positioning of the proposed dwellings would not create a significant effect on spatial separation of Hill Place and The Green.
- The boundary treatment of estate railings is in keeping with rural character of the wider development and would define the public footpath and protect trees.
- The proposal would lessen the financial burden for residents to maintain the site and would provide an aesthetically pleasing from all vantage points.
- The proposed benefits outweigh the small reduction in orchard area.

Officers have considered all points raised above and conclude that these elements do not change the officers original recommendation of refusal.

Changes to the officer recommendation:

The second reason for refusal is proposed to be amended to include the proposed fencing. Previously it stated:

2. Due to the topography of the site with levels sloping down to the south, the proposed development would result in significantly harmful overlooking from the front elevation windows of plot 3 causing a loss of privacy to the private garden area of no 16 The Green. The tree planting proposed along the linear orchard to the south of the proposed dwellings would not sufficiently mitigate against the harmful overlooking which has been identified. The proposal would therefore be contrary to policy LP14 (b) of Huntingdonshire's Local Plan to 2036 (2019), the guidance of the Huntingdonshire Design Guide Supplementary Planning Document (2017) and the National Planning Policy Framework 2023 particularly paragraph 135(f) and part H1 of the National Design Guide (2019), all which seek a high standard of amenity for existing and future place users.

The amended 2nd reason for refusal wording is:

2. Due to the topography of the site with levels sloping down to the south, the proposed development would result in significantly harmful overlooking from the front elevation windows of plot 3 causing a loss of privacy to the private garden area of no 16 The Green. The tree planting and 1.8m-high fence proposed to the west of No.16 The Green would not sufficiently mitigate against the harmful overlooking which has been identified. The proposal would therefore be contrary to policy LP14 (b) of Huntingdonshire's Local Plan to 2036 (2019), the guidance of the Huntingdonshire Design Guide Supplementary Planning Document (2017) and the National Planning Policy Framework 2023 particularly paragraph 135(f) and part H1 of the National Design Guide (2019), all which seek a high standard of amenity for existing and future place users.

The rest of the officer recommendation remains the same.

4(d) 23/02284/FUL - Change of use from hardstanding storage area to container storage area at Agricultural Buildings, Depden Lodge Farm, Ermine Street.

No late representations.