

A meeting of the **DEVELOPMENT CONTROL PANEL** will be held in the **THE VILLAGE HALL, OWLS END, GREAT STUKELEY, HUNTINGDON, CAMBS, PE28 4AQ** on **MONDAY, 16 MARCH 2009** at **7:00 PM** and you are requested to attend for the transaction of the following business:-

## **APOLOGIES**

### **1. MINUTES**

To approve as a correct record the Minutes of the meeting held on 23rd February 2009.

### **2. MEMBERS' INTERESTS**

To receive from Members, declarations as to personal and/or prejudicial interests and the nature of those interests in relation to any Agenda Item. Please see Notes 1 and 2 below.

### **3. DEVELOPMENT CONTROL**

#### **3.1 Deferred Application - Removal of Condition No. 9 of Reserved Matters Approval 0702174REM to allow floodlighting, land at Giffords Farm, Needingworth Road, St. Ives, (Holywell-cum-Needingworth Parish)**

To consider a report by the Development Control Manager.

#### **3.2 Other Applications**

- |     |                        |  |
|-----|------------------------|--|
| (a) | <b>Fenstanton</b>      | Conversion of former stables to holiday homes, Crystal Lake Touring Park, Low Road, Fenstanton |
| (b) | <b>Hemingford Grey</b> | Extension to dwelling, 10 Madeley Court.   |

To consider reports by the Development Control Manager.

#### **3.3 Applications requiring reference to Development Control Panel**

- |     |                      |   |
|-----|----------------------|---|
| (a) | <b>Broughton</b>     | Erection of agricultural building to house free range hens, Rectory Farm, Wistow Road |
| (b) | <b>Godmanchester</b> | Use of land for domestic purposes and erection of tennis court, 5 Offord Road         |

- |     |                      |  |
|-----|----------------------|--|
| (c) | <b>Godmanchester</b> | Alterations and extension to form a new dwelling, 28 Kisby Avenue  |
| (d) | <b>Huntingdon</b>    | Change of use of existing food preparation premises to A5 (food takeaway) use, 20 Halcyon Court                                      |
| (e) | <b>Ramsey</b>        | Erection of a dwelling, land south west of The Orchard, Lodesend Drive, Ramsey Mereside  |
| (f) | <b>Ramsey</b>        | Re-design of playground area, install new buggy store and changes to external fence, Unit 3 Stocking Fen Road                        |
| (g) | <b>St. Ives</b>      | Alterations to elevation, 17 Bridge Street   |
| (h) | <b>Sawtry</b>        | Demolition of existing buildings and erection of four dwellings, Grooms Cottage, Coppingford Road                                    |
| (i) | <b>Sawtry</b>        | Demolition of office buildings and erection of 8 dwellings with refuse and cycle store and parking, Grooms Cottage, Coppingford Road |

To consider reports by the Development Control Manager.

#### **4. APPEAL DECISIONS**

To consider a report by the Development Control Manager.

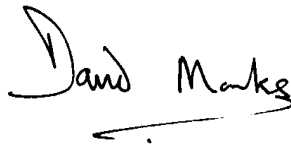
#### **5. S106 AGREEMENT ADVISORY GROUP**

To appoint to a vacancy in the membership of the S106 Agreement Advisory Group resulting from the resignation from the Group of Councillor A N Gilbert.

#### **6. LATE REPRESENTATIONS AND INFORMATION**

To be viewed on the District Council's website - [www.huntsdc.gov.uk](http://www.huntsdc.gov.uk) on Friday 13th March 2009.

Dated this 6th day of March 2009

A handwritten signature in black ink that reads "David Monk". The signature is written in a cursive style with a horizontal line underneath the name.

Chief Executive

**Notes**

1. *A personal interest exists where a decision on a matter would affect to a greater extent than other people in the District –*
  - (a) *the well-being, financial position, employment or business of the Councillor, their family or any person with whom they had a close association;*
  - (b) *a body employing those persons, any firm in which they are a partner and any company of which they are directors;*
  - (c) *any corporate body in which those persons have a beneficial interest in a class of securities exceeding the nominal value of £25,000; or*
  - (d) *the Councillor's registerable financial and other interests.*
2. *A personal interest becomes a prejudicial interest where a member of the public (who has knowledge of the circumstances) would reasonably regard the Member's personal interest as being so significant that it is likely to prejudice the Councillor's judgement of the public interest.*

**Please contact Ms C Deller, Democratic Services Manager, Tel No. 01480 388007/e-mail: [Christine.Deller@huntsdc.gov.uk](mailto:Christine.Deller@huntsdc.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 Panel. However, if you wish to speak at the Panel's meeting regarding a particular Agenda Item please contact Jackie Holland, Tel No. 01480 388418 before 4.30 pm on the Friday preceding this meeting.**

**Specific enquiries with regard to items on the Agenda should be directed towards the Contact Officer.**

**Members of the public are welcome to attend this meeting as observers except during consideration of confidential or exempt items of business.**

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

If you would like a translation of  
Agenda/Minutes/Reports or would like a  
large text version or an audio version  
please contact the 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 CONTROL PANEL held in the Village Hall, Owls End, Great Stukeley, Huntingdon, PE28 4AQ on Monday, 23 February 2009.

PRESENT: Councillor P G Mitchell – Chairman.

Councillors J D Ablewhite, Mrs M Banerjee, Mrs B E Boddington, P L E Bucknell, E R Butler, W T Clough, P A Swales, G S E Thorpe, R G Tuplin, P K Ursell, P R Ward, and R J West.

APOLOGIES: Apologies for absence from the meeting were submitted on behalf of Councillors J J Dutton, C J Stephens and Ms M J Thomas.

IN ATTENDANCE: Councillors K M Baker and D B Dew.

### **61. MINUTES**

The Minutes of the meeting of the Panel held on 19th January 2009 were approved as a correct record and signed by the Chairman.

### **62. MEMBERS' INTERESTS**

Councillor P L E Bucknell declared a personal interest in Minute No. 64 (e) and (f) by virtue of his appointment as Executive Councillor for Planning Strategy and Transport.

Councillor W T Clough declared a personal interest in Minute No. 64 (g) by virtue of his membership of Buckden Parish Council.

### **63. PROPOSED SERVICE ENHANCEMENTS - THE TRANSFORMATION FROM DEVELOPMENT CONTROL TO DEVELOPMENT MANAGEMENT**

A report by the Head of Planning Services was submitted (a copy of which is appended in the Minute Book) regarding a proposal to formally transform the development control function to development management.

It was explained that the nature of the Local Development Framework had prompted a change in emphasis with focus now being placed on the importance of a sustainable and deliverable vision for development in the District as opposed to the negative and reactive reputation held formerly in some quarters about the development control function. It was accepted that the transformation would require cultural change and a wider range of skills with the process described as a "journey" rather than a "sudden event".

The Panel welcomed the elements of development management

which the service already was taking forward as referred to in points 3, 4 and 5 of Appendix B to the report now submitted and requested Officers to present a session on the changes at a training event being arranged for the Panel in May.

Whilst commending the transformation, Members did express some concern over the suggested resource implications of the new proactive approach required by development management and were anxious that their decision to endorse the proposal was not considered to represent support for any additional financial implications that might be forthcoming. Subject to this reservation, the Panel

RESOLVED

that the proposed transformation from Development Control to Development Management be endorsed and the Head of Planning Services authorised to implement the necessary administrative and procedural changes required.

#### **64. DEVELOPMENT CONTROL**

The Development Control Manager 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) **Erection of a pair of semi-detached town houses, 9 Merryland, St. Ives - 08/01352/FUL**

*(Councillor D B Dew, Ward Councillor, Councillor M Clark, St. Ives Town Council and Mr T Reynolds, objector addressed the Panel on the application).*

that the application be refused for the following reasons -

- ◆ the proposed development would be contrary to the provisions of policies ENV7 the East of England Plan - Revision to the Regional Spatial Strategy 2008, policy HL5 of the Huntingdonshire Local Plan Alteration, 2002, policies En2, En5 and En6 of the Huntingdonshire Local Plan 1995, and policies B1, B7 and B8 of the Huntingdonshire Interim Planning Policy Statement, 2007 in that the development, by reason of its scale, location and design would not be sympathetic to the historical development of the site nor the locality and would therefore be detrimental to the character and appearance of the site and the Conservation Area and the setting of the adjacent listed building;

- ◆ the proposed development would be contrary to the provisions of policy H31 of the Huntingdonshire Local Plan, 1995 and policy B4 of the Huntingdonshire Interim Planning Policy Statement 2007 in that the development would result in an unacceptable loss of amenity to the adjoining properties by reason of loss of light, loss of privacy and over-bearing impact;
- ◆ the proposal would be contrary to the provisions of policy CS8 of the Huntingdonshire Local Plan, 1995, policy P10 of the Huntingdonshire Interim Planning Policy Statement, 2007 and Planning Policy Statement No. 25 in that the application does not adequately demonstrate that due regard has been taken of the potential flood risk to the site during the likely lifetime of the building nor has assessed the flood risk resulting from climate change; and
- ◆ the proposed development would be contrary to the provisions of policy H37 of the Huntingdonshire Local Plan, 1995 and policy B4 of the Huntingdonshire Interim Planning Policy Statement, 2007 in that it does not demonstrate how the development would incorporate measures to adequately protect the amenities of the inhabitants of the dwellings from noise, disturbance and odours emanating from adjacent properties.

(b) **Erection of three town houses and five apartments, land rear of 12 to 22 Mill Hill Road, Eaton Ford, St. Neots - 08/03231/FUL**

*(Mr S Richardson, agent, addressed the Panel on the application).*

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

(c) **Erection of 2 storey residential care home with associated access road, parking and landscaping, land east of West Newlands, Somersham - 08/05248/OUT**

*(Mr P Staden, applicant, addressed the Panel on the application).*

that the application be refused for the following reason:-

the erection of the care home in the location shown, whilst providing some employment, would prejudice the development of the remainder of the site allocation for employment purposes contrary to the provisions of E3 of the Huntingdonshire Local Plan, 1995 .

- (d) **Alterations and Change of Use of Chapel to a dwelling, Toseland Methodist Church, High Street, Toseland - 08/02703/FUL**

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

- (e) **Erection of dwelling and garage, land adjacent 5 Harbins Lane, Abbotsley - 08/02557/FUL**

*(See Minute No. 62 for Members' interests).*

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

- (f) **Erection of post office with flat over. Erection of two houses, 1 Bell Lane, Alconbury - 08/03128/FUL and 08/03129/CAC**

*(See Minute No. 62 for Members' interests).*

*(Councillor K M Baker, Ward Councillor and Mr G Campbell, agent, addressed the Panel on the application).*

that the Head of Planning Services be authorised to determine the applications subject to conditions and to agreement with the applicant on the height of the new wall along Bell Lane and to revisions to the roof line of the new dwellings to ensure a satisfactory relationship between the new and the existing buildings.

- (g) **Demolition of existing buildings and erection of four flats, 21 High Street, Buckden - 08/02818/FUL and 08/03317/CAC**

*(See Minute No. 62 for Members' Interests).*

*(Mr S Richardson, agent, addressed the Panel on the applications).*

- (i) that application number 08/02818/FUL be refused for the following reasons -

- ◆ the proposed residential development by reason of its layout, design, form, bulk and detailing would appear out of keeping with the character and appearance of the street scene and would result in an unduly prominent and inharmonious development which would fail to preserve and enhance the



character and appearance of the Conservation Area. This would be contrary to policy ENV7 of the East of England Plan - Revision to the Regional Spatial Strategy 2008; policies En5, En6, En9, En25 of the Huntingdonshire Local Plan 1995, HL5 of the Huntingdonshire Local Plan Alteration, 2002, policies B1 and B8 of the Huntingdonshire Interim Planning Policy Statement, 2007 and CS1 of the Huntingdonshire Local Development Framework submission Core Strategy 2008; and

- ◆ the application site lies within Noise Exposure Category D (NEC D; Planning Policy Guidance Note No.24: 1994). The NEC is derived from average day time and night time noise levels which have been found to be very high. In addition to the very high average noise levels, the site is also subject to extremely high maximum noise levels and the maximum noise level found during the recent survey was in 101dB L(A)max. The impact of these high maximum levels is that, even with very substantial noise mitigation incorporated into a building envelope, there could still potentially be frequent disturbance of occupiers. The proposal would therefore result in poor living conditions for the future occupiers of the proposed properties and would be contrary to policies H37 and H38 of the Huntingdonshire Local Plan, 1995, B4 of the Huntingdonshire Interim Planning Policy Statement, 2007 and Planning Policy Guidance Note No. 24; Planning and Noise, 1994.

- (ii) that application number 08/03317/CAC be refused for the following reason -

the proposed development fails to justify the demolition of the existing property which contributes positively to the character and appearance of the Conservation Area. The merits of the proposed replacement building are not sufficient to justify the demolition of the existing property. This would be contrary to guidance contained in Planning Policy Guidance No. 15, policy En8 of the Huntingdonshire Local Plan, 1995 and policy B8 of the Huntingdonshire Interim Planning Policy Statement, 2007.

(h) **Erection of single storey dwelling, store at 11 High Street, Fenstanton - 07/02876/FUL**

*(Mr Butt, objector and Mr G Campbell, agent, addressed the Panel on the application).*

that the application be refused for the following reason

-

the proposed development by virtue of its close proximity to existing and surrounding buildings would not provide adequate living conditions for future occupiers of the dwelling, contrary to policy H31 of the Huntingdonshire Local Plan, 1995 and policy B4 of the Huntingdonshire Interim Planning Policy Statement, 2007.

(i) **Erection of dormer windows to form accommodation at first floor and part demolition of existing dwelling. Erection of new dwelling, land at and including 34 Common Lane, Hemingford Abbots - 06/03872/FUL**

*(Mr Dilley, objector, addressed the Panel on the application).*

that the application be refused for the following reason

-

the proposed development to alter an existing chalet bungalow and erect a new two-storey dwelling would be harmful to the character and appearance of the Hemingford Abbots Conservation Area because the two dwellings in relatively close proximity within the plot would be out of keeping with the loose, fragmented character of the area. The designs of both buildings are also unsatisfactory in that the alterations to the chalet bungalow result in a foreshortened building of poor proportions with unduly prominent roof lights and rear dormer window. In combination with the poorly proportioned fenestration of the new house, this exacerbates the over-developed appearance of the site. The proposal would be contrary to policy ENV7 of the East of England Plan, H32, H33, En5, En6, En25 of the Huntingdonshire Local Plan, 1995, HL5 of the Huntingdonshire Local Plan Alteration, 2002 and B1 and B8 of the Huntingdonshire Interim Planning Policy Statement 2007. The proposal does not accord with the design guidance in the Huntingdonshire Design Guide Supplementary Planning Document 2007.

(j) **Alterations and a sub-division of dwelling into two dwellings, 45 High Street, Hemingford Grey, 08/03236/FUL and 08/03242/FUL**

(i) that application number 08/03236/FUL be

approved subject to conditions to be determined by the Head of Planning Services to include 02003 - time limit (3 years), 03022 - parking, one non-standard condition relating to bin storage and flood resilience measures to minimise damage to internal fixtures and fittings; and

- (ii) that application number 08/03242/FUL be approved subject to conditions to be determined by the Head of Planning Services to include 02003 - time limit (3 years), two non-standard conditions relating to bin storage and no parking on the west side of the access and flood resilient measures to minimise damage to internal fixtures and fittings.

- (k) **Removal of Condition 9 of reserved matters approval 07/02174/REM to allow floodlighting, land at Giffords Farm, Needingworth Road, St. Ives - 08/03318/S73**

that consideration of the application be deferred in view of the late receipt of amended plans which proposed adjustments to the original development which were considered to be sufficiently significant to warrant further consultation.

- (l) **Retention of use of land as a caravan site for gypsy and traveller residential purposes, pumping station, Paxton Road, Offord D'Arcy - 08/02744/FUL**

*(Councillor J Gimblett, Offord Cluny and Offord D'Arcy Parish Council addressed the Panel on the application).*

that the application be approved subject to conditions to be determined by the Head of Planning Services to include those listed in paragraph 8 of the report now submitted and additionally to require the colour of the caravan to be agreed with the local planning authority and to restrict the undertaking of any business operation on the site.

## **65. APPEAL DECISIONS**

The Panel received and noted a report by the Development Control Manager (a copy of which is appended in the Minute Book) in respect of four appeals against refusal of planning permission by the District Council.

Chairman

This page is intentionally left blank

# Agenda Item 3

AGENDA ITEM NO.

DEVELOPMENT CONTROL PANEL

16 MARCH 2009

**DEFERRED APPLICATION  
(Reports by Development Control Manager)**

---

**Case No: 0803318S73 (RENEWAL OF CONSENT/VARY CONDITIONS)**

**Proposal: REMOVAL OF CONDITION 9 OF RESERVED MATTERS APPROVAL 0702174REM TO ALLOW FLOODLIGHTING**

**Location: LAND AT GIFFORDS FARM NEEDINGWORTH ROAD ST IVES**

**Applicant: TRUSTEES OF ST IVES GOLF CLUB**

**Grid Ref: 533200 272799**

**Date of Registration: 24.11.2008**

**Parish: HOLYWELL CUM NEEDINGWORTH**

---

**RECOMMENDATION - APPROVAL**

**1. DESCRIPTION OF SITE AND APPLICATION**

**Introduction**

- 1.1 This application was deferred at the meeting in February to allow for consultations to be undertaken on amended plans.
- 1.2 This site is located on the northern side of the A1123, north of its junction with the Needingworth road, and approximately 2km north east of St Ives. The land is relatively open, and is part of the undulating central clay lands which lie to the north of St Ives and Huntingdon. The land rises gentle to the north, and the entire site extends towards the St Ives to Somersham Road. Development in the area is generally scattered, and the land is largely in agricultural use. There is a newly constructed access to the site from the roundabout on the A1123.
- 1.3 The proposal is to remove condition 9 of the reserved matters planning permission, ref no 0803318REM, dated 21st November 2007, to allow floodlighting. The condition stated that "The hereby permitted practice bays shall not be floodlit". The reason was to protect the character and appearance of the countryside. The practice bays are located towards the southern end of the site, approximately 420m from the roundabout. The driving range extends from the bays towards the road. The proposal, as amended, is to install eleven lights on the bays themselves, rather than the eight originally proposed, facing down the driving range, and with a power of 150w per bulb as opposed to the original 400w per bulb. Instead of the original five parallel rows of lights across the range at intervals of 50m from the bays (28 lights in total), there are now to be 11 locations for two lights each across the range, with a total wattage of 8800w rather

than 11,200w. These lights will be at ground level and set into low mounds. They will face south away from the bays. The lights will be used between 1600hrs and 2100hrs, depending on the season, with a maximum of five hours in the winter. The driving range is set within a landscaped area, which will provide some screening from the A1123, and from the adjacent properties.

1.4 The site is in the open countryside and the land is liable to flood.

## 2. NATIONAL GUIDANCE

2.1 **PPS1 – Delivering Sustainable Development (2005)** contains advice on the operation of the plan-led system.

2.2 **PPS7 – Sustainable development in rural areas (2004)**. Sets out the Government's planning policies for rural areas, including country towns and villages and the wider, largely undeveloped countryside up to the fringes of larger urban areas.

2.3 **PPG17 – Open Space, Sport and Recreation (2002)** – considers matters relating to the provision of recreational facilities in towns and the countryside.

For full details visit the government website <http://www.communities.gov.uk> and follow the links to planning, Building and Environment, Planning, Planning Policy.

## 3. PLANNING POLICIES

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

3.1 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

- None relevant

3.2 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 relevant

3.3 Huntingdonshire Local Plan (1995) Saved policies from the Huntingdonshire Local Plan 1995 are relevant and viewable at [www.huntingdonshire.gov.uk/localplan95](http://www.huntingdonshire.gov.uk/localplan95)

- **R2:** "Recreation and Leisure Provision" – applications for recreational facilities will be considered on their merits bearing in mind: advice from sporting recreation authorities on the need for further provision; the effect on residential amenity; the effect on

landscape, visual amenity, nature conservation and archaeological interest; access, parking and traffic generation; the siting, design and materials of any building and structures.

- **En17** “Development in the countryside” – development in the countryside will be restricted to that which is essential to the efficient operation of local agriculture, horticulture, forestry, permitted mineral extraction, outdoor recreation or public utility services.

3.4 Huntingdonshire Local Plan Alterations (2002) Saved policies from the Huntingdon Local Plan Alterations 2002 are relevant and viewable at [www.huntingdonshire.gov.uk/localplan](http://www.huntingdonshire.gov.uk/localplan) - Then click on "Local Plan Alteration (2002)

- None relevant

3.5 Policies from the Huntingdonshire Interim Planning Policy Statement 2007 are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning, then Planning then Planning+Policy then Informal policy statements where there is a link to Interim Planning Policy Statement 2007

- **P8** – Development in the Countryside – Outside the defines limits of the Key Centres (limited or potential growth) development will be restricted to: that which is essential to the efficient operation of agriculture, horticulture or forestry, or required for the purposes of outdoor recreation; the alteration, replacement or change of use of existing buildings in accordance with other policies; limited and specific forms of housing, business and tourism development, as provided for within the Local Development Framework; or land allocated for particular purposes.
- **B4** – Amenity - developments should not have an unacceptable impact upon amenity of existing or future occupiers.
- **G2** – Landscape Character – development proposals should respect and respond appropriately to the distinctive qualities of the surrounding landscape.

3.6 Policies from the Huntingdonshire Local Development Framework Submission Core Strategy 2008 are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning then click on Planning and then click on Planning Policy where there is a link to the Local Development Framework Core Strategy.

- None relevant

3.7 The SPG “External Artificial Lighting” is a material consideration.

#### 4. **PLANNING HISTORY**

4.1 0602938OUT. Erection of golf clubhouse with associated parking, access and erection of maintenance building. Approved

4.2 0602937FUL. Change of use of land from agriculture to form golf course. Approved

- 4.3 0702174REM. Approval of access, landscaping and scale for erection of golf clubhouse etc. Approved 21st November 2007.

## 5. CONSULTATIONS

- 5.1 **Holywell cum Needingworth Parish Council – OBJECTION** (copy attached). The Parish Council has been advised of the amended plans and further comments will be reported at the meeting.

- 5.2 **HDC Environmental Management – Lighting Engineer** - The Institute of Lighting Engineers has no best practice guidance on lighting golf driving ranges. The issues are light pollution, glare and light nuisance. A typical range would have eight 2kw metal halide floodlights on the top of the driving bays to light the ball from behind so that the golfer can track its flight for distances of up to 300m. The back rather than the front or sides of the ball needs to be illuminated for the golfer to do this. With the traditional approach it is virtually impossible to avoid upward light at a shallow angle because of the orientation and high intensity of the lamps and this causes light pollution, glare and possible light nuisance.

This proposal takes a different approach. As amended, it uses 150w lamps, starting on top of the range bays, behind the golfer and then in a series of ground mounted groups of floodlights along the range itself. The peak intensity of the ground mounted lights, which make up the majority of the scheme, is at 60 degrees above the horizontal, which gives good illumination of the golf ball as it passes through each zone of lights. Light pollution (sky glow) is caused by reflection of light off moisture and dust particles in the atmosphere. This is worst when the light beam is at shallow angle above the horizontal because the reflections bounce back down over a wide area. The steeper angle proposed in this case means that these reflections come back to the ground closer to the source and the extensive glow associated with traditional upward and outward facing lighting mounted on top of the driving range bays is significantly reduced. Mounting the floodlights at ground level also significantly reduces glare which is experienced when looking straight at the light source. Light nuisance occurs when stray light falls beyond the site boundaries and affects a highway or property. The scheme has been designed to minimise light nuisance. When it matures the new landscaping should reduce the impact of the lighting even further.

## 6. REPRESENTATIONS

- 6.1 Neighbours – One letter has been received. The following points have been raised:-  
1. The proposal will result in a loss of privacy and peaceful habitat to the neighbouring properties by reason of light pollution.  
2. The lighting could be on for longer periods than stated in the application.
- 6.2 Neighbours have been notified of the amended plan, and further comments will be reported at the meeting.



## 7. SUMMARY OF ISSUES

- 7.1 The linked issues in this case are the impact of the lighting on the character of the countryside and the effect on neighbours.
- 7.2 In the report on the 2007 reserved matters application, the comment was made that “any scheme for the floodlighting of the practice bays would have to demonstrate that it would not detract from the visual amenities of the area.” Condition 9 was imposed to protect the character of the country side, but also to enable the Local Planning Authority to control any lighting in the future.
- 7.3 As explained in detail in the Council’s Lighting Engineers’ comments, the proposed lighting scheme takes a different approach from many golf driving range lighting schemes in that it uses lower powered lights, the majority of which will be set at ground level. The traditional approach using a small number of higher intensity lights can cause problems of light pollution, glare and light nuisance which can be experienced over a wide area and result in a significant loss of amenity to the locality. The site is close to the urban area in countryside which is neither particularly dark nor subject to any national protection designation. The proposed scheme has been assessed by the Council’s Lighting Engineer and it is considered that in this context it will not lead to unacceptable levels of pollution, glare or light nuisance. The objector’s property is approximately 270m from the nearest lights which will be pointing away from their property and should not be significantly adversely affected. The hours of illumination proposed are to enable the range to be used during the hours of darkness by local commercial sponsors and club members. They are considered to be acceptable and should be controlled by condition. The proposal is considered to be acceptable and it complies with policies B4 and G2 of the Interim Policy Statement.
- 7.4 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.

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.

8. **RECOMMENDATION – APPROVE** Any comments received in response to the recommendation will be carefully considered, based on the information available to date, APPROVE subject to conditions to include the following;

<b>02003</b>	Time Limit (3yrs)
<b>Nonstand</b>	Hours of lighting
<b>Nonstand</b>	No change to specification
<b>Nonstand</b>	reserved matters approval 0702174REM

## BACKGROUND PAPERS:

East of England Plan - Revision to the Regional Spatial Strategy (May 2008)  
Cambridgeshire and Peterborough Structure Plan, 2003  
Huntingdonshire Local Plan, 1995  
Huntingdonshire Local Plan Alterations (2002)  
Huntingdonshire Interim Planning Policy Statement 2007  
Huntingdonshire Local Development Framework Submission Core Strategy  
2008

**CONTACT OFFICER:**

Enquiries about this report to **David Hincks Development Control Officer**  
**01480 388406**

**OTHER APPLICATIONS**  
**(Reports by Development Control Manager)**

---

**Case No:** 0803455FUL (FULL PLANNING APPLICATION)  
**Proposal:** CONVERSION OF FORMER STABLES TO HOLIDAY HOMES  
**Location:** CRYSTAL LAKE TOURING PARK LOW ROAD  
**Applicant:** MR J SMITH (JNR)  
**Grid Ref:** 531434 269320  
**Date of Registration:** 02.01.2009  
**Parish:** FENSTANTON

---

**RECOMMENDATION - REFUSAL**

**1. DESCRIPTION OF SITE AND APPLICATION**

- 1.1 The Crystal Lakes complex is located approximately 0.5km north of Fenstanton on Low Road. It consists of a series of buildings, used primarily in connection with the touring caravan park, or for recreational purposes, including a crèche. There are large areas of open land associated with the property, some of which is used for regular car boot sales. The boundaries are mainly defined by hedges. Land around the complex is largely undeveloped.
- 1.2 The stables to which this application relates are sited on the eastern boundary of the property and are single storey with a "U" shaped layout. They date from 1994 and were used as stables until 2006 when the use ceased. Part of the block has suffered storm damage which has not been repaired. They have been used for occasional storage purposes since 2006.
- 1.3 The proposal is to renovate the buildings and convert them to holiday accommodation. Six units would be created and whilst much of the work will be internal, the buildings will be re-clad in timber and the damaged areas restored. There will be no overall increase in the size of the structures. The intention is that they be used in association with the adjoining fishing lake, although they would be available for all visitors. Car parking will be provided adjacent to the buildings.
- 1.4 The site is in the open countryside and the land is liable to flood. The road is classified.

**2. NATIONAL GUIDANCE**

- 2.1 **PPS1 – Delivering Sustainable Development (2005)** contains advice on the operation of the plan-led system.

- 2.2 **PPS7 – Sustainable development in rural areas (2004)**. Sets out the Government’s planning policies for rural areas, including country towns and villages and the wider, largely undeveloped countryside up to the fringes of larger urban areas.
- 2.3 Good Practice guide on Planning and Tourism (2006).
- 2.4 **PPS25 – Development and Flood Risk (2006)** sets out Government policy on development and flood risk. Its aims are to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk. Where new development is, exceptionally, necessary in such areas, policy aims to make it safe, without increasing flood risk elsewhere, and, where possible, reducing flood risk overall.

For full details visit the government website <http://www.communities.gov.uk> and follow the links to planning, Building and Environment, Planning, Planning Policy.

### 3. PLANNING POLICIES

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

3.1 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

- **WAT4**: “Flood Risk Management” – River flooding is a significant risk in parts. The priorities are to defend existing properties from flooding and locate new development where there is little or no flooding.
- **E6** – Tourism. Proposals for tourist development should be fully sustainable in terms of their impact on host communities, local distinctiveness and natural and built environments.

3.2 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 relevant

3.3 Huntingdonshire Local Plan (1995) Saved policies from the Huntingdonshire Local Plan 1995 are relevant and viewable at [www.huntingdonshire.gov.uk/localplan95](http://www.huntingdonshire.gov.uk/localplan95)

- **En17** “Development in the countryside” – development in the countryside will be restricted to that which is essential to the efficient operation of local agriculture, horticulture, forestry,

permitted mineral extraction, outdoor recreation or public utility services.

- **To1** – the Council will normally support the development of tourism opportunities.
- **To2** – new or improved tourist facilities will normally be encouraged.
- **To3** – the re-use of buildings in rural areas for tourism (including accommodation) will normally be allowed subject to:-
  - The building being of a form, bulk and general design in keeping with its surrounding, and requiring no major adaptation for the proposed use.
  - The proposal complying with other local plan policies and there being no overriding objections on traffic or environmental grounds.
- **To6** – the Council will seek to extend the amount and variety of tourist accommodation.
- **CS9**: Flooding. The Council will normally refuse development proposals that prejudice schemes for flood water management.
- **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 provision for landscaping and amenity areas.

3.4 Huntingdonshire Local Plan Alterations (2002) Saved policies from the Huntingdon Local Plan Alterations 2002 are relevant and viewable at [www.huntingdonshire.gov.uk/localplan](http://www.huntingdonshire.gov.uk/localplan) - Then click on "Local Plan Alteration (2002)

- None relevant.

3.5 Policies from the Huntingdonshire Interim Planning Policy Statement 2007 are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning, then Planning then Planning+Policy then Informal policy statements where there is a link to Interim Planning Policy Statement 2007

- **P8** – development in the countryside. Outside the defined limits of Market Towns and Key Centres and outside the built up framework of the smaller settlements development will be limited to certain categories. Tourist development is one of the specified exceptions.
- **P10** – Flood Risk. Development should not take place in areas of flooding or increase the risk of flooding elsewhere. Flood risk assessments are required where appropriate. Sustainable drainage systems should be used where appropriate.
- **G2** – Landscape Character – development proposals should respect and respond appropriately to the distinctive qualities of the surrounding landscape.

- **B1** – Design Quality – development should demonstrate a high quality of design in terms of layout, form and contribution to the character of the area.
- **B6** – re-use and redevelopment of buildings in the countryside. A proposal to re-use or redevelop an existing building in the countryside for economic development (including tourism) would be preferable to a residential use. Any development should conserve the character of any building of historic or visual interest, be limited to situations where the building is substantially intact, not involve a significant increase in the scale of the built development, and not entail the loss of a building of historic or visual interest.
- **E4** – Location of tourist facilities. A proposal for a smaller tourist facility should be within the existing built up framework of smaller settlements, be part of a farm diversification scheme, be in association with a green space enhancement project, or be in association with a navigable waterway (being adjoining or well related to an existing settlement).
- **T1** – Transport Impacts – development proposals should be capable of being served by safe convenient access to the transport network and should not give rise to traffic volumes that exceed the capacity of the local transport network.
- **T2** – Car and Cycle Parking – development proposals should limit car parking and provide cycle parking facilities to the levels set out in the Council's parking standards.

3.6 Policies from the Huntingdonshire Local Development Framework Submission Core Strategy 2008 are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning then click on Planning and then click on Planning Policy where there is a link to the Local Development Framework Core Strategy.

- **CS1**: “Sustainable development in Huntingdonshire” – all development will contribute to the pursuit of sustainable development, having regard to social, environmental and economic issues. All aspects will be considered, including design, implementation and function of development.

#### 4. PLANNING HISTORY

4.1 There is a long history of applications relating to the development of this site as a caravan park and for other leisure activities.

#### 5. CONSULTATIONS

5.1 **Fenstanton Parish Council – NO OBJECTION** (copy attached)

5.2 **Cambridgeshire Fire and Rescue Service** – additional hydrants will be required by way of a condition or a section 106 agreement.

5.3 **Environment Agency – OBJECTION** in principle. The site is in a functional flood plain and the proposal will introduce holiday accommodation into an area considered to be at serious risk from

flooding. The existing buildings have been known to flood, and the proposal will result in them changing from a less vulnerable category to a more vulnerable one. There is no safe refuge on the site in extreme circumstances and the closure of Low Road due to flooding will prevent access/egress.

5.4 **Local Highway Authority – NO OBJECTION**

5.5 **Environmental Health Officer – NO OBJECTION**

## 6. REPRESENTATIONS

6.1 None received.

## 7. SUMMARY OF ISSUES

7.1 The issues in this case relate to the principle of the development, flooding, the impact on the character of the area and access.

### **The principle of the development**

7.2 The provision of additional tourist accommodation is generally supported by the policies of the Development Plan, and tourist development is one of the permitted exceptions in respect of policies En17 and P8. The use of the entire site for recreational and tourist uses is well established, and this proposal would be consistent with the present land use. The development involves the conversion of existing buildings in compliance with policies To3 and B6. The principle of this development is acceptable in terms of these policies.

### **Flooding**

7.3 This site is within the functional flood plain of the Great Ouse (zone 3b), and is within the 1 in 10 year flood zone identified in the Strategic Flood Risk Assessment. The site and Low Road flood on a regular basis, and the depth of inundation can be considerable. The proposal to use the buildings for tourist accommodation places them in the “more vulnerable” category, and places the occupants in potential danger. Using the sequential approach in PPS25, it is clear that “more vulnerable” development should not be permitted in functional flood plains. The Environment Agency has raised an objection in principle to the development.

7.4 In the light of the guidance contained in PPS25, and the recommendation received from the Environment Agency, the proposal cannot be supported on the grounds of flooding. It thereby fails to meet the terms of policies P10 and CS8.

### **The impact of the development on the character of the area**

7.5 The proposal does not involve significant changes to the scale and form of the building, and the most noticeable alteration will be the provision of the timber cladding. This approach is appropriate in a rural area and will enhance the appearance of the structure. The use of cladding will perpetuate the farm-like style of the building. There is a substantial hedge to the east of the site, screening views from this direction, and the building is a considerable distance from the road to

the west. The impact of the proposal on the character of the area will be negligible. The proposal complies with policies En25, G2 and B1.

### **Access**

- 7.6 This proposal will not generate a significant amount of traffic, and there will be no effect on the safety and free flow of traffic using the C Class road. There is ample space on site to provide sufficient parking space for each unit. The proposal complies with policy T1.
- 7.7 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 not be granted 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.

### **8. RECOMMENDATION – REFUSE, for the following reason:**

- 8.1 The proposal would be contrary to the provisions of policy P10 of the Huntingdonshire Interim Planning Policy Statement 2007, policy CS8 of the Huntingdonshire Local Plan 1995 and the provisions of PPS25 in that the site is located in the functional flood plain of the River Great Ouse. The site would be in an area at serious risk of flooding, where “more vulnerable” development as proposed would be unacceptable due to the threat to the safety of the occupants and property.

### **BACKGROUND PAPERS:**

East of England Plan - Revision to the Regional Spatial Strategy (May 2008)  
Cambridgeshire and Peterborough Structure Plan, 2003  
Huntingdonshire Local Plan, 1995  
Huntingdonshire Local Plan Alterations (2002)  
Huntingdonshire Interim Planning Policy Statement 2007  
Huntingdonshire Local Development Framework Submission Core Strategy 2008

### **CONTACT OFFICER:**

Enquiries about this report to **David Hincks Development Control Officer**  
**01480 388406**



**Case No:** 0803546FUL (FULL PLANNING APPLICATION)

**Proposal:** EXTENSION TO DWELLING

**Location:** 10 MADELEY COURT

**Applicant:** MRS D STEPHENS

**Grid Ref:** 529487 270808

**Date of Registration:** 12.01.2009

**Parish:** HEMINGFORD GREY

---

**RECOMMENDATION - APPROVAL**

**1. DESCRIPTION OF SITE AND APPLICATION**

1.1 This application is reported to the Panel as the applicant is the spouse of a member of the District Council and a Panel Member.

1.2 The site is a detached modern dwelling with attached flat roofed double garage sited on a small close of individual dwellings set in large plots within the Conservation Area. There is a small existing extension to the side of the property. The site is delineated by a 1.8m and 1m fence on the common boundaries with the adjacent dwellings and 1.8m fencing with a wall on the rear boundary, which adjoins gardens of the dwellings on Mill Lane. There is a tree preservation order on the trees to the front of the site.

1.3 The adjacent dwelling (No 12) has a garden room which has windows which face the application site.

1.4 The proposal is for a pitched roof over the existing garage and a single storey extension to the rear of the garage, which would wrap around to the rear of the property.

**2. NATIONAL GUIDANCE**

2.1 **PPS1: "Delivering Sustainable Development" (2005)** contains advice on the operation of the plan-led system.

2.2. **PPG15: "Planning and the Historic Environment" (1994)** sets out Government policies for the identification and protection of historic buildings,

2.3 **PPS25:" Development and Flood Risk" (2006)** sets out Government policy on development and flood risk. Its aims are to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk

of flooding, and to direct development away from area of highest risk. Where new development is, exceptionally necessary in such areas, policy aims to make it safe, without increasing flood risk elsewhere, and, where possible, reducing flood risk overall.

For full details visit the government website <http://www.communities.gov.uk> and follow the links to planning, Building and Environment, Planning, Planning Policy.

### 3. PLANNING POLICIES

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

3.1 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

- Non relevant

3.2 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 relevant

3.3 Huntingdonshire Local Plan (1995) Saved policies from the Huntingdonshire Local Plan 1995 are relevant and viewable at [www.huntingdonshire.gov.uk/localplan95](http://www.huntingdonshire.gov.uk/localplan95)

- **En5:** "Conservation Area Character" - development within or directly affecting conservation areas will be required to preserve or enhance their character and appearance.
- **En6:** "Design standards in Conservation Areas" – in conservation areas, the District Council will require high standards of design with careful consideration being given to the scale and form of development in the area Huntingdonshire Local Plan Alterations (2002)
- **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.
- **En18:** "Protection of countryside features" – Offers protection for important site features including trees, woodlands, hedges and meadowland.
- **CS9:** Flood Water Management.

3.4 Saved policies from the Huntingdon Local Plan Alterations 2002 are relevant and viewable at [www.huntingdonshire.gov.uk/localplan](http://www.huntingdonshire.gov.uk/localplan) - Then click on "Local Plan Alteration (2002)

- None relevant

3.5 Policies from the Huntingdonshire Interim Planning Policy Statement 2007 are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning, then Planning then Planning+Policy then Informal policy statements where there is a link to Interim Planning Policy Statement 2007

- **B1** – Design Quality - developments should demonstrate a high quality of design in terms of layout, form and contribution to the character of the area.
- **B4** – Amenity - developments should not have an unacceptable impact upon amenity of existing or future occupiers.
- **B8** – Conservation Areas - states the criteria against which developments within or affecting a Conservation Area should be assessed.
- **G3** – Trees, hedgerows and Other Environmental Features – development proposals should minimise risk of harm to trees, hedgerows or other environmental features of visual, historic or nature conservation value.
- **P10** – flood Risk – development should: not take place in areas at risk from flooding, unless suitable mitigation/flood protection measures are agreed; not increase the risk of flooding to properties elsewhere; make use of sustainable drainage systems where feasible; be informed by a flood risk assessment where appropriate.

3.6 Policies from the Huntingdonshire Local Development Framework Submission Core Strategy 2008 are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning then click on Planning and then click on Planning Policy where there is a link to the Local Development Framework Core Strategy.

- None relevant

#### 4. **PLANNING HISTORY**

4.1 None

#### 5. **CONSULTATIONS**

5.1 **Hemingford Grey Parish Council- NO OBJECTION** (copy attached)

#### 6. **REPRESENTATIONS**

6.1 None

#### 7. **SUMMARY OF ISSUES**

- 7.1 The main issues to consider are, residential amenity, the impact on the character and appearance of the Conservation Area, the impact on trees and flooding.

### **Residential Amenity**

- 7.2 The proposed pitched roof and the extension to the side and rear of the dwelling would not have a significant adverse impact on the adjacent dwelling (No 12). There are windows of a garden room facing the common boundary with the application site but the room has other large windows which face to the north east and south east therefore the impact would be minimal. The proposed complies with policy B4.

### **Impact on the character and appearance of the Conservation Area**

- 7.3 The proposed extensions would not have a detrimental impact on the character or appearance of the Conservation Area as the pitched roofs, which are an improvement to the dwelling, and the design of the proposed extensions respect the form and scale of the existing dwelling. The proposed complies with policies En5, En6, En25, B1 and B8.

### **Impact on Trees**

- 7.4 The trees to the front of the site have a TPO and provided they are protected during development there would be no adverse impact on them. The proposal complies with En18 and G3

### **Flooding**

- 7.5 The floor levels of the proposed development will be set no lower than the existing levels and flood proofing of the proposed development will be incorporated where appropriate. The proposal complies with CS9 and P10
- 7.6 In the light of national guidance, Development Plan policies and other material considerations planning permission may be granted for the development as proposed.

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.

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

02003	Time Limit (3yrs)
<b>05003</b>	Extension to match
<b>Nonstand</b>	Tree protection

### **BACKGROUND PAPERS:**

East of England Plan - Revision to the Regional Spatial Strategy (May 2008)  
Cambridgeshire and Peterborough Structure Plan, 2003  
Huntingdonshire Local Plan, 1995

Huntingdonshire Local Plan Alterations (2002)  
Huntingdonshire Interim Planning Policy Statement 2007  
Huntingdonshire Local Development Framework Submission Core Strategy  
2008

**CONTACT OFFICER:**

Enquiries about this report to **Susan Sharpe Assistant Development  
Control Officer 01480 388408**

This page is intentionally left blank

**APPLICATIONS REQUIRING REFERENCE TO DEVELOPMENT CONTROL  
PANEL**

(Reports by Development Control Manager)

---

**Case No: 0900055FUL (FULL PLANNING APPLICATION)**

**Proposal: ERECTION OF AGRICULTURAL BUILDING TO HOUSE  
FREE RANGE HENS**

**Location: RECTORY FARM WISTOW ROAD**

**Applicant: MR D WAKEFIELD**

**Grid Ref: 527070 279092**

**Date of Registration: 19.01.2009**

**Parish: BROUGHTON**

---

**RECOMMENDATION - REFUSAL**

**1. DESCRIPTION OF SITE AND APPLICATION**

- 1.1 This site is located approximately 1.5 km north west of Broughton, in an extensive area of farmland. The landscape is within the "Central Claylands" as defined in the Huntingdonshire Landscape and Townscape Assessment SPD, and is characterised by gently undulating countryside with a large scale field pattern broken by hedgerows and small copses. Built development is widely scattered and the area as a whole has an open appearance. The proposed development is to be located south of the main farm complex, in a field with mature hedges on the southern and western boundaries. The other boundaries are open. There is an existing access to the site from the Wistow to Kings Ripton road.
- 1.2 The proposal is to erect a free range egg production unit. This will involve the construction of a single building, having dimensions of 165m by 18m, with an eaves height of 2.4m and a ridge height of 5.4m. It will be built of timber, with tongue and grooved cladding and a profiled sheet roof. It will accommodate up to 24,000 birds, resulting in a ratio of 8 birds per square metre. For free range birds, legislation requires the stocking levels not to exceed 9 birds per square metre. In addition to the building, the unit will have an open range of 24 ha., equating to 1ha per 1000 birds, with no part of it being more than 350m from the building. The birds will be accommodated in two sections, and the building will also contain the feed bins and the egg collection and packing facilities.
- 1.3 The unit will be served by a new access road from the farm complex, and thence to the C112. Junction improvements are part of the overall development. The application states that vehicle generation for the unit is calculated at 2.4 HGVs per week plus other vehicles

associated with, for example, workers in the unit, and tractors/trailers for clearing out. This number is likely to be minimal.

- 1.4 Extensive planting around the site, and at more distant locations, is proposed in order to mitigate the impact of the proposal. This will take the form of the creation of new copses, and native species will be used.
- 1.5 The proposal is part of a farm diversification programme, and has been chosen because of a strong market for free range eggs, and good returns for the investment.
- 1.6 The site is in the open countryside and the road is classified (C112). There is a public footpath on the northern side of the site.

## **2. NATIONAL GUIDANCE**

- 2.1 **PPS1 – Delivering Sustainable Development (2005)** contains advice on the operation of the plan-led system.
- 2.2 **PPS7 – Sustainable development in rural areas (2004)**. Sets out the Government's planning policies for rural areas, including country towns and villages and the wider, largely undeveloped countryside up to the fringes of larger urban areas.
- 2.3 **PPG13 Transport (2001)** provides guidance in relation to transport and particularly the integration of planning and transport.

For full details visit the government website <http://www.communities.gov.uk> and follow the links to planning, Building and Environment, Planning, Planning Policy.

## **3. PLANNING POLICIES**

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

- 3.1 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
  - **ENV2** – landscape conservation. Requires planning authorities and other bodies to protect important landscapes and to devise policies to protect and enhance the distinctiveness of the countryside, and to develop area wide strategies based on landscape assessments.
- 3.2 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 relevant.



- 3.3 Huntingdonshire Local Plan (1995) Saved policies from the Huntingdonshire Local Plan 1995 are relevant and viewable at [www.huntingdonshire.gov.uk/localplan95](http://www.huntingdonshire.gov.uk/localplan95)
- **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 a desk top study.
  - **En17** “Development in the countryside” – development in the countryside will be restricted to that which is essential to the efficient operation of local agriculture, horticulture, forestry, permitted mineral extraction, outdoor recreation or public utility services.
  - **En18:** “Protection for countryside features” – offers protection for important site features including trees, woodlands, hedges and meadows.
  - **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 provision for landscaping and amenity areas.
  - **CS9:** Flooding. The Council will normally refuse development proposals that prejudice schemes for flood water management.
- 3.4 Huntingdonshire Local Plan Alterations (2002) Saved policies from the Huntingdon Local Plan Alterations 2002 are relevant and viewable at [www.huntingdonshire.gov.uk/localplan](http://www.huntingdonshire.gov.uk/localplan) - Then click on "Local Plan Alteration (2002)
- None relevant
- 3.5 Policies from the Huntingdonshire Interim Planning Policy Statement 2007 are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning, then Planning then Planning+Policy then Informal policy statements where there is a link to Interim Planning Policy Statement 2007
- **P8** – development in the countryside. Should be restricted to that which is essential to the efficient operation of local rural activities or as otherwise specified in other policies in the Development Plan.
  - **P10** – Flood Risk. Development should not take place in areas of flooding or increase the risk of flooding elsewhere. Flood risk assessments are required where appropriate. Sustainable drainage systems should be used where appropriate.

- **E5** – a proposal for farm diversification should make an ongoing contribution to the business as a whole and should not involve built development on previously undeveloped sites unless the re-use or redevelopment of existing buildings on the site is not feasible or the opportunity exists to rebuild in a more appropriate location, and the floor area does not exceed 500 sq.m., and the siting and landscaping are such that the impact of the development is minimised.
- **G2** – Landscape Character – development proposals should respect and respond appropriately to the distinctive qualities of the surrounding landscape.
- **G3** - Trees, Hedgerows and other environmental features – development proposals should minimise the risk of harm to trees, hedgerows or other environmental features of visual, historic or nature conservation value.
- **B1** – Design Quality – development should demonstrate a high quality of design in terms of layout, form and contribution to the character of the area.
- **B4** – Amenity – developments should not have an unacceptable impact on the amenity of existing and future occupiers.
- **B9** – sites of archaeological interest. A proposal which may affect an area of archaeological interest should be accompanied by a suitable assessment of the nature and significance of any remains so that the implications for the scheme can be considered.
- **T1** – Transport Impacts – development proposals should be capable of being served by safe convenient access to the transport network and should not give rise to traffic volumes that exceed the capacity of the local transport network.
- **T3** – Rights of way and other public routes – lists the criteria which should be considered in relation to rights of way.

3.6 Policies from the Huntingdonshire Local Development Framework Submission Core Strategy 2008 are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning then click on Planning and then click on Planning Policy where there is a link to the Local Development Framework Core Strategy.

- **CS1:** “Sustainable development in Huntingdonshire” – all development will contribute to the pursuit of sustainable development, having regard to social, environmental and economic issues. All aspects will be considered, including design, implementation and function of development.

#### 4. **PLANNING HISTORY**

- None relevant.

#### 5. **CONSULTATIONS**

- 5.1 **Broughton Parish Council – OBJECTION** (copy attached).
- 5.2 **Wistow Parish Council – NO OBSERVATION** (copy attached).
- 5.3 **Local Highway Authority (CCC)** – more information on existing movements required. Further comments awaited.
- 5.4 **Environmental Health Officer – NO OBJECTION.** The controls being proposed are sufficient to control any emissions from the site. The EHO has commented on a number of aspects of this proposal:-

1. Odour – based on Environment Agency guidance, this comes mainly from ammonia, which is released when the litter is too wet and ferments. The applicant is proposing to fit a plastic slatted floor, which will allow the droppings to fall through into a pit, through which air will be forced and the moisture levels monitored. This should prevent the build up of gases. Externally, the birds will be limited to certain areas during the cycle, and this will prevent the build up of litter. Odour may be detected at the end of the cycle when the site is cleared (about once every 60 weeks) but is acceptable in a rural location. The litter control appears to be the best available, and is adequate to prevent odours being emitted from the site.

2. Flies – there is no specific fly control guidance from the E.A., but the applicant intends to control this by a number of means. This control appears to be adequate, and there are no objections to this aspect of the scheme.

3. Impact on drainage system – The litter is to be removed manually, and there are no objections.

4. Land contamination – there is no evidence to suggest that a properly run poultry farm will contaminate the land. The applicant is proposing to manage the amount of litter, and this should negate any problems of contamination.

- 5.5 **County Archaeology** – pre- determination archaeological evaluation required as this site lies in an area of high archaeological potential.
- 5.6 **Environment Agency** – comments awaited
- 5.7 **CCC Footpaths Officer** – comments awaited.

## **6. REPRESENTATIONS**

- 6.1 Neighbours – 20 replies have been received. The following issues have been raised:-

1. The proposal will generate a substantial amount of traffic, much of which will go through Broughton. This will increase the traffic hazards in the village, and the size of the vehicles used will cause damage to the verges and village greens. The amount of manure produced could result in as many as 73 return vehicle movements by heavy lorries. There should be a restriction on such vehicles through the village.

2. The environmental information is biased and invalid as it has come from a franchise partner of the applicant.

3. There will be a loss of amenity to nearby residents by reason of smell and noise. The prevailing western winds will blow the smells and noise towards the village.

4. The drains may not be able to cope with the effluent from the site and the quality of the ground water may be adversely affected.
5. The unit could become used for the intensive rearing of the birds without any controls being imposed.
6. There will be an increase in vermin, such as flies and rats, and an increase in unwanted wildlife such as foxes. This could have an adverse impact on the health of residents.
7. The proposed building will be very dominant and will have an adverse impact on the character of the area, and will spoil views of the village.
8. New legislation could allow the size of the unit to double. This would significantly increase the detrimental effects of this development.
9. The proposal will have an adverse impact on the character of the village and the Conservation Area.
10. The development could have an adverse impact on the trade of The Crown public house because of the smell and the flies.
11. There will be a loss of property values.
12. The type of boundary treatment to the range has not been specified.
13. The proposal could have an adverse effect on local flora, fauna and farming patterns.
14. Construction traffic will have an adverse impact on the local highway network.
15. The proposal could exacerbate flooding of the area.
16. An outbreak of avian flu could result in the area and the village being quarantined.
17. The environment of the nearby nursing home could be adversely affected.

## **7. SUMMARY OF ISSUES**

- 7.1 The issues in this case concern the principle of the development, its effect on the character and appearance of the locality, the effect on local residents, the highway implications, flooding, archaeology and the public footpath.

### **The principle**

- 7.2 This site is in the open countryside for the purposes of the Development Plan, wherein the policies are restrictive, and will normally only allow development which has an essential need to be in a rural location. Development for agricultural purposes is one of the permitted exceptions, and is applicable in this case. The scheme is intended to diversify the existing farming operations, and is in accordance with the provisions of PPS7, which encourage farmers to, inter alia, diversify into other areas of production, and to adapt to new and changing markets. In principle, the proposal is acceptable, and is consistent with the present land use. It accords with policies En17, P8 and E5, although the floor area proposed (2970 sq. m.) is considerably greater than the figure referred to in policy E5.

### **The impact on the character of the area**

- 7.3 Referred to above, the landscape of the area is relatively open, and the site is visible from a number of directions, notably from the south and the west. However, although the building has a considerable

footprint, it will be relatively low, having a ridge height of 5.4m. This will help to reduce its impact, but, in addition, considerable planting, in the form of new copses will be planted, and the boundary hedges allowed to grow. The provision of these copses will complement the existing landscape features, and will substantially screen the building once the plants have started to mature. The planting will be of added benefit to the chickens in that the copses are within the range of the building, and will provide shelter from predators. The range is to be enclosed by a wire stock proof fence, with a strand of electric wire at the bottom, to deter foxes. Given that the building is some 300m from the nearest road, and in the light of the planting proposed, it is considered that the impact of the proposal on the character and landscape will be acceptable, and that it will comply with requirements of policies ENV2, En18, G2 and G3. The colour of the materials should be controlled by condition in the event of permission being given in order to ensure that the impact of the building is minimised.

### **The effect on local residents**

- 7.4 The concerns of local residents have been reported in the section on representations above, and the Environmental Health Officer has commented on a number of these. These comments have been detailed above, and, from the environmental point of view, there are no reasons to refuse this proposal. The site is some distance from Broughton, and, with the screening proposed, the effect on its character, and that of the Conservation Area will be minimal. There is no evidence to suggest that the proposal will have an adverse impact on the trade of the local public house, nor that it will spoil the environment of the residential care home. The number of birds the unit is able to support is governed by legislation. The proposed building is intended to accommodate a maximum of 24,000 birds. The concerns of the neighbours are acknowledged, but there are no overriding reasons to withhold planning permission on these grounds, and any reason for refusal could not be defended on appeal. The proposal complies with policy B4.

### **Highway issues**

- 7.5 The applicant has indicated that the unit will generate on average 2.4 lorry movements per week, and that this figure is no greater than that generated by a normal farming use. The access road at its junction with the C road is to be improved to allow easier access for the larger lorries associated with the use. Further comments are awaited from the Local Highway Authority, but the proposed level of traffic generation is very low, and it should not have an adverse impact on the existing highway situation, subject to any comments by the Local Highway Authority. The development complies with policy T1.

### **Flooding**

- 7.6 This site is not in any notified flood zone, although the Parish Council has provided evidence showing that the site has flooded. However, there is no evidence to suggest that this is an ongoing problem, and drainage details would be required in the event of planning permission being granted. Flooding is not seen as a reason for

refusal, and the proposal complies with policies CS9 and P10, subject to the comments of the Environment Agency.

### **Archaeology**

- 7.7 The County Archaeologist has recommended that a pre-determination evaluation be carried out to ascertain the presence or absence of archaeological remains within the development site. Based on the results obtained, an informed judgement can be made as to the provisions for the recording of such remains and their possible preservation in situ. The applicant has not provided any archaeological information to support the application and the proposal does not therefore comply with policies En12, En13 and B9.

### **Public footpath**

- 7.8 The public footpath which crosses the northern part of the site is not affected by the building, but is within the proposed range. The comments of the Footpaths Officer are awaited, and will be reported at the meeting.

### **Conclusions**

- 7.9 Whilst any comments received from outstanding consultees will need to be carefully considered, overall this proposal is acceptable for the reasons given above, with the exception of the archaeological issue. Accordingly refusal is recommended as the proposal does not comply with the requirements of policies En13 and B9 referred to above.
- 7.10 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 not be granted 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.

### **8. RECOMMENDATION – REFUSE, for the following reason:**

- 8.1 The proposal would be contrary to the provisions of policy En13 of the Huntingdonshire Local Plan 1995, and policy B9 of the Huntingdonshire Interim Planning Policy Statement 2007 in that the proposal is not accompanied by a suitable archaeological assessment of the nature and significance of any remains within the development area. The site is in an area of high archaeological potential, and, without the appropriate assessment, the Local Planning Authority cannot be satisfied that the proposal will not harm remains or artefacts of acknowledged importance.

### **BACKGROUND PAPERS:**

East of England Plan - Revision to the Regional Spatial Strategy (May 2008)  
Cambridgeshire and Peterborough Structure Plan, 2003  
Huntingdonshire Local Plan, 1995

Huntingdonshire Local Plan Alterations (2002)  
Huntingdonshire Interim Planning Policy Statement 2007  
Huntingdonshire Local Development Framework Submission Core Strategy  
2008

**CONTACT OFFICER:**

Enquiries about this report to **David Hincks Development Control Officer**  
**01480 388406**

This page is intentionally left blank



**Case No:** 0803447FUL (FULL PLANNING APPLICATION)  
**Proposal:** USE OF LAND FOR DOMESTIC PURPOSES AND  
ERECTION OF TENNIS COURT  
**Location:** 5 OFFORD ROAD  
**Applicant:** MR S EMBLEY  
**Grid Ref:** 522913 268880  
**Date of Registration:** 05.12.2008  
**Parish:** GODMANCHESTER

---

**RECOMMENDATION - REFUSE**

**1. DESCRIPTION OF SITE AND APPLICATION**

- 1.1 The site relates to a large detached dwelling, set back from the road at the top of Offord Hill. The area between the highway and the front of the dwelling is landscaped and screens views of the dwelling from the highway. There is an existing residential lodge to the south of the site. The nearest residential dwelling to the north of the site is approximately 120 metres away and separated by an agricultural field. The boundaries to the site are defined by trees and shrubs.
- 1.2 The proposal seeks a change of use of part of the land for domestic purposes and erection of tennis court. The area of land referred to is approximately 4194 sq metres and to the west of the site. (This area of land has been identified on the location plan).
- 1.3 Planning permission has recently been granted for the erection of a stable and store, approximately 5.6 metres in depth by 9.2 metres in width with an asymmetric roof.

**2. NATIONAL GUIDANCE**

- 2.1 **PPS1: “Delivering Sustainable Development” (2005)** contains advice on the operation of the plan-led system.
- 2.2 **PPS7: “Sustainable Development in Rural Areas” (2004)** sets out the Government's planning policies for rural areas, including country towns and villages and the wider, largely undeveloped countryside up to the fringes of larger urban areas.
- 2.3 **PPS9: “Biological and Geological Conservation” (2005)** sets out planning policies on protection of biodiversity and geological conservation through the planning system.

- 2.4 **PPG16: “Archaeology and Planning” (1990)** sets out the Secretary of State’s policy on archaeological remains on land, and how they should be preserved or recorded both in an urban setting and in the countryside.

For full details visit the government website <http://www.communities.gov.uk> and follow the links to planning, Building and Environment, Planning, Planning Policy.

### 3. **PLANNING POLICIES**

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

#### 3.1 **East of England Plan - Revision to the Regional Spatial Strategy (May 2008)**

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

- **SS1:** “Achieving Sustainable Development” – the strategy seeks to bring about sustainable development by applying: the guiding principles of the UK Sustainable Development Strategy 2005 and the elements contributing to the creation of sustainable communities described in Sustainable Communities: Homes for All.
- **ENV7:** “Quality in the Built Environment” - 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.

#### 3.2 **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 relevant

#### **Huntingdonshire Local Plan (1995)**

Saved policies from the Huntingdonshire Local Plan 1995 are relevant and viewable at [www.huntingdonshire.gov.uk/localplan95](http://www.huntingdonshire.gov.uk/localplan95)

- **En11:** “Archaeology” – Permission will normally be refused for development that would have an adverse impact on a scheduled ancient monument or an archaeological site of acknowledged importance.

- **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.
- **En18:** “Protection of countryside features” – Offers protection for important site features including trees, woodlands, hedges and meadowland.
- **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.

### 3.3 **Huntingdonshire Local Plan Alterations (2002)**

Saved policies from the Huntingdon Local Plan Alterations 2002 are relevant and viewable at [www.huntingdonshire.gov.uk/localplan](http://www.huntingdonshire.gov.uk/localplan) - Then click on "Local Plan Alteration (2002)

None relevant

### 3.4 **Huntingdonshire Interim Planning Policy Statement 2007**

Policies from the Huntingdonshire Interim Planning Policy Statement 2007 are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning, then Planning then Planning+Policy then Informal policy statements where there is a link to Interim Planning Policy Statement 2007

- **P8** – Development in the Countryside – Outside the defines limits of the Key Centres (limited or potential growth) development will be restricted to: that which is essential to the efficient operation of agriculture, horticulture or forestry, or required for the purposes of outdoor recreation; the alteration, replacement or change of use of existing buildings in accordance with other policies; limited and specific forms of housing, business and tourism development, as provided for within the Local Development Framework; or land allocated for particular purposes.

- **G2** – Landscape Character - development proposals should respect and respond appropriately to the distinctive qualities of the surrounding landscape
- **G3** – Trees, hedgerows and Other Environmental Features - development proposals should minimise risk of harm to trees, hedgerows or other environmental features of visual, historic or nature conservation value.
- **B1** – Design Quality - developments should demonstrate a high quality of design in terms of layout, form and contribution to the character of the area.
- **B4** – Amenity - developments should not have an unacceptable impact upon amenity of existing or future occupiers.
- **B9** – Sites of Archaeological Interest – a proposal that could affect a site or area of archaeological interest should; be accompanied by a suitable assessment of the nature and significance of any remains; not cause harm to remains or their setting which are recognised or identified as being of national importance and allow for their preservation in situ; or make satisfactory arrangements for the physical preservation recording or removal of other remains, as appropriate.

### 3.5 **Huntingdonshire Local Development Framework submission Core Strategy 2008**

Policies from the Huntingdonshire Local Development Framework submission Core Strategy 2008 are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning then click on Planning and then click on Planning Policy where there is a link to the Local Development Framework Core Strategy.

- **CS1:** “Sustainable development in Huntingdonshire” – all developments will contribute to the pursuit of sustainable development, having regard to social, environmental and economic issues. All aspects will be considered including design, implementation and function of development.

### 3.6 **Huntingdonshire Landscape and Townscape Assessment (2007) ‘Landscape Character Area 5’**

## 4. **PLANNING HISTORY**

- 0803446FUL - Erection of stable and store – permission granted
- 0801908FUL – use of land for domestic purpose and erection of a stable/store and enclosed tennis court – refused permission 3.9.2008
- 0800038FUL – erection of two sets of entrance gates and wall – permission granted
- 0703005FUL- erection of swimming pool enclosure and amendment to approved scheme under 0600448FUL – permission granted

- 0702414FUL - erection of swimming pool enclosure and amendment to approved scheme under 0600448FUL – refused
- 0600448FUL – erection of coach house with link to house – permission granted

## 5. CONSULTATIONS

- 5.1 **Godmanchester Town Council** – recommend **APPROVAL (copy attached)**

## 6. REPRESENTATIONS

None received

## 7. SUMMARY OF ISSUES

- 7.1 The main issues to consider are the impact of the proposal on the surrounding landscape, impact on residential amenity and impact on potential archaeological remains.
- 7.2 The proposal seeks a change of use of the land and erection of tennis court, approximately 35 metres in length by 20 metres in width and enclosed by a 2.7 metre high fence. The proposed fence would be mesh fencing in a green colour and supported by steel tube posts, also to be green. The tennis court would be sited in the north eastern corner of the site.
- 7.3 The site lies within the area defined as the South East Claylands, which has extensive areas of high quality landscape. The site is generally well screened by soft landscaping and it is noted that the applicant intends to plant additional soft landscaping within the site.
- 7.4 The site would have appeared to have been an orchard historically, although now only a few trees remain. The site retains an informal appearance and does not appear as part of the formal curtilage to the dwelling. To the south and south west the land is identified as a paddock area.
- 7.5 It is recognised that there is soft landscaping which screens the site, however there remains a principle objection to the introduction of the tennis court into this area of land and its subsequent change of use for domestic purposes. This area of land has an informal appearance and provides a transition from the formal appearance of the curtilage to the surrounding countryside. The site is not classified as domestic curtilage associated with the dwelling and as such does not benefit from permitted development rights.
- 7.6 The change of use of land and introduction of a hard standing (to form the tennis court) would alter the appearance of the land. The proposal would result in an extension of domestic activity into this area of land, which currently makes an important contribution to the character of this rural area. The boundaries do provide screening to the site, however during the changing seasons, when the existing trees and hedging are not in leaf, the screening will be limited and this shall only emphasise the incongruous appearance of an enclosed tennis court and altered surface within this rural landscape. It is

therefore considered that this proposal fails to conserve or enhance the quality and distinctive characteristics of this rural area.

- 7.7 Planning policy seeks to restrict development in the open countryside to that which is essential to the efficient operation of local agriculture, horticulture, forestry, permitted mineral extraction, outdoor recreation or public utility services. This proposal does not comply with the criteria identified above. Whilst it is appreciated that the tennis court would be a form of outdoor recreation, it is a residential use being incidental to the enjoyment of the dwelling.

### **Amenity**

- 7.8 Given the location of the site it is not considered that the proposed change of use and erection of a tennis court would have a detrimental impact on residential amenity.

### **Archaeology**

- 7.9 The County Council have commented on this application and have stated that the site lies in an area of high archaeological potential. In light of this, if the application was considered to be acceptable in all other respects, it is recommended that an archaeological evaluation is delivered through the imposition of a condition.

### **Conclusion**

- 7.10 The proposal is not considered to be acceptable and does not accord with the relevant planning policies which seek to protect the open countryside. The proposal would result in a change in character of this informal area of land and would introduce an incongruous element into the area which is not akin with the rural landscape.

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.

## **8. RECOMMENDATION - REFUSE** for the following reasons:

- 8.1 The proposed change of use of the land for domestic purposes and erection of a tennis court would extend the residential curtilage into the open countryside and would introduce an incongruous element into the rural landscape to its detriment. The proposal would not ensure that the quality and character of the wider landscape is protected or enhanced and would result in the loss of the former orchard land. The land currently has an informal appearance and provides an important transition between the existing curtilage and the surrounding countryside.

In addition there is no essential need for this proposal in this countryside location. It is not required for the efficient operation of agriculture, horticulture, forestry or other similar activities and as such has not been justified.

The proposal is contrary to PPS7, ENV7 of the East of England Regional Spatial Strategy, policy En17 of the Huntingdonshire Local Plan, policies P8 and G2 of the Huntingdonshire Interim Planning

Policy Statement, policy CS1 of the Submission Core Strategy and Huntingdonshire Landscape and Townscape Assessment (2007) 'Landscape Character Area 5'.

**BACKGROUND PAPERS:**

Planning Application File Reference: 0803447FUL

East of England Plan – Revision to the Regional Spatial Strategy May 2008

Cambridgeshire and Peterborough Structure Plan, 2003

Huntingdonshire Local Plan, 1995

Huntingdonshire Local Plan Alteration, 2002

Huntingdonshire Interim Planning Policy Statement 2007

Huntingdonshire Local Development Framework Submission Core Strategy 2008

Huntingdonshire Landscape and Townscape Assessment (2007) 'Landscape Character Area 5'

**CONTACT OFFICER:**

Enquiries about this report to **Michelle Nash Development Control Officer**  
**01480 388405**

This page is intentionally left blank



**Case No:** 0900058FUL (FULL PLANNING APPLICATION)  
**Proposal:** ALTERATIONS AND EXTENSION TO FORM A NEW DWELLING  
**Location:** 28 KISBY AVENUE  
**Applicant:** MRS A AND MISS M BEARD  
**Grid Ref:** 525393 270344  
**Date of Registration:** 14.01.2009  
**Parish:** GODMANCHESTER

---

**RECOMMENDATION - REFUSE**

**1. DESCRIPTION OF SITE AND APPLICATION**

- 1.1 The site relates to a semi detached dwelling sited within a residential estate to the east of Godmanchester. The application site is located to the end of the cul-de-sac; to the rear of the property is a flat roof single storey projection. There is an existing detached garage to the side of the property that adjoins the neighbouring property's garage; this is accessed from a shared driveway.
- 1.2 The application seeks the demolition of the applicant's garage and the single storey rear projection and the erection of a two storey side and rear extension to form a new terraced dwelling. The additional dwelling is to be approximately 3.6 metres wide, 10 metres deep, 4.8 metres high to the eaves and 7.5 metres high to the ridge; there is also to be a sloping roof canopy over the existing front door and the frontage of the proposed dwelling. The rear garden is to be divided almost in half with the existing dwelling having a garden approximately 5.6 metres wide and the new dwelling a rear garden approx. 4.4 metres wide. The extension to the rear will provide a larger kitchen to the existing dwelling after the removal of the flat roof projection and a larger bathroom at first floor level for the existing dwelling; this allows for the creation of an en-suite in place of the current bathroom. It is proposed to have parking to the front of the dwelling, one parking space is provided for the new dwelling and two for the existing; there is also to be a cycle locking frame and bin store to the front of the dwellings.

**2. NATIONAL GUIDANCE**

- 2.1 **PPS1: "Delivering Sustainable Development" (2005)** contains advice on the operation of the plan-led system.

- 2.2 **PPS3: “Housing” (2006)** sets out how the planning system supports the growth in housing completions needed in England.
- 2.3 **PPG13: “Transport” (2001)** contains objectives to integrate planning and transport at the national, regional, strategic and local level and to promote more sustainable transport choices for carrying people and for moving freight.

For full details visit the government website <http://www.communities.gov.uk> and follow the links to planning, Building and Environment, Planning, Planning Policy.

### 3. **PLANNING POLICIES**

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

#### 3.1 **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

- **H1:** “Regional Housing Provision 2001 to 2021” – Local Planning Authorities should facilitate the delivery of district housing allocations – 11,200 for Huntingdonshire.
- **T14:** “Parking” – controls to manage transport demand and influencing travel change alongside measures to improve public transport accessibility, walking and cycling should be encouraged. Maximum parking standards should be applied to new residential development.
- **ENV7:** “Quality in the Built Environment” - 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.

#### 3.2 **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.

- No specific policies from the Cambridgeshire and Peterborough Structure Plan (2003) are relevant to this application.

#### 3.3 **Huntingdonshire Local Plan (1995)**

Saved policies from the Huntingdonshire Local Plan 1995 are relevant and viewable at [www.huntingdonshire.gov.uk/localplan95](http://www.huntingdonshire.gov.uk/localplan95)

- **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.
- **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.
- **H34** - Development should have regard to the amenity and privacy of adjoining neighbours.

#### 3.4 **Huntingdonshire Local Plan Alterations (2002)**

Saved policies from the Huntingdon Local Plan Alterations 2002 are relevant and viewable at [www.huntingdonshire.gov.uk/localplan](http://www.huntingdonshire.gov.uk/localplan) - Then click on "Local Plan Alteration (2002)

- **STR1** – District Hierarchy - Outlines the settlement hierarchy. Housing developments up to and including estate scale may proceed.
- **STR2** - Provides definitions for housing development – Infilling: the filling of an undeveloped plot in an otherwise built-up frontage by no more than two dwellings. Subject to other Local Plan policies.
- **STR3** – Market Towns – are Huntingdon; Godmanchester; St Neots; St Ives; Ramsey and Bury.
- **HL5** - States that good design and layout will be required for new housing development which makes efficient use of land, respects the townscape, provides an appropriate mix, incorporates landscaping, creates safe places and promotes energy efficiency
- **HL6** - Requires densities of between 30 and 50 dwellings per hectare.
- **HL7** - Support will normally be given to the re-use of previously developed land, the re-use of empty properties, and the conversion of underused dwellings or other buildings, for housing.

#### 3.5 **Huntingdonshire Interim Planning Policy Statement 2007**

Policies from the Huntingdonshire Interim Planning Policy Statement 2007 are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning, then Planning then Planning+Policy then Informal policy statements where there is a link to Interim Planning Policy Statement 2007

- **G2** – The introduction of incongruous or intrusive elements into views (by virtue of the development's siting, scale, form, colour or use of materials) should be avoided.

- **B1** - Development should demonstrate a high quality of design.
- **B2** – Proposals should make a positive contribution to the character and appearance of streets and public spaces.
- **B4** - States development should not have an unacceptable impact upon amenity in terms of:
  - Access to daylight and sunlight
  - Privacy
  - Noise and disturbance
  - Air quality, light spillage and other forms of pollution
  - Safety and security
  - The resultant physical relationships would be oppressive or overbearing.
- **H2** – Housing Density - lists the minimum density standards housing developments should achieve. Within or adjacent to key centres: 35-55 dwellings per hectare.
- **T1** - States a development proposal should be capable of being served by safe convenient access to the transport network and do not give rise to traffic volumes that exceed the capacity of the local transport network
- **T2** - States development proposals should limit car parking and provide cycle parking facilities

3.6 **Huntingdonshire Local Development Framework submission Core Strategy 2008**

Policies from the Huntingdonshire Local Development Framework submission Core Strategy 2008 are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning then click on Planning and then click on Planning Policy where there is a link to the Local Development Framework Core Strategy.

- **CS3**: “The Settlement Hierarchy” – identifies Godmanchester as ‘Key Service Centres’ in which development schemes of moderate and minor scale and infilling may be appropriate within the built up area.

3.7 Huntingdonshire Design Guide (2007); Chapter Two: House Extensions and Residential ‘Infilling’; Chapter Four: House Design and Detailing.

3.8 Communities and Local Government Department for Transport Manual for Streets (2007); Chapter 8: Parking

**4. PLANNING HISTORY**

4.1 0801366FUL – alterations and extensions to dwelling to form a new dwelling – permission refused (7.7.08)

- 4.2 The previously refused application was almost identical to the current proposal however it sought a flat roofed canopy over the existing and proposed front doors. **(copy attached as Green Paper)**

## **5. CONSULTATIONS**

- 5.1 **Godmanchester Town Council recommends APPROVAL (copy attached).**

## **6. REPRESENTATIONS**

- 6.1 **ONE** representation received from the adjacent property in support of the application. The neighbour feels that the proposal will enhance their property as it will remove the position of parked cars from the currently shared driveway adjacent to the side ground floor kitchen window. The neighbour also details that the hardstanding for the driveway is to be extended to remove the shared element.

## **7. SUMMARY OF ISSUES**

- 7.1 The main issues to consider with this application are the principle of the development, the acceptability of the proposed design, the impact on the residential amenity of surrounding properties and the impact on highway safety.

### **Principle of Development**

- 7.2 Policy CS3 of the Local Development Framework Submission Core Strategy 2008 classifies Godmanchester as a Key Centre (Potential Growth); the application site is within the defined settlement boundary. The principle of residential development is therefore acceptable subject to the proposal conforming to all other relevant Policies.

### **Acceptability of the Proposed Design**

- 7.3 The area is characterised by semi detached dwellings sited at regular intervals; there are some examples of two storey side extensions however, the prevailing character is of semi detached properties set within good sized plots with side driveways.
- 7.4 The design of the proposed dwelling is similar to the extension put forward and approved for number 24; the side addition is to be set back from the face of the existing dwelling house and stepped down in height from the main ridge height. Whilst this would be satisfactory as an extension maintaining the existing relationship of the dwelling within the street scene and having a subordinate appearance, the proposal is for a new dwelling. PPS3 requires that the design of new dwellings “integrates with, and complements the neighbouring buildings and the local area more generally in terms of scale, density, layout and access”.
- 7.5 The previous application with the flat canopy over the front doors was considered to give the dwelling a visual prominence within the streetscene which served to create an unbalanced appearance within an area characterised by properties of a similar size of both built form and plot.

- 7.6 The current proposal has a sloping roof across the frontage width of the proposed addition and above the existing dwelling's front door; it is considered that this does help to reduce the dominance of the addition however it is felt that this does not represent a high quality design. Furthermore, the extension is to have a depth of approximately 10 metres which will be prominent within the streetscene when viewed from the south given the set back siting of the adjacent pair of properties to the south (Nos. 30 and 32). The cumulative impact of the side addition wrapping round to the rear two story addition is the creation of a large and bulky addition with a vast area of exposed brickwork; this is not considered to respect the scale and form of the simple and well proportioned dwellings and will therefore be harmful to the character and appearance of the area.
- 7.7 Owing to the development utilizing the full width of the plot there will be no rear access to the properties, whilst not unacceptable in planning terms it results in all servicing and recycling requirements, such as parking and bin storage, being accommodated to the front of the dwellings. This will result in the area to the front of the street becoming visually cluttered and will further emphasize the narrow and poorly detailed dwelling, contrary to Policies B1 and B2 of the Huntingdonshire Interim Planning Policy Statement (2007). This cluttered appearance will be detrimental to the character and appearance of the area which is characterised by a spacious and open feel. The Manual for Streets (2007) details that the loss of front gardens to parking area can cause significant loss of visual quality as well as increasing rainwater run-off.
- 7.8 The footprint of dwellings within the locality is approximately 60 square metres with a large rear garden and space to the side of the dwelling; the proposed dwelling is to have a footprint of approximately 36 square metres and a narrow rear garden. This subdivision is not considered to respect the size, form and character of the locality as required by policies and is felt to constitute overdevelopment of the site.
- 7.9 Whilst it is accepted that the design as proposed is designed in a manner similar to approved, and constructed examples of two storey side extensions within the immediate locality and the wider area, it has to be emphasised that this is not an extension and is to create a new dwelling. Extensions to these dwellings do not require additional front doors which create an unbalanced appearance, nor do they generate additional parking and refuse storage which are pushed to the front of the dwelling and serve to visually clutter the fronts of dwellings which is to the detriment of the character and appearance of the area.

### **Residential Amenity**

- 7.10 The addition to the rear of the dwelling is to be sited approximately 3.4 metres from the common boundary with the adjoining property (No. 26). There is not a first floor window proposed in this side elevation, as such it is not felt that the extension to the rear of the existing dwelling will be harmful to the amenity of the adjoining neighbours in terms of overlooking. The rear extension is to have a depth of approximately 3 metres; the area of separation between this

element and the common boundary is considered sufficient to ensure that the depth of the extension does not project beyond the 45 degree line from the neighbouring property's first floor window. Number 30, the adjacent property to the south west has windows within the side elevation; these however are not to habitable rooms with the first floor openings serving the landing and bathroom. It is not considered that the extension and resultant new dwelling will have an oppressive or overbearing relationship with the neighbouring property owing to it being sited closer to the highway than numbers 30 and 32.

- 7.11 It is therefore considered that the proposal will not be significantly detrimental to residential amenities of surrounding occupants.

### **Highway Safety**

- 7.12 The existing drive layout incorporates a shared driveway for both the application property and No. 30; this driveway is not however wide enough to accommodate two cars side by side. As such the proposed introduction of a car parking space on part of this driveway will prevent No. 30 from being able to access their own garage and parking area.

- 7.13 The applicant's supporting letter details that the shared driveway is to be extended by hardsurfacing over the grassed area close to No. 30; this will result in there being sufficient space for a vehicle to be parked in front of the additional dwelling and the occupants of No. 30 being able to utilise their driveway and gain access to their garage. The previous proposal did not allow for this and the associated impacts of such a relationship formed the basis of the second reason for refusal.

- 7.14 It is considered that the principle of extending the driveway is acceptable however; there would be the need to condition the works to ensure that they took place prior to the commencement of works on the additional dwelling to ensure that the occupants of No. 30 can maintain access.

### **Conclusion**

- 7.15 Having regard for applicable National and Local Policies and having taken all relevant material considerations into account, it is considered that planning permission should be refused in this instance owing to the overdevelopment of the 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.

## **8. RECOMMENDATION – REFUSE, for the following reasons:**

- 8.1 The proposed new dwelling and associated cycle bins stores, by virtue of their siting, design and layout will result in a visually cluttered appearance that will be dominant within the street scene and out of keeping with the scale and form of buildings in the locality. This overdevelopment of the site will be detrimental to the character and appearance of the area. The proposal is therefore, contrary to PPS1, PPS3, ENV7 of the East of England Plan (2008), En25 of the

Huntingdonshire Local Plan (1995), B1 and B2 of the Huntingdonshire Interim Planning Policy Statement (2007) and the Huntingdonshire Design Guide (2007).

**Background Papers:**

Planning Application File Reference: 0801366FUL; 0900058FUL  
East of England Plan – Revision to the Regional Spatial Strategy May 2008  
Cambridgeshire and Peterborough Structure Plan, 2003  
Huntingdonshire Local Plan, 1995  
Huntingdonshire Local Plan Alteration, 2002  
Huntingdonshire Interim Planning Policy Statement 2007  
Huntingdonshire Local Development Framework Submission Core Strategy 2008

**CONTACT OFFICER:**

Enquiries about this report to Ms Charlotte Fox Assistant Development Control Officer 01480 388457



**Case No:** 0803572FUL (FULL PLANNING APPLICATION)  
**Proposal:** CHANGE OF USE OF EXISTING FOOD PREPARATION PREMISES TO A5 (FOOD TAKEAWAY) USE  
**Location:** 20 HALCYON COURT  
**Applicant:** MR R UDDIN  
**Grid Ref:** 523344 272994  
**Date of Registration:** 22.12.2008  
**Parish:** HUNTINGDON

---

**RECOMMENDATION - REFUSE**

**1. DESCRIPTION OF SITE AND APPLICATION**

- 1.1 Halcyon Court is a small agglomeration of modest industrial units, built around a central communal parking area. The site is accessed off St Margarets Way. This unit, amongst several others is currently vacant.
- 1.2 The proposal seeks a change of use of the premises to A5 (takeaway). The applicant has not indicated that any external alterations are proposed.

**2. NATIONAL GUIDANCE**

- 2.1. **PPS1: “Delivering Sustainable Development” (2005)** contains advice on the operation of the plan-led system.
- 2.2 **PPG4: “Industrial and Commercial Development and Small Firms” (1992)** contains advice on the role of the planning system in relation to industrial and commercial development.
- 2.3 **PPG13: “Transport” (2001)** provides guidance in relation to transport and particularly the integration of planning and transport.
- 2.4 **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.

**3. 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

### 3.1 **East of England Plan - Revision to the Regional Spatial Strategy (May 2008)**

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

- **E1:** “Job Growth” – Identifies indicative targets for net employment growth in Cambridgeshire.
- **E2:** “Provision of Land for Employment” – Sites of sufficient range, quantity and quality to cater for employment sectors should be provided at appropriate scales in urban areas, market towns and key rural centres.

### 3.2 **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 relevant

### 3.3 **Huntingdonshire Local Plan (1995)**

Saved policies from the Huntingdonshire Local Plan 1995 are relevant and viewable at [www.huntingdonshire.gov.uk/localplan95](http://www.huntingdonshire.gov.uk/localplan95)

- **E7:** “Small Businesses” will normally be supported subject to environmental and traffic considerations.

### 3.4 **Huntingdonshire Local Plan Alterations (2002)**

Saved policies from the Huntingdon Local Plan Alterations 2002 are relevant and viewable at [www.huntingdonshire.gov.uk/localplan](http://www.huntingdonshire.gov.uk/localplan) - Then click on "Local Plan Alteration (2002)

None relevant

### 3.5 **Huntingdonshire Interim Planning Policy Statement 2007**

Policies from the Huntingdonshire Interim Planning Policy Statement 2007 are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning, then Planning then Planning+Policy then Informal policy statements where there is a link to Interim Planning Policy Statement 2007

- **B4** – Amenity - developments should not have an unacceptable impact upon amenity of existing or future occupiers.

- **E3** – Redevelopment of Office, Industrial and Warehouse Sites - seeks to resist the loss of established industrial estates, distribution and business parks as shown on the proposals map.
- **E7** – Location of Retail and Leisure Development – subject to specific criteria minor development will be allowed within the defined limits of the Market Towns and Key Centres, and within the existing built-up framework of Smaller Settlements,
- **T1** – Transport Impacts - development proposals should be capable of being served by safe convenient access to the transport network and should not give rise to traffic volumes that exceed the capacity of the local transport network.
- **T2** – Car and Cycle Parking - development proposals should limit car parking and provide cycle parking facilities to the levels set out in the Council’s parking standards.

### 3.6 **Huntingdonshire Local Development Framework submission Core Strategy 2008**

Policies from the Huntingdonshire Local Development Framework submission Core Strategy 2008 are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning then click on Planning and then click on Planning Policy where there is a link to the Local Development Framework Core Strategy.

- **CS1:** “Sustainable development in Huntingdonshire” – all developments will contribute to the pursuit of sustainable development, having regard to social, environmental and economic issues. All aspects will be considered including design, implementation and function of development.

### 3.7 **Employment Land Review October 2007**

## 4. **PLANNING HISTORY**

- 4.1 **0700921S73** - Renewal of planning permission 0200330FUL for continuation of use for preparation and delivery of sandwiches/snacks for a further three years – permission granted
- 4.2 **0200330FUL** – Change of use from light industrial to the preparation and delivery of sandwiches/snacks, approved for temporary period-permission granted

## 5. **CONSULTATIONS**

- 5.1 **Huntingdon Town Council – NO OBJECTION (copy attached)**
- 5.2 **CCC Highways – NO OBJECTION** in principle, sufficient parking appears to be available
- 5.3 **Environmental Health** – Comments received relating to the information required for an A3 use, relating to grease and odour control

## **6. REPRESENTATIONS**

None received

## **7. SUMMARY OF ISSUES**

- 7.1 The main issues to consider are the principle of the development, the impact on highway safety, the impact on amenity and the issue of potential odour.

### **Principle**

- 7.2 The premises currently has permission for use for the preparation and delivery of sandwiches/snacks until 16th May 2010. This is considered to be an industrial process (the making of the sandwiches and snacks) and this consent restricts the sale of sandwiches or snacks from the premises, ensuring there is no retail element. This current proposal seeks a change of use to A5 (food takeaway), which would involve members of the public visiting the unit to collect the food that they have recently ordered. The principle of this proposal is not considered to be acceptable, as it would result in the loss of an existing industrial unit on an established industrial estate, without any reasoned justification. It is considered important to retain the existing industrial units to ensure there is adequate employment land (for uses B1, B2 and B8) available to meet local employment requirements. The proposal is not considered to comply with policy E3 of the Huntingdonshire Interim Planning Policy Statement.

- 7.3 Whilst the applicant notes that there are existing takeaway units within Halcyon Court, the Local Planning Authority does not have any record of these premises. It is however acknowledged that there are existing food preparation units in the vicinity, for instance units 4, 5 and 22 have consent for pizza delivery, food preparation and delivery and preparation of hot and cold food for the purpose of outside catering, respectively. These consents do not allow for members of the public to visit these units.

### **Highway safety**

- 7.4 The site has a communal car park, which the units have been centred around. There would appear to be adequate parking spaces available to serve the unit. No objections have been received from the Highways Authority. It is not considered that this proposed use would harm highway safety.

### **Amenity**

- 7.5 The applicant has not provided any details of the likely level of vehicle movements/customers. The only information provided relates to the hours of operation 12-2pm then 5.30-10.30pm Monday to Sunday.
- 7.6 Comments have been received from Environmental Health, which indicate that an odour control/extraction system shall be required. A condition could be imposed to attain the relevant information required.

- 7.7 Having regard to the limited information provided and the surrounding area of the site, which is characterised by commercial properties, it is not considered that the proposal would harm amenity.

### **Conclusion**

- 7.8 The proposed change of use is not considered acceptable and would introduce an A5 (takeaway) use into this established industrial area. Whilst it is accepted that the proposal would provide some employment, proposals should not result in the loss of established industrial estates. These existing sites are important to ensure that indicative job growth targets can be met and that there is adequate land available to meet the needs of this sector. The applicant has failed to demonstrate why an industrial use cannot continue on these premises or why the premises are appropriately located in terms of customers.

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.

### **8. RECOMMENDATION – REFUSE** for the following reason:

- 8.1 The proposed change of use of this industrial unit would result in the loss of an existing unit in an established industrial estate, without justification. It is necessary to ensure that an adequate range of sites/premises are available to accommodate the full range of sectoral requirements to achieve indicative job growth targets. The loss of this unit would undermine this aim and would be contrary to policy E2 of the East of England Regional Spatial Strategy 2008 and policy E3 of the Huntingdonshire Interim Planning Policy Statement 2007

### **BACKGROUND PAPERS:**

Planning Application File Reference: 0803572FUL  
East of England Plan – Revision to the Regional Spatial Strategy May 2008  
Cambridgeshire and Peterborough Structure Plan, 2003  
Huntingdonshire Local Plan, 1995  
Huntingdonshire Local Plan Alteration, 2002  
Huntingdonshire Interim Planning Policy Statement 2007  
Huntingdonshire Local Development Framework Submission Core Strategy 2008  
Employment Land Review October 2007

### **CONTACT OFFICER:**

Enquiries about this report to **Michelle Nash Development Control Officer**  
**01480 388405**

This page is intentionally left blank

**Case No:** 0803031FUL (FULL PLANNING APPLICATION)  
**Proposal:** ERECTION OF A DWELLING  
**Location:** LAND SOUTH WEST OF THE ORCHARD LODESEND DROVE RAMSEY MERESIDE  
**Applicant:** MR B BARCAS AND MRS KNOX  
**Grid Ref:** 528691 288846  
**Date of Registration:** 22.12.2008  
**Parish:** RAMSEY

---

**RECOMMENDATION - REFUSAL**

**1. DESCRIPTION OF SITE AND APPLICATION**

- 1.1 This application follows the dismissal of an appeal relating to a proposal for the erection of a dwelling on the site in March 2008 (0701521FUL refers).
- 1.2 The site is at the edge of the village and forms part of the garden of a bungalow known as The Orchard. Access is gained by means of Lodesend Drove which also serves agricultural land and paddocks.
- 1.3 The proposal is to replace a single-storey barn with a bungalow. The bungalow would have 2 bedrooms and a study. The materials would be pantiles and boarding with a brick plinth.

**2. NATIONAL GUIDANCE**

- 2.1 **PPS1: "Delivering Sustainable Development" (2005)** contains advice on the operation of the plan-led system.
- 2.2 **PPS3: "Housing" (2006)** sets out how the planning system supports the growth in housing completions needed in England.
- 2.3 **PPS7: "Sustainable Development in Rural Areas" (2004)** sets out the Government's planning policies for rural areas, including country towns and villages and the wider, largely undeveloped countryside up to the fringes of larger urban areas.
- 2.4 **PPG13 "Transport" (2001)** provides guidance on highway matters
- 2.5 **PPS25: "Development and Flood Risk" (2006)** sets out Government policy on development and flood risk. Its aims are to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk. Where new development is, exceptionally, necessary in such

areas, policy aims to make it safe, without increasing flood risk elsewhere, and, where possible, reducing flood risk overall.

## 2.6 PPS25 Good Practice Guide.

For full details visit the government website <http://www.communities.gov.uk> and follow the links to planning, Building and Environment, Planning, Planning Policy.

## 3. PLANNING POLICIES

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

3.1 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

- **SS1:** “Achieving Sustainable Development” – the strategy seeks to bring about sustainable development by applying: the guiding principles of the UK Sustainable Development Strategy 2005 and the elements contributing to the creation of sustainable communities described in Sustainable Communities: Homes for All.
- **SS4:** “Towns other than Key Centres and Rural Areas” – Local Development Documents should define the approach to development in towns. Such towns include selected Market Towns and others with potential to increase their social and economic sustainability.
- **ENV7:** “Quality in the Built Environment” - 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.

3.2 Cambridgeshire and Peterborough Structure Plan (2003) Saved policies from the Cambridgeshire and Peterborough Structure Plan 2003 are viewable at <http://www.cambridgeshire.gov.uk> follow the links to environment, planning, planning policy and Structure Plan 2003:

- None relevant

3.3 Huntingdonshire Local Plan (1995) Saved policies from the Huntingdonshire Local Plan 1995 are relevant and viewable at [www.huntingdonshire.gov.uk/localplan95](http://www.huntingdonshire.gov.uk/localplan95)

- The site is within the environmental limits as defined in the Huntingdonshire Local Plan 1995 inset plan for Ramsey Mereside. Paragraph 7.38 of the Local Plan makes clear that land within village limits will be considered for development in the context of any and every relevant Local Plan policy and there is no presumption in favour of development within village limits.



- **H32:** "Sub-division of large curtilages" states support will be offered only where the resultant dwelling and its curtilage are of a size and form sympathetic to the locality.
- **H33:** "Sub-division of large curtilages affecting protected buildings or features" states the subdivision of curtilages will not be supported where development will adversely affect trees worthy of protection.
- **CS9:** "Flood Water Management" – development proposals prejudicial to floodwater management schemes will normally be refused.
- **En18:** "Protection of countryside features" – Offers protection for important site features including trees, woodlands, hedges and meadowland.
- **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.

3.4 Huntingdonshire Local Plan Alterations (2002) Saved policies from the Huntingdon Local Plan Alterations 2002 are relevant and viewable at [www.huntingdonshire.gov.uk/localplan](http://www.huntingdonshire.gov.uk/localplan) - Then click on "Local Plan Alteration (2002):

- **STR2** - Provides definitions for housing development – Housing Group: up to 8 dwellings forming a planned entity using either an existing frontage or grouped around a short cul-de-sac, except where: the site is within the environmental limits of the village; the development would make best use of land; the overall benefits of estate scale are strong, up to 15 dwellings may be permitted. Infilling: the filling of an undeveloped plot in an otherwise built-up frontage by no more than two dwellings.
- **STR5** - designates Ramsey Mereside as a group village.
- **HL7** – Reusing Brownfield Land and Buildings - indicates that the District Council will seek to maximise the re-use of previously developed land.
- **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.
- **HL8** – Rural Housing - identifies that in group villages groups of dwellings and infilling will be permitted on appropriate sites within the village environmental limits where development is sensitive to the scale and character of the village.
- Paragraph 2.44 advises that: 'Development on the edge of settlements between existing buildings and the village environmental limit will be considered in the context of Policy H32 of the adopted Plan. Whilst, in principle, lying within the physical

framework of a settlement such development will be considered in the context of its potential impact on village character and the rural nature of the transition from open country to built settlement.’

3.5 Policies from the Huntingdonshire Interim Planning Policy Statement 2007 are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning, then Planning then Planning+Policy then Informal policy statements where there is a link to Interim Planning Policy Statement 2007

- **B1** – Design Quality - developments should demonstrate a high quality of design in terms of layout, form and contribution to the character of the area.
- **B2** – Street scene – development proposals should make a positive contribution to the character and appearance of streets and public spaces.
- **P8** – Development in the Countryside – Outside the existing built framework of the Smaller Settlements development will be restricted to: that which is essential to the efficient operation of agriculture, horticulture or forestry, or required for the purposes of outdoor recreation; the alteration, replacement or change of use of existing buildings in accordance with other policies; limited and specific forms of housing, business and tourism development, as provided for within the Local Development Framework; or land allocated for particular purposes.
- Paragraph 2.14 of the Huntingdonshire Interim Planning Policy Statement 2007 defined the built-up framework as excluding ‘buildings that are clearly detached from the main body of settlement, gardens and other undeveloped land within the curtilage of buildings at the edge of the settlement, especially where those gardens relate more to the surrounding countryside than they do to the built-up parts of the village’.
- **P10** – Flood Risk – development should: not take place in areas at risk from flooding, unless suitable mitigation/flood protection measures are agreed; not increase the risk of flooding to properties elsewhere; make use of sustainable drainage systems where feasible; be informed by a flood risk assessment where appropriate.

3.6 Policies from the Huntingdonshire Local Development Framework Submission Core Strategy 2008 are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning then click on Planning and then click on Planning Policy where there is a link to the Local Development Framework Core Strategy.

- **CS1**: “Sustainable development in Huntingdonshire” – all developments will contribute to the pursuit of sustainable development, having regard to social, environmental and economic issues. All aspects will be considered including design, implementation and function of development.
- **CS3**: “The Settlement Hierarchy” – identifies Ramsey Mereside as a smaller settlement in which residential infilling will be

appropriate within the built up area. Land outside the built up area is identified as countryside.

- Paragraph 5.15 of the Core Strategy defines the built-up area as 'the existing built form excluding buildings that are clearly detached from the main body of the settlement, gardens and other undeveloped land within the curtilage of buildings at the edge of the settlement, especially where these relate more to the surrounding countryside than they do to the built-up parts of the village'.

3.7 HDC's Huntingdonshire Design Guide Supplementary Planning Document provides design advice on residential schemes.

3.8 HDC's Huntingdonshire Townscape and Landscape Assessment SPD is relevant: the site is in the Fen Character Area. Guidance is provided on the detailing of vernacular dwellings typical of the fen area.

3.9 CCC's Cambridgeshire Landscape Guidelines SPG provides advice on suitable landscaping.

#### **4. PLANNING HISTORY**

4.1 0701521FUL - A chalet-style dwelling with dormer windows on the site was refused for three reasons:

1. Unacceptable consolidation of development outside built framework as defined in the Huntingdonshire Interim Planning Policy Statement 2007.
2. Remoteness of site and therefore extra motor journeys would be generated, which would be unsustainable.
3. Concern about height, bulk, design and position of dwelling and consequent harm to character and appearance of the site at the edge of the village and countryside.

4.2 An appeal against this decision was dismissed in March 2008 (DECISION ATTACHED).

#### **5. CONSULTATIONS**

5.1 **Ramsey Town Council: NO OBJECTION** (copy attached)

5.2 **Middle Level Commission/Drainage Board:** Any response will be reported to Panel.

5.3 **Project Engineer: NO OBJECTION** subject to conditions.

5.4 Environmental Health Officer: The heap of stable waste is in the region of 10-15 metres from the site boundary and 30 metres from the nearest existing residential boundary. The heap could have a detrimental impact on amenity if it is not adequately managed. However the heap could be relocated and if odour or flies constituted a statutory nuisance it would not be an adequate defence to say that the heap had been in that location for a length of time, irrespective of whether any new development takes place.

## **6. REPRESENTATIONS**

- 6.1 One letter of objection: concern about overlooking of horse paddocks to rear/loss of privacy, stress to horses during construction and concern about conflict due to smell from proximity to recently relocated manure heap.

## **7. SUMMARY OF ISSUES**

- 7.1 The material planning issues are: sustainability/the principle of development (i.e. whether the development would accord with the settlement strategy); the effect on the character and appearance of the area and flooding.

- 7.2 Recent appeal decisions are important material considerations in determining applications. Planning authorities that depart from these decisions without good reason, such as a material change in circumstances, run the risk of an award of costs against them if there is a further appeal. The appeal decision for this site has placed the authority in a difficult position because irrespective of whether this application is approved or refused, the decision will depart from the Inspectors findings in some respect.

- 7.3 The Inspector considered two issues:
1. the effect of the development on the character and appearance of the surrounding area;
  2. whether the development would amount to a sustainable form of development.

His findings were as follows:

### **1. Character and appearance**

- the Huntingdonshire Interim Planning Policy Statement is a material consideration but not part of the development plan and that limits the weight to be given to its policies;
- the site is part of an area where the character is changing from village to open countryside;
- it is part of an established, well-defined residential plot;
- it contains an existing building with a sizeable footprint;
- the site can be regarded as part of the built-up framework of the village and a new dwelling would not necessarily be harmful to the character and appearance of the locality;
- the existing barn is a low key feature which contributes positively to the character of the area;
- the proposed dwelling would be higher and bulkier and would lack the simplicity of form of the existing building;
- with the removal of vegetation, the overall effect would be one of undue prominence and urbanisation, harmful to the character and appearance of the area.

### **2. Sustainability**

- promoting sustainability is an overarching theme which should run through planning policies and decisions;
- an important component is promoting a pattern of development that provides good access to jobs, schools and key services, reducing the need to travel and providing access by means other than the car;

- Ramsey Mereside has limited services, employment and public transport;
  - most trips to and from the site would be made by car;
  - the site is previously developed land but not all such land is necessarily suitable for housing development. Taking this into account, together with accessibility the proposal would not amount to a sustainable form of development.
- 7.4 The Inspector dismissed the appeal because he considered the proposed design was harmful to the character and appearance of the area, contrary to policies HL8, HL5 and Structure Plan policy P1/3 and his findings on sustainability added to this concern.
- 7.5 Sustainability/the principle of development (i.e. whether the development would accord with the settlement strategy)
- 7.6 Ramsey Mereside is a 'group village' for the purposes of the Local Plan 1995 and the Local Plan Alteration 2002. The site is in the village limits as defined for these plans, although the Local Plan makes it clear that the inclusion of a site in the village limits does not mean there is a presumption in favour of its development. Policy HL8 of the Alteration allows groups of dwellings or infilling development within village limits provided that it is sensitive to the scale and character of the village. The Inspector considered that the erection of one dwelling is capable of being in accordance with policy HL8 provided the design is appropriate.
- 7.7 The Local Plan and the Alteration are the least up-to-date parts of the development plan. Circumstances have changed since the appeal decision in March 2008. The East of England Plan 2008 has been adopted and is now part of the development plan and the Core Strategy has been submitted to the Secretary of State.
- 7.8 Policy SS1 of the East of England Plan sets out a spatial strategy which maximises the potential for people to form more sustainable relationships between their homes, workplaces and other concentrations of regularly used services and facilities and their means of travel between them. Policy SS4 states that for rural settlements below the level of 'key service centres', local development documents should provide housing for local needs. It is considered that whilst appropriately designed development would accord with the settlement strategy in the Alteration, the policies in East of England Plan, which is the more up to date aspect of the development plan, underline the Inspector's concern about sustainability.
- 7.9 The Submission Core Strategy is not part of the development plan but it is a material consideration. It has some more weight than the parts of the Interim Policy Statement which it replaces. It seeks to implement the spatial strategy by restricting development in smaller settlements, including Ramsey Mereside, to infilling (up to 3 dwellings) and by containing it within the existing built-up area. The built-up area is defined as "the existing built form excluding buildings that are clearly detached from the main body of the settlement, gardens and other undeveloped land within the curtilage of buildings at the edge of the settlement, especially where these relate more to the surrounding countryside than they do to the built-up parts of the

village. Also excluded are agricultural buildings where they are on the edge of the settlement.”

- 7.10 The site is garden land and, notwithstanding the presence of the outbuilding, it is considered to be outside the built-up area as now defined in the Submission Core Strategy. In terms of sustainability, it is acknowledged that the Core Strategy allows modest development in the village and as this would have no better access to services and facilities than development on the appeal site, the proposed development would be no more or less sustainable. However, a distinction has to be drawn between land which is in the village and the surrounding countryside and this is done by means of the definition of the built-up area.
- 7.11 In purely visual terms, the erection of a dwelling in an established and well-defined residential plot need not be harmful to the character and appearance of the locality but in this case there is harm to the objective of securing an overall pattern of development that is sustainable. The proposal would be contrary to policies SS1 and SS4 of the East of England Plan 2008 and CS3 of the Submission Core Strategy 2008.

#### **Effect on the character and appearance of the area**

- 7.12 The site is exposed to view from the Drove, and would be more exposed when the boundary hedge is removed, although a replacement is proposed. The current proposal is for a smaller dwelling than that rejected at appeal but it nonetheless has a larger footprint than the existing building and increased bulk and scale. The building is to be elevated 0.3m above the existing land level for flood risk reasons. The proposed landscaping would not adequately overcome the concern about the bulk and intrusion of the proposed development in the context of essentially undeveloped areas on three sides. The Inspector's concern about the urbanising effect of the previous scheme, remains applicable to the current proposal. The proposal would harm the character and appearance of the area, contrary to policies ENV7, EN25, HL5, HL8 and B1.

#### **Flooding**

- 7.13 The District Council's Strategic Flood Risk Assessment (FRA) indicates that the site is in an area with a 1:1000 probability of flooding. However, the FRA has satisfactorily addressed the flood risk issue by proposing floor levels raised above ground level by 0.3 metres. The proposal complies with policies CS9 and P10

#### **Other issues raised in third party representations**

- 7.14 One neighbour has expressed concern about the potential harm to the amenities of the future occupiers/conflict due to the proximity of their stable waste heap. The stable waste is 10-15m from the site boundary and at this distance it could have a detrimental effect on residential amenity if not adequately managed. It could however be relocated. Concern has also been expressed about the potential stress to horses during construction. This would be a relatively short-term matter and the horses could be moved away if necessary. It is

not considered that either concern warrants a refusal of the application.

## **Conclusion**

- 7.15 The erection of a dwelling on the site would fail to accord with the objective of achieving a sustainable pattern of development in that the site is outside the built-up area of Ramsey Mereside which is a village with limited services, employment opportunities and public transport. The dwelling proposed would be larger than the existing outbuilding and it would have an urbanising effect which would be detrimental to the character and appearance of the area. Having regard to applicable national and local policies and having taken all relevant material considerations into account, it is considered that planning permission should be refused 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.

## **8. RECOMMENDATION – REFUSE, for the following reasons:**

- 8.1 The erection of a dwelling on the site which is outside the built-up area of the village as defined in the Huntingdonshire Submission Core Strategy 2008 would be contrary to policies CS1 and CS3 of the Submission Core Strategy 2008 and policies SS1 and SS4 of the East of England Plan 2008 and the objectives of PPS1, PPS3 and PPS7 which seek to achieve a sustainable pattern of development.
- 8.2 The footprint, scale and bulk of the proposed dwelling would be intrusive, especially when compared to the outbuilding and the development proposed would have an urbanising effect in an area which provides a transition between the built settlement and open countryside, which would be harmful to the character and appearance of the area. The proposal is contrary to policies ENV7 of the East of England Plan 2008; En25 of the Huntingdonshire Local Plan 1995; HL5 and HL8 of the Huntingdonshire Local Plan Alteration 2002 and B1 of the Huntingdonshire Interim Planning Policy Statement 2007.

### **BACKGROUND PAPERS:**

Planning Application File References: 0803031FUL, 0701521FUL

Appeal decision 0601345OUT.

East of England Plan - Revision to the Regional Spatial Strategy (May 2008)

Cambridgeshire and Peterborough Structure Plan, 2003

Huntingdonshire Local Plan, 1995

Huntingdonshire Local Plan Alteration, 2002

Huntingdonshire Interim Planning Policy Statement 2007

Huntingdonshire Local Development Framework Submission Core Strategy 2008

Huntingdonshire Design Guide SPD

Huntingdonshire Landscape and Townscape Assessment SPD

CCC's Cambridgeshire Landscape Guidelines SPG.

### **CONTACT OFFICER:**

Enquiries about this report to **Sheila Lindsay Development Control Officer**  
**01480 388407**

This page is intentionally left blank



**Case No:** 0900078FUL (FULL PLANNING APPLICATION)

**Proposal:** REDESIGN OF PLAYGROUND AREA, INSTALL NEW BUGGY STORE AND CHANGES TO EXTERNAL FENCE

**Location:** UNIT 3 STOCKING FEN ROAD

**Applicant:** CAMBRIDGESHIRE COUNTY COUNCIL

**Grid Ref:** 528521 285647

**Date of Registration:** 27.01.2009

**Parish:** RAMSEY

---

**RECOMMENDATION - APPROVAL**

**1. DESCRIPTION OF SITE AND APPLICATION**

- 1.1 The application relates to Ramsey Children's Centre, a pre school mothers' and toddlers' club housed in a single storey building within a complex which also includes a doctor's surgery, pharmacy and nursery. The complex is on the western side of Stocking Fen Road, opposite the Coop supermarket and to the rear of the Rivermill Apartments. Access to the building is from the parking area behind the building, the building therefore backs onto Stocking Fen Road.
- 1.2 The proposal, which relates to the area between the building and the road, consists of:
  - 1. Laying a safety play surface in place of existing paving slabs over an area 7.5m by 8m.
  - 2. Enclosing this area with a 1.5m high mesh fence, which would have an emergency exit gate to the roadside footway.
  - 3. Constructing a steel framed, perspex clad secure buggy store 3.8m by 1.4m by 1.2m high within a further mesh fence 1.2m high, between the play area and the road.
  - 4. Constructing a ramped access to an existing door on the rear wall of the building.
- 1.3 The site is currently a paved area partly enclosed within a low wooden palisade fence, part of which has been demolished by a vehicle.
- 1.4 The site is just outside the Conservation Area boundary.

**2. NATIONAL GUIDANCE**

- 2.1 **PPS1: "Delivering Sustainable Development" (2005)** contains advice on the operation of the plan-led system.
- 2.2 **PPG15: "Planning and the Historic Environment" (1994)** sets out Government policies for the identification and protection of historic

buildings, conservation areas, and other elements of the historic environment. It explains the role played by the planning system in their protection.

For full details visit the government website <http://www.communities.gov.uk> and follow the links to planning, Building and Environment, Planning, Planning Policy.

### 3. PLANNING POLICIES

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

3.1 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 relevant

3.2 Huntingdonshire Local Plan (1995) Saved policies from the Huntingdonshire Local Plan 1995 are relevant and viewable at [www.huntingdonshire.gov.uk/localplan95](http://www.huntingdonshire.gov.uk/localplan95)

- **En5:** "Conservation Area Character" - development within or directly affecting conservation areas will be required to preserve or enhance their character and appearance.
- **En9-** "Conservation Areas" - development should not impair open spaces, trees, street scenes and views into and out of Conservation Areas.
- **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.

3.3 Huntingdonshire Local Plan Alterations (2002) Saved policies from the Huntingdon Local Plan Alterations 2002 are relevant and viewable at [www.huntingdonshire.gov.uk/localplan](http://www.huntingdonshire.gov.uk/localplan) - Then click on "Local Plan Alteration (2002)

- None relevant

3.4 Policies from the Huntingdonshire Interim Planning Policy Statement 2007 are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning, then Planning then Planning+Policy then Informal policy statements where there is a link to Interim Planning Policy Statement 2007

- **B1** – Design Quality - developments should demonstrate a high quality of design in terms of layout, form and contribution to the character of the area.

- **B2** – Street scene – development proposals should make a positive contribution to the character and appearance of streets and public spaces.
- **B3** – Accessibility, Adaptability and Security – the location and design of new development should enable ease of access, have convenient and appropriate facilities and minimise the extent to which users feel at risk of crime.
- **B8** – Conservation Areas - states the criteria against which developments within or affecting a Conservation Area should be assessed.

3.5 Policies from the Huntingdonshire Local Development Framework Submission Core Strategy 2008 are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning then click on Planning and then click on Planning Policy where there is a link to the Local Development Framework Core Strategy.

- None relevant

#### 4. **PLANNING HISTORY**

4.1 None relevant

#### 5. **CONSULTATIONS**

5.1 **Ramsey Town Council - OBJECTION** initially objected to the proposal on grounds of children's safety. Additional information was given to the Town Council which then reconsidered its response. The safety objection has been withdrawn having been satisfied but the Town Council has now objected to the design of the fencing.

#### 6. **REPRESENTATIONS**

6.1 None received

#### 7. **SUMMARY OF ISSUES**

7.1 The issues are: the effect of the development on the character and appearance of the area, including the nearby Conservation Area and personal safety.

#### **Effect of the development on the character and appearance of the area, including the nearby Conservation Area**

7.2 The Children's Centre is operated by the County Council in leased premises. The facility is commissioned by 'Together for Children' and is part of a programme to provide 'Positive Outcomes for Under 5s'. The work would be funded by a 'Surestart' grant. It provides facilities for all children under 5 but has specific target groups such as children with disabilities. To continue its operation the Centre needs an outdoor play area where children are secure from abduction, a secure buggy store is also needed. The existing paved area has a surface which is unsuitable for children's play and the fence is not high enough to prevent an adult lifting a child out.

- 7.3 The area is at the rear of the building but faces onto the road and is therefore prominent in the street scene. To be acceptable in visual terms the fence needs to be as transparent and low as possible. In the context of the modern buildings both in the complex and at the supermarket opposite it is considered that an appropriately coloured weld-mesh fence would be acceptable. Adjacent units have low planting around their roadside boundaries and the applicants have agreed that the play area can be reduced in size (depth) to enable the buggy store to be moved back from the edge of the footway so that a roadside boundary hedge can be planted. It should be noted that the part of the taller fence which is not adjacent to the highway does not need planning permission. The proposal would comply with policies En5, En9, En25, B1, B2 and B8.

### **Personal safety**

- 7.4 The Town Council's initial concerns about safety have been addressed by the applicants' explanation that parents/carers stay with their under 5's at all times, including during outside play time. Parents/carers will be able to leave their buggies securely in the buggy park and then walk around to the entrance from the car park using the footpath. The gates at the back of the play area that lead to the roadside footway will be kept locked at all times and are for emergency access only. Children and their parents/carers will only be able to access the play area from the building, not from the footpath running along Stocking Fen Road. It is considered that the fence will provide a safe outside play area for the children and the management regime will be a matter for the authority which inspects the facility. The proposal complies with policy B3.

### **Conclusion**

- 7.5 The proposals will, with appropriate materials and landscaping, not detract from the street scene and will be capable of providing safe facilities for children. The development is in accordance with policies En5, En9, En25, B1, B2, B3 and B8. Having regard to applicable national and local policies and having taken all relevant material considerations into account, it is considered that planning permission should be granted 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.

8. **RECOMMENDATION – APPROVE**, subject to the following conditions:

**02003** Time Limit (3yrs)

**Nonstand** Revised proposals with landscaping

### **BACKGROUND PAPERS:**

East of England Plan - Revision to the Regional Spatial Strategy (May 2008)  
Cambridgeshire and Peterborough Structure Plan, 2003  
Huntingdonshire Local Plan, 1995  
Huntingdonshire Local Plan Alterations (2002)

Huntingdonshire Interim Planning Policy Statement 2007  
Huntingdonshire Local Development Framework Submission Core Strategy  
2008

**CONTACT OFFICER:**

Enquiries about this report to **Susan Sharpe Assistant Development  
Control Officer 01480 388408**

This page is intentionally left blank

Case No: 0803575FUL (FULL PLANNING APPLICATION)

Proposal: ALTERATIONS TO ELEVATION

Location: 17 BRIDGE STREET PE27 5EH

Applicant: CAREY LEISURE

Grid Ref: 531328 271208

Date of Registration: 23.12.2008

Parish: ST IVES

---

**RECOMMENDATION - REFUSAL**

**1. DESCRIPTION OF SITE AND APPLICATION**

1.1 This property is an unlisted 19th century building on the eastern side of Bridge Street, in the commercial centre of St Ives. It was formerly a bank but it is now vacant. It is subject to an application, currently invalidated and awaiting a flood risk assessment, for a change of use to an adult gaming centre and two flats. The upper floor front elevation has good traditional detailing with brown brickwork and stone details to the windows and coping, but the ground floor has a modern shop front and fascia and double doors to one side of the elevation. Building styles and materials along Bridge Street are varied but, together, they form an attractive, traditional, market town street scene. The land uses also vary, but are all of a commercial nature as befits a town centre.

1.2 The proposal is to carry out alterations to the front elevation of the building, in preparation for its use as an adult gaming centre. The upper floor down to the cill level of the first floor windows will remain as existing, but, below that, the bank front would be removed, to be replaced with brickwork surrounding a double fronted shop front and a pair of entrance doors. New doors would replace the existing double doors and give access to two proposed flats on the first floor. On the first floor rear elevation, a new sash window is to replace two small windows.

1.3 The site is within the Conservation Area. The land is liable to flood.

**2. NATIONAL GUIDANCE**

2.1 **PPS1 – Delivering Sustainable Development (2005)** contains advice on the operation of the plan-led system.

2.2 **PPS6 – Planning for Town Centres (2005)** sets out the Government's policy on planning for the future of town centres.

2.3 **PPG15 – 'Planning and the Historic Environment' (1994)** sets out Government policies for the identification and protection of historic

buildings, conservation areas and other elements of the historic environment. It explains the role played by the planning system in their protection.

For full details visit the government website <http://www.communities.gov.uk> and follow the links to planning, Building and Environment, Planning, Planning Policy.

### 3. PLANNING POLICIES

Further information on the role of planning policies in deciding planning applications can also be found at the following website: [www.communities.gov.uk](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

3.1 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** – Quality in the Built Environment – requires new development to be of a high quality which complements the distinctive character and best qualities of the local area and promotes urban renaissance and regeneration.

3.2 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 relevant

3.3 Huntingdonshire Local Plan (1995) Saved policies from the Huntingdonshire Local Plan 1995 are relevant and viewable at [www.huntingdonshire.gov.uk/localplan95](http://www.huntingdonshire.gov.uk/localplan95)

- **En5:** “Conservation area character” - development within or directly affecting Conservation Areas will be required to preserve or enhance their character or appearance.
- **En6:** “Design standards in conservation areas” – in conservation areas, the District Council will require high standards of design with careful consideration being given to the scale and form of development in the area and to the use of sympathetic materials of appropriate colour and texture.
- **En27** – Shopfront design. The Council will seek good standards of shopfront design by having regard to the character of the building and the street scene.

3.4 Huntingdonshire Local Plan Alterations (2002) Saved policies from the Huntingdon Local Plan Alterations 2002 are relevant and viewable at [www.huntingdonshire.gov.uk/localplan](http://www.huntingdonshire.gov.uk/localplan) - Then click on "Local Plan Alteration (2002)

- None relevant



- 3.5 Policies from the Huntingdonshire Interim Planning Policy Statement 2007 are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning, then Planning then Planning+Policy then Informal policy statements where there is a link to Interim Planning Policy Statement 2007
- **B1** – Design Quality – development should demonstrate a high quality of design in terms of layout, form and contribution to the character of the area.
  - **B2** – Street Scene – development proposals should make a positive contribution to the character of streets and public spaces.
  - **B8** – Conservation Areas – states the criteria against which developments within or affecting a conservation area should be assessed.
- 3.6 Policies from the Huntingdonshire Local Development Framework Submission Core Strategy 2008 are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning then click on Planning and then click on Planning Policy where there is a link to the Local Development Framework Core Strategy.
- None relevant
- 3.7 The SPG “shopfronts” is a material consideration.

#### **4. PLANNING HISTORY**

- 4.1 0803574FUL - Concurrent application for the change of use of the property to an adult gaming centre with two flats on the first floor. Invalidated and awaiting a flood risk assessment.

#### **5. CONSULTATIONS**

- 5.1 **St Ives Town Council – NO OBJECTION** (copy attached)

#### **6. REPRESENTATIONS**

- 6.1 Neighbours – None received.

#### **7. SUMMARY OF ISSUES**

- 7.1 The issue in this case is the impact of the development on the character of the street scene and the Conservation Area.
- 7.2 There are no objections to the removal of the existing shopfront as this is of little merit, and reflects neither the spirit of the original building nor the character of the Bridge Street.
- 7.3 This is a prominent building in the street scene and any replacement shopfront needs to be of a traditional design and incorporate appropriate detailing. The intention is to reinstate a Georgian character to the ground floor, but the proposal fails to do this, and, as a consequence, does not preserve or enhance the Conservation Area. The alterations are poorly detailed and lack the majority of

features which are associated with Georgian shopfronts. Such features would include a cornice, fascia, consoles, pilasters and stall risers, all of which help to define the essential Georgian style. The overall design is weak in all these areas, and it also fails to relate to the design and proportions of the upper floor, again a feature of Georgian architecture. On the basis of the present submission, it is considered that the proposal will have a detrimental effect on the Conservation Area, and is contrary to policies En5, En6, B1, B2 and B8.

- 7.4 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 not be granted 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.

**8. RECOMMENDATION – REFUSE**, for the following reason:

- 8.1 The proposal would be contrary to the provision of policies En5 and En6 of the Huntingdonshire Local Plan 1995, and policies B1, B2 and B8 of the Huntingdonshire Interim Planning Policy Statement 2007, in that the development, by reason of its design, proportions, form and detailing will have an adverse impact on the appearance and character of the building and on the street scene, and will not preserve or enhance the quality of the St Ives Conservation Area.

**BACKGROUND PAPERS:**

East of England Plan - Revision to the Regional Spatial Strategy (May 2008)  
Cambridgeshire and Peterborough Structure Plan, 2003  
Huntingdonshire Local Plan, 1995  
Huntingdonshire Local Plan Alterations (2002)  
Huntingdonshire Interim Planning Policy Statement 2007  
Huntingdonshire Local Development Framework Submission Core Strategy 2008

**CONTACT OFFICER:**

Enquiries about this report to **David Hincks Development Control Officer**  
**01480 388406**

**Case No:** 0803534FUL (FULL PLANNING APPLICATION)  
**Proposal:** DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 4 DWELLINGS  
**Location:** GROOMS COTTAGE, COPPINGFORD ROAD  
**Applicant:** RADLEY HOMES LTD  
**Grid Ref:** 517647 281746  
**Date of Registration:** 07.01.2009  
**Parish:** SAWTRY

---

**RECOMMENDATION - REFUSE**

**1. DESCRIPTION OF SITE AND APPLICATION**

- 1.1 The site relates to an existing grouping of buildings to the south east of Coppingford Road. The site has one access point off Coppingford Road and this is adjacent to the offices across the road. The site boundary to Coppingford Road is well screened, the boundary to the west is less sparsely planted and views of the site can be gained. To the rear of the site lies open countryside. The existing Grooms Cottage building on the site adjoins an existing residential building (known as Lowen Chy) adjacent to the site. To the north east of the site lies a pond. The site on the whole is level however Coppingford Road is on slightly higher ground.
- 1.2 The existing buildings on the site are single storey buildings with an agricultural appearance. These once formed part of a farmyard with the buildings to the east of the site. Some of the buildings have been converted to other uses with others being abandoned. The Coach House building is a single barn with lean-to elements.
- 1.3 The proposed development seeks to demolish the existing stables and coach house buildings and to develop on their basic footprint, four new dwellings. The stable buildings are to be replaced by 3 one and a half storey, terraced dwellings that utilise the roof space for the first floor. This L shaped building, approximately 26.9 metres in length by 16.2 metre in width, at the furthest points, shall adjoin part of the existing residential dwelling to the east (Lowen Chy). The fourth dwelling proposed on this part of the site is a detached unit in the location of the original coach house, approximately 12.3 metres in depth by 10 metres in width. Within the central area a car parking court is proposed.

- 1.4 The dwellings comprise 2 x 3 bedrooms; 1 x 2 bedrooms and 1 x 4 bedrooms and shall all have a small area of amenity space.

## **2. NATIONAL GUIDANCE**

- 2.1 **PPS1: “Delivering Sustainable Development” (2005)** contains advice on the operation of the plan-led system.
- 2.2 **Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1 (2007)** sets out how planning, in providing for the new homes, jobs and infrastructure needed by communities, should help shape places with lower carbon emissions and resilient to the climate change now accepted as inevitable.
- 2.3 **PPS3: “Housing” (2006)** sets out how the planning system supports the growth in housing completions needed in England.
- 2.4 **PPS7: “Sustainable Development in Rural Areas” (2004)** sets out the Government's planning policies for rural areas, including country towns and villages and the wider, largely undeveloped countryside up to the fringes of larger urban areas.
- 2.5 **PPS9: “Biological and Geological Conservation” (2005)** sets out planning policies on protection of biodiversity and geological conservation through the planning system.
- 2.6 **PPG13: “Transport” (2001)** provides guidance in relation to transport and particularly the integration of planning and transport.
- 2.7 **PPG16: “Archaeology and Planning” (1990)** sets out the Secretary of State's policy on archaeological remains on land, and how they should be preserved or recorded both in an urban setting and in the countryside.
- 2.8 **PPS23: “Planning and Pollution Control” (2004)** is intended to complement the new pollution control framework under the Pollution Prevention and Control Act 1999 and the PPC Regulations 2000.
- 2.9 **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.

## **3. 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

### 3.1 **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

- **SS1:** “Achieving Sustainable Development” – the strategy seeks to bring about sustainable development by applying: the guiding principles of the UK Sustainable Development Strategy 2005 and the elements contributing to the creation of sustainable communities described in Sustainable Communities: Homes for All.
- **H1:** “Regional Housing Provision 2001 to 2021” – Local Planning Authorities should facilitate the delivery of district housing allocations – 11,200 for Huntingdonshire.
- **H2:** “Affordable Housing” – Development Plan Documents should set appropriate targets. At the regional level, delivery should be monitored against a target for some 35% of housing coming forward through planning permissions granted after the publication of the RSS.
- **T14:** “Parking” – controls to manage transport demand and influencing travel change alongside measures to improve public transport accessibility, walking and cycling should be encouraged. Maximum parking standards should be applied to new residential development.
- **ENV3:** “Biodiversity and Earth Heritage” it should be ensured that the region’s wider biodiversity, earth heritage and natural resources are protected and enriched through conservation, restoration and re-establishment of key resources.
- **ENV7:** “Quality in the Built Environment” - 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.

### 3.2 **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.

- **P6/1** – Development Related Provision – development will only be permitted where the additional infrastructure and community requirements generated by the proposal can be secured.

### 3.3 **Huntingdonshire Local Plan (1995)**

Saved policies from the Huntingdonshire Local Plan 1995 are relevant and viewable at [www.huntingdonshire.gov.uk/localplan95](http://www.huntingdonshire.gov.uk/localplan95)

- **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.
- **H38:** “Noise Pollution” – development sites adjoining main highways, railways, industrial operations and other potentially damaging noise pollution sources will be required to adopt adequate design solutions to create acceptable ambient noise levels within the dwellings and their curtilage.
- **T18:** “Access requirements for new development” states development should be accessed by a highway of acceptable design and appropriate construction.
- **R1:** “Recreation and Leisure Provision” – will directly promote district wide recreation and leisure projects and generally support leisure and recreation facilities commensurate with population levels, housing developments and identified need.
- **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.
- **En18:** “Protection of countryside features” – Offers protection for important site features including trees, woodlands, hedges and meadowland.
- **En20:** Landscaping Scheme. - Wherever appropriate a development will be subject to the conditions requiring the execution of a landscaping scheme.
- **En22:** “Conservation” – wherever relevant, the determination of applications will take appropriate consideration of nature and wildlife conservation.
- **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.

### 3.4 **Huntingdonshire Local Plan Alterations (2002)**

Saved policies from the Huntingdon Local Plan Alterations 2002 are relevant and viewable at [www.huntingdonshire.gov.uk/localplan](http://www.huntingdonshire.gov.uk/localplan) - Then click on "Local Plan Alteration (2002)

- **STR1** – District Hierarchy - Outlines the settlement hierarchy. Group villages are those where housing groups and infilling will be allowed and infill villages where only infilling will be allowed.
- **STR5** – Group Villages – includes Sawtry.
- **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.
- **HL7** – Reusing Brownfield Land and Buildings - indicates that the District Council will seek to maximise the re-use of previously developed land.
- **HL10** – Housing Provision – in the district should reflect the full range of the local community's needs by ensuring a choice in new housing.
- **AH5** – Rural Exceptions – normal restrictive open countryside policies may be relaxed to permit affordable within, adjoining or well related to settlements of less than 3000 population, subject to environmental impact and availability of necessary infrastructure. A local need must be proven and long term availability ensured.
- **OB1** – Nature and Scale of Obligations – will relate to the size of development and the impact on physical infrastructure, social and community facilities and services.

### 3.5 **Huntingdonshire Interim Planning Policy Statement 2007**

Policies from the Huntingdonshire Interim Planning Policy Statement 2007 are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning, then Planning then Planning+Policy then Informal policy statements where there is a link to Interim Planning Policy Statement 2007

- **P8** – Development in the Countryside – Outside the defines limits of the Key Centres (limited or potential growth) development will be restricted to: that which is essential to the efficient operation of agriculture, horticulture or forestry, or required for the purposes of outdoor recreation; the alteration, replacement or change of use of existing buildings in accordance with other policies; limited and specific forms of housing, business and tourism development, as provided for within the Local Development Framework; or land allocated for particular purposes.

- **G2** – Landscape Character - development proposals should respect and respond appropriately to the distinctive qualities of the surrounding landscape
- **G3** – Trees, hedgerows and Other Environmental Features - development proposals should minimise risk of harm to trees, hedgerows or other environmental features of visual, historic or nature conservation value.
- **G4** – Protected Habitats and Species – development proposals should not harm sites of national or international importance for biodiversity or geology. Proposals will not be permitted if they potentially damage County Wildlife Sites, Local Nature Reserves, Ancient Woodland, Important Species or Protected Roadside Verges, unless they significantly outweigh the harm.
- **G7** – Biodiversity – proposals that could affect biodiversity should: be accompanied by a suitable assessment of habitats and species; maintain and enhance biodiversity; provide appropriate mitigation measures; seek to achieve positive gain in biodiversity.
- **B1** – Design Quality - developments should demonstrate a high quality of design in terms of layout, form and contribution to the character of the area.
- **B4** – Amenity - developments should not have an unacceptable impact upon amenity of existing or future occupiers.
- **B5** – Energy and Water use – developments should aim to maximise the level of energy efficiency through sustainable design and construction.
- **B9** – Sites of Archaeological Interest – a proposal that could affect a site or area of archaeological interest should; be accompanied by a suitable assessment of the nature and significance of any remains; not cause harm to remains or their setting which are recognised or identified as being of national importance and allow for their preservation in situ; or make satisfactory arrangements for the physical preservation recording or removal of other remains, as appropriate.
- **H3** – Mix of Dwelling Sizes – minor housing development or residential infilling should provide for a mix of household sizes and types appropriate to the needs of the local area.
- **T1** – Transport Impacts - development proposals should be capable of being served by safe convenient access to the transport network and should not give rise to traffic volumes that exceed the capacity of the local transport network.
- **T2** – Car and Cycle Parking - development proposals should limit car parking and provide cycle parking facilities to the levels set out in the Council’s parking standards.



### 3.6 **Huntingdonshire Local Development Framework submission Core Strategy 2008**

Policies from the Huntingdonshire Local Development Framework submission Core Strategy 2008 are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning then click on Planning and then click on Planning Policy where there is a link to the Local Development Framework Core Strategy.

- **CS1:** “Sustainable development in Huntingdonshire” – all developments will contribute to the pursuit of sustainable development, having regard to social, environmental and economic issues. All aspects will be considered including design, implementation and function of development.
- **CS3:** “The Settlement Hierarchy” – Identifies Sawtry as a ‘Key Service Centre’ in which development schemes of moderate and minor scale and infilling may be appropriate within the built up area. This policy states that any area not specifically identified are classed as part of the countryside, where development will be strictly limited to that which has an essential need to be located in the countryside.
- **CS5:** “Rural Exceptions Housing” – in exceptional circumstances, affordable housing will be considered acceptable within or adjacent to the built up area of a Smaller Settlement subject to set criteria.
- **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.

### 3.7 **Supplementary Planning Guidance/Documents**

- Huntingdonshire Landscape and Townscape Assessment (2007)
- Huntingdonshire Design Guide (2007)
- Developer Contributions Towards Affordable Housing (SPD – Nov 2007)
- ‘Growing Awareness – A Plan for Our Environment’ – was formally adopted by the Council in April 2008 and provides a framework for action over five years for tackling the three main environmental challenges of tackling climate change, using resources efficiently and protecting and improving the environment. Progress against targets will be reported and published annually and will be used to inform the development of the following years action plan.

#### 4. PLANNING HISTORY

- 4.1 0500898FUL – change of use and alteration to office building to form dwelling – permission granted expires 12.12.10 (not implemented)
- 4.2 0401693FUL- residential use (Grooms cottage) – permission granted, expires 1.09.09 (not implemented)
- 4.3 0002117FUL – change of use to a B1a or B1b office –permission granted – part implemented – extension not completed to the north east side elevation
- 4.4 0001697FUL - Alterations to form offices – expired 29.11.05
- 4.5 0000059FUL- Alterations to stables, cottage, coach house and barns to form four dwellings – permission granted – expired 24.5.05
- 4.6 9300351FUL – Change of use to storage of materials– permission granted
- 4.7 9100897FUL - Partial change of use of orchard, change of use of stores into office – permission granted
- 4.8 8101781FUL – Change of use to builder’s office and yard – permission granted

#### 5. CONSULTATIONS

- 5.1 **Sawtry Parish Council – Recommend APPROVAL (copy attached)**
- 5.2 **CCC Education** – Falls within the catchment area of Sawtry CC, which has no spare capacity. Estimated that the proposal would generate 0.8 secondary school places. The County Council cost 1 secondary school place at £12,500. This proposal would generate 0.8 secondary school places at a cost of £10,000
- 5.3 **Cambridgeshire Fire and Rescue Services** – adequate provision should be made for fire hydrants.
- 5.4 **HDC Environmental Health** – Officers have advised that they have no comments to make on the application.
- 5.5 **HDC Highways** – no objections to the proposal, shall result in less traffic movements, secure covered cycle parking should however be available
- 5.6 **HDC Operations** – residents shall be responsible for putting bins out on the relevant collection days.
- 5.7 **Natural England – OBJECTION**, due to the potential impact on legally protected/Biodiversity Action Plan species, insufficient survey information has been submitted to demonstrate that there would not be an adverse affect on Great crested newt or Bat species
- 5.8 **Middle Level Commissioners** – land drainage system downstream of the site is close to capacity during high rainfall events. Require the

restriction of surface water discharge from this site to the Greenfield rate of run-off.

## **6. REPRESENTATIONS**

### **6.1 ONE letter of OBJECTION**

- Do not believe the buildings should be demolished
- no information relating to bats, which have been seen in the area
- concern over the increase in the height of the buildings and impact on amenity, would result in a more uniformed appearance and would result in overcrowding
- concern over widening of building and proximity to existing residential dwelling
- concern over sewerage, drainage and services and adequacy of service
- increase in traffic
- No objection to restoration of buildings, and a few new homes with sufficient garden space
- Number of dwellings is too high and the proposal has not taken account of the existing wildlife

## **7. SUMMARY OF ISSUES**

7.1 The main issues to consider are the principle of the development; design and impact on the character and appearance of the area; the impact on amenity; highways; the impact on biodiversity; impact on trees; noise and planning obligations.

7.2 The current 'Coach House' is used as an office space and permission for a change of use has not been implemented.

### **Principle**

7.3 This proposal seeks to demolish the existing buildings and replace them with buildings in a similar location. The site is located in the open countryside and outside the Key Service Centre of Sawtry. The site may be defined as previously developed land as outlined in PPS3, however that does not mean that it is necessarily suitable for housing development nor that the whole of the curtilage should be developed.

7.4 It is acknowledged that both this site and the adjoining site have a lengthy planning history with consent for residential development. Adjacent the site residential development has been part implemented. An extant permission for conversion of the 'Coach House' and 'Grooms Cottage' to residential has not been implemented and the buildings remain in a commercial use. To the south west of the site, the land is used as a builder's yard.

7.5 There is a lack of services available in the immediate locality. PPS3 indicates that housing should be developed in suitable locations, which offer a range of community facilities and with good access to jobs, key services and infrastructure. This application site does not fulfil this requirement the site is set away from the existing settlements and as such amounts to new residential development in

the countryside. PPS7 indicates that sustainable patterns of development should be sought with development being focused in, or next to, existing towns and villages and clearly indicates that 'New building development in the open countryside away from existing settlements, or outside areas allocated for development in development plans, should be strictly controlled'. There is no reasoned justification for the development of four new dwellings on this countryside site; the proposal does not accord with national guidance or local planning policy. The principle of residential development on this site is not considered to be acceptable.

### **Exception Site**

- 7.6 PPS7 indicates that isolated houses in the countryside would need special justification and 'Very occasionally, the exceptional quality and innovative nature of the design of a proposed, isolated new house may provide...special justification for granting planning.... such a design should be truly outstanding and ground-breaking'. This application has not successfully demonstrated such a high quality development.
- 7.7 Policy CS5 of the Submission Core Strategy relates to relates to Rural Exception Housing and indicates that in 'exceptional circumstances, affordable housing development will be considered acceptable within or adjacent to the built-up area of a Key Service Centre or Smaller Settlement'. This site is not adjacent the built up area, nor is it for affordable housing.

### **Sustainability of Construction**

- 7.8 The applicant's commitment to provide dwellings to Code Level 3 of the Code for Sustainable Homes is to be encouraged. It doesn't however represent an exemplar development, which should be permitted in the countryside, due to this potential achievement. The Local Planning Authority has recently approved a scheme in Huntingdon which seeks to achieve Code Level 5 and is in a sustainable location.
- 7.9 Whilst the applicant has identified solar thermal on the roofs of some of the dwellings full details have not been provided. This detail, if the application is approved, could be conditioned.

### **Layout, design and impact on the character and appearance of the area**

- 7.10 The development of the site would amount to approximately 0.5 hectares and with 4 dwellings on site would equate to a density of 12.5 dwellings per hectare. This is significantly below the density of 30-50 dwellings per hectare encouraged by Policy HL6. Given the in principle objections to the proposal, a higher density would be even more objectionable in this instance.
- 7.11 The land to the south west of the existing buildings and defined as the builder's yard has not been identified for a particular land use, although would appear to be, from the plans submitted, a landscaped area and may serve the proposed dwellings.

- 7.12 The replacement buildings have a similar footprint to the existing buildings on site. The proposed amenity space for each dwelling is particularly small given the area of the site. The partitioning of the rear gardens breaks up the existing space, eroding the courtyard character. The proposed materials for the boundary treatment are also considered poor in this rural landscape. The development is not an appropriate form in this rural landscape and having regard to the character and form of the existing buildings.
- 7.13 The existing access onto Coppingford Road would serve the development. Parking for eight vehicles would be provided in a courtyard area to the front of the proposed dwellings. A large bin and cycle store building is also proposed in this area. The two storage buildings will be highly visible and do not relate well to the re-build units, rather forming intrusive features into this generally open area. The proposed bin and bicycle store are also ill fitting to the proposal. Full elevations and floor plans have not been provided, however such structures should be designed as ancillary buildings and located in discrete locations
- 7.14 The proposed dwellings to be built in the position of the existing buildings are to the east of the site are significantly larger than the existing buildings. Such an increase in size, scale and mass will erode the simplicity of this part of the site.

#### **Building to replace Grooms Cottage**

- 7.15 This proposed residential block fails to embrace the architectural style of the existing office buildings, which are to be replaced. The south western elevation fronting the car parking area has a significant number of openings, creating a cluttered appearance. The roof would be cluttered with rooflights, solar thermal panels and large uncharacteristic dormer windows. Dormer windows are not characteristic of rural barn style developments.
- 7.16 The Design and Access statement refers to the existing buildings to the east of the site. Whilst there are some larger buildings to the east, these were former agricultural buildings which have been converted to residential buildings. The further introduction of larger buildings, as part of this proposal, would fundamentally change the character of this group of buildings as a whole. This proposal should be considered with regard to the overall impact.

#### **Building to replace Coach House**

- 7.17 The proposed replacement building for the Coach House would be built on a northwest-southeast axis. The re-orientation and significant bulk, mass, scale and size of the building fundamentally alters the character of the development on the site.
- 7.18 Whilst there is a significant sized building to the east of the site which has clipped gables, it is not in keeping with the character of the site. The introduction of additional significant sized buildings with clipped gables will erode the simple character of the existing development with simple gables.

- 7.19 The use of timber cladding is considered acceptable for the Coach House. The building it replaces is timber clad. The 3 units contained within the L-shaped building propose a mixture of timber clad and brick, with the timber clad at high level, which would create an awkward appearance and would not represent a high quality development.

### **Residential Amenity**

- 7.20 Some concern has been raised by neighbours, in terms of the proximity of the proposed buildings to the existing residential units to the northeast and impact on residential amenity. The rear elevations of the three terrace dwellings would be approximately 7.5 metres at the nearest point and 9.4 metres at the furthest point from the common boundary with the adjoining residential dwelling to the north east. The proposed amenity space separates the residential units. The proposed building shall take on a similar footprint to the existing buildings and the eastern corner of the proposed dwellings shall adjoin part of the existing residential dwelling (Lowen Chy). Having regard to the design of the proposed dwellings and separation distance to the existing residential unit it is not considered that the development would unduly harm residential amenity, by reason of overlooking or overshadowing, nor is it considered that the development would be overbearing.

### **Highway Safety**

- 7.21 The site has an extant permission for a builder's yard and the existing buildings are used as offices, although it is understood that Grooms Cottage is currently unoccupied. In light of this, it is considered that this development would not harm highway safety and would have the potential to reduce traffic generation from the site.
- 7.22 The proposal also includes the provision of cycle parking to serve the development. The internal space of the storage area measures approximately 2.1 metres by 4.7 metres, this would seem sufficient to accommodate the four required cycle spaces.

### **Refuse**

- 7.23 Comments have been received from HDC Operations, which indicate that any future occupiers would need to put their bins out, by the road for collection. No comments have been made regarding the bin store area, however it would appear that the store, at 2.1 metres by 4.7 metres, would not be able to accommodate the 12 bins required for the four new dwellings.

### **Trees and Landscaping**

- 7.24 The application fails to identify adequately the existing trees on site in accordance with BS 5837 2005. Further survey detail would be required to show the Arboricultural constraints on the site and to assess the relationship with the proposed development. The level of detail submitted with the application is not acceptable and fails to demonstrate that this development would not harm the exiting landscape features on the site.

## **Biodiversity**

- 7.25 Natural England has raised an objection to the proposed development. Within the site lie Great Crested Newts, a protected specie. There is also some concern that there may be bats on the site. This application does not acknowledge this fact and has failed to demonstrate that this development would not harm their habitats, survey detail has not been submitted. The application cannot be supported on biodiversity grounds.

## **Archaeology**

- 7.26 County Council records indicate that the site lies in an area of high archaeological potential. It is considered likely that important archaeological remains survive on the site and that these would be severely damaged or destroyed by the proposed development. It is recommended that the site is subject to an archaeological evaluation to be carried out prior to the granting of any planning permission. The results of such an evaluation should allow for fuller consideration of the presence/absence, nature, extent, quality and survival of archaeological remains within the development area.
- 7.27 As no such evaluation has been submitted in support of this application, it is considered that the proposed development is considered to be contrary to planning policy in this regard.

## **Noise**

- 7.28 The site is in relatively close proximity to the A1(M) trunk road, approximately 170 metres to the east. Environmental Health has no comments to make on this application and as such, it is not considered that noise would be a potential issue to any future occupiers.

## **Contamination**

- 7.29 Part of the site has been in use as a builder's yard. However, Environmental Health has not objected to the proposed development and potential contamination is not therefore an issue requiring further consideration.

## **Drainage**

- 7.30 The comments received from the Middle Level Commissioners are noted. Should the application be approved it is considered that the required surface water drainage details could be conditioned.

## **Neighbour concerns**

- 7.31 Having considered the concerns raised by the objectors, the majority of these points have already been considered within the report. Concerns over sewerage, drainage and services and adequacy of service are noted but do not form part of the consideration for this current application.

## **Contributions - Education**

- 7.32 This development would require planning obligations to make the development acceptable, in the form of a contribution towards secondary education.
- 7.33 The County Council as Education Authority have requested a contribution towards secondary education in Sawtry. Whilst the need generated by the proposal is low, there remains an onus on the County Council to justify how such a need can be met. As the current secondary school has reached capacity, there would be a need to extend the school in order to meet any further demands. As the Local Planning Authority has been unable to ascertain how the school could be reasonably extended without prejudicing either car parking or playing fields, the County Council have been asked to provide reasoned justification as to how S106 contributions would be spent to mitigate against the generated need in the locality. Any responses to this request will be reported to Members as soon as it becomes available.
- 7.34 Whilst the obligation has not been addressed by the applicant in the submission, this could be achieved by entering into a Section 106 Agreement. This matter has not been explored further with the applicant due to the number of in principle objections to the scheme. The applicant shall be informed of the necessary requirements should Members be minded to support the recommendation by virtue of a covering letter with any Decision Notice.

## **Conclusion**

- 7.35 The proposed development is considered to be contrary to both Government and Local Planning Policy by virtue of:
- The unacceptable location for new residential development;
  - The unacceptable design and impact on the character of the area;
  - The absence of surveys for protected species;
  - Inadequate Arboricultural information; and,
  - The absence of an archaeological evaluation of the site.

As such the Officer recommendation is one of refusal.

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.

## **8. RECOMMENDATION – REFUSE, for the following reasons**

- 8.1 The proposed residential development, by reason of its location outside the built-up area of Sawtry and in the countryside, would cause harm through its introduction of built form and unsustainable development without justification of a rural need. As such the proposal would be contrary to PPS7, Policies En17 and H23 of the



Huntingdonshire Local Plan 1995, Policy P8 of the Huntingdonshire Interim Planning Policy Statement 2007 and Policy CS3 of the Huntingdonshire Submission Core Strategy 2008.

- 8.2 The proposed development would, by virtue of its layout, size, scale and massing create a poor design of development that is incongruous with its surroundings. This would result in a significant detrimental impact on the existing character of the area. As such the proposal would be contrary to PPS1, PPS3, Policy ENV7 of the East of England Plan 2008, Policy En25 of the Huntingdonshire Local Plan 1995, Policy HL5 of the Huntingdonshire Local Plan Alterations 2002, Policy B1 of the Huntingdonshire Interim Planning Policy Statement 2007, Policy CS1 of the Huntingdonshire Local Development Framework Submission Core Strategy 2008, the Huntingdonshire Design Guide 2007 and the Huntingdonshire Landscape and Townscape Assessment 2007.
- 8.3 The application fails to demonstrate that protected species of Great Crested Newts and Bats will not be adversely affected by the development. As such, the proposal is contrary to PPS9, Policy ENV3 of the East of England Plan 2008, Policy En22 of the Huntingdonshire Local Plan 1995 and Policies G4 and G7 of the Huntingdonshire Interim Planning Policy Statement 2007.
- 8.4 The application fails to demonstrate that there will not be an unacceptable loss of trees and detrimental impact on the character and appearance of the site and surroundings. As such the proposal is contrary to PPS9, Policy ENV7 of the East of England Plan 2008, Policy En18 of the Huntingdonshire Local Plan 1995 and Policy G3 of the Huntingdonshire Interim Planning Policy Statement 2007.
- 8.5 The application fails to demonstrate that there will not be any damage or destruction to potential archaeological remains. As such the proposal is contrary to PPG16, Policy ENV6 of the East of England Plan 2008, Policy En13 of the Huntingdonshire Local Plan 1995 and Policy B9 of the Huntingdonshire Interim Planning Policy Statement 2007.

**Background Papers:**

Planning Application File Reference: 0803534FUL  
East of England Plan – Revision to the Regional Spatial Strategy May 2008  
Cambridgeshire and Peterborough Structure Plan, 2003  
Huntingdonshire Local Plan, 1995  
Huntingdonshire Local Plan Alteration, 2002  
Huntingdonshire Interim Planning Policy Statement 2007  
Huntingdonshire Local Development Framework Submission Core Strategy 2008

**CONTACT OFFICER:**

Enquiries about this report to Michelle Nash Development Control Officer  
01480 388405

This page is intentionally left blank

**Case No:** 0803579FUL (FULL PLANNING APPLICATION)

**Proposal:** DEMOLITION OF OFFICE BUILDING AND ERECTION OF 8 DWELLINGS WITH REFUSE AND CYCLE STORE AND PARKING

**Location:** GROOMS COTTAGE, COPPINGFORD ROAD

**Applicant:** RADLEY HOMES LTD

**Grid Ref:** 517647 281746

**Date of Registration:** 12.01.2009

**Parish:** SAWTRY

---

**RECOMMENDATION- REFUSE**

**1. DESCRIPTION OF SITE AND APPLICATION**

- 1.1 The site relates to an existing grouping of buildings to the south east of Coppingford Road. The site has one access point off Coppingford Road and this is adjacent to the offices across the road. The site boundary to Coppingford Road is well screened, the boundary to the west is less sparsely planted and views of the site can be gained. To the rear of the site lies open countryside. The existing Grooms Cottage building adjoins an existing residential building (known as Lowen Chy) adjacent to the site. To the north east of the site lies a pond. The site on the whole is level however Coppingford Road is on slightly higher ground.
- 1.2 The existing buildings on the site are single storey buildings with an agricultural appearance. These once formed part of a farmyard with the buildings to the east of the site. Some of the buildings have been converted to other uses with others being abandoned. The Coach House building is a single barn with lean-to elements.
- 1.3 The proposed development seeks to demolish the existing stables and coach house buildings and to develop on their basic footprint, four new dwellings. The stable buildings are to be replaced by 3 one and a half storey, terraced dwellings that utilise the roof space for the first floor. The fourth dwelling proposed on this part of the site is a detached unit in the location of the original coach house.
- 1.4 The proposed development seeks to demolish the existing stables and coach house buildings and to develop on their basic footprint, four new dwellings. The stable buildings are to be replaced by 3 one and a half storey, terraced dwellings that utilise the roof space for the first floor. This L shaped building, approximately 26.9 metres in length

by 16.2 metre in width, at the furthest points, shall adjoin part of the existing residential dwelling to the east (Lowen Chy). The fourth dwelling proposed on this part of the site is a detached unit in the location of the original coach house, approximately 12.3 metres in depth by 10 metres in width. Within the central area a car parking court is proposed. This building will comprise 1 two bed dwelling, 2 three bed dwellings and a four bed dwelling.

- 1.5 An additional four dwellings are proposed within the existing 'builders yard'. These are partially submerged dwellings within the landscape, and are arranged as 2 pairs of semi-circular buildings. The buildings are approximately 25.6m in length and 18.2m in width and are all proposed to comprise of three bedrooms.

## **2. NATIONAL GUIDANCE**

- 2.1 **PPS1: "Delivering Sustainable Development" (2005)** contains advice on the operation of the plan-led system.
- 2.2 **Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1 (2007)** sets out how planning, in providing for the new homes, jobs and infrastructure needed by communities, should help shape places with lower carbon emissions and resilient to the climate change now accepted as inevitable.
- 2.3 **PPS3: "Housing" (2006)** sets out how the planning system supports the growth in housing completions needed in England.
- 2.4 **PPS7: "Sustainable Development in Rural Areas" (2004)** sets out the Government's planning policies for rural areas, including country towns and villages and the wider, largely undeveloped countryside up to the fringes of larger urban areas.
- 2.5 **PPS9: "Biological and Geological Conservation" (2005)** sets out planning policies on protection of biodiversity and geological conservation through the planning system.
- 2.6 **PPG13: "Transport" (2001)** provides guidance in relation to transport and particularly the integration of planning and transport.
- 2.7 **PPG16: "Archaeology and Planning" (1990)** sets out the Secretary of State's policy on archaeological remains on land, and how they should be preserved or recorded both in an urban setting and in the countryside.
- 2.8 **PPS23: "Planning and Pollution Control" (2004)** is intended to complement the new pollution control framework under the Pollution Prevention and Control Act 1999 and the PPC Regulations 2000.
- 2.9 **PPG24: "Planning & Noise" (1994)** guides planning authorities on the use of planning powers to minimise the adverse impact of noise.
- 2.10 **PPS25: "Development and Flood Risk" (2006)** sets out Government policy on development and flood risk. Its aims are to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk

of flooding, and to direct development away from areas of highest risk. Where new development is, exceptionally, necessary in such areas, policy aims to make it safe, without increasing flood risk elsewhere, and, where possible, reducing flood risk overall.

For full details visit the government website <http://www.communities.gov.uk> and follow the links to planning, Building and Environment, Planning, Planning Policy.

### 3. PLANNING POLICIES

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

#### 3.1 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

- **SS1:** “Achieving Sustainable Development” – the strategy seeks to bring about sustainable development by applying: the guiding principles of the UK Sustainable Development Strategy 2005 and the elements contributing to the creation of sustainable communities described in Sustainable Communities: Homes for All.
- **H1:** “Regional Housing Provision 2001 to 2021” – Local Planning Authorities should facilitate the delivery of district housing allocations – 11,200 for Huntingdonshire.
- **H2:** “Affordable Housing” – Development Plan Documents should set appropriate targets. At the regional level, delivery should be monitored against a target for some 35% of housing coming forward through planning permissions granted after the publication of the RSS.
- **T14:** “Parking” – controls to manage transport demand and influencing travel change alongside measures to improve public transport accessibility, walking and cycling should be encouraged. Maximum parking standards should be applied to new residential development.
- **ENV3:** “Biodiversity and Earth Heritage” it should be ensured that the region’s wider biodiversity, earth heritage and natural resources are protected and enriched through conservation, restoration and re-establishment of key resources.
- **ENV7:** “Quality in the Built Environment” - 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.

- **WAT4:** “Flood Risk Management” – River flooding is a significant risk in parts. The priorities are to defend existing properties from flooding and locate new development where there is little or no flooding.

### 3.2 **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.

- **P6/1** – Development Related Provision – development will only be permitted where the additional infrastructure and community requirements generated by the proposal can be secured.

### 3.3 **Huntingdonshire Local Plan (1995)**

Saved policies from the Huntingdonshire Local Plan 1995 are relevant and viewable at [www.huntingdonshire.gov.uk/localplan95](http://www.huntingdonshire.gov.uk/localplan95)

- **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.
- **H38:** “Noise Pollution” – development sites adjoining main highways, railways, industrial operations and other potentially damaging noise pollution sources will be required to adopt adequate design solutions to create acceptable ambient noise levels within the dwellings and their curtilage.
- **T18:** “Access requirements for new development” states development should be accessed by a highway of acceptable design and appropriate construction.
- **R1:** “Recreation and Leisure Provision” – will directly promote district wide recreation and leisure projects and generally support leisure and recreation facilities commensurate with population levels, housing developments and identified need.
- **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.

- **En18:** “Protection of countryside features” – Offers protection for important site features including trees, woodlands, hedges and meadowland.
- **En20:** Landscaping Scheme. - Wherever appropriate a development will be subject to the conditions requiring the execution of a landscaping scheme.
- **En22:** “Conservation” – wherever relevant, the determination of applications will take appropriate consideration of nature and wildlife conservation.
- **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.

### 3.4 **Huntingdonshire Local Plan Alterations (2002)**

Saved policies from the Huntingdon Local Plan Alterations 2002 are relevant and viewable at [www.huntingdonshire.gov.uk/localplan](http://www.huntingdonshire.gov.uk/localplan) - Then click on "Local Plan Alteration (2002)

- **STR1** – District Hierarchy - Outlines the settlement hierarchy. Group villages are those where housing groups and infilling will be allowed and infill villages where only infilling will be allowed.
- **STR5** – Group Villages – includes Sawtry
- **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
- **HL7** – Reusing Brownfield Land and Buildings - indicates that the District Council will seek to maximise the re-use of previously developed land.
- **HL10** – Housing Provision – in the district should reflect the full range of the local community’s needs by ensuring a choice in new housing.
- **AH5** – Rural Exceptions – normal restrictive open countryside policies may be relaxed to permit affordable within, adjoining or well related to settlements of less than 3000 population, subject to environmental impact and availability of necessary infrastructure. A local need must be proven and long term availability ensured.

- **OB1** – Nature and Scale of Obligations – will relate to the size of development and the impact on physical infrastructure, social and community facilities and services.

### 3.5 **Huntingdonshire Interim Planning Policy Statement 2007**

Policies from the Huntingdonshire Interim Planning Policy Statement 2007 are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning, then Planning then Planning+Policy then Informal policy statements where there is a link to Interim Planning Policy Statement 2007

- **P8** – Development in the Countryside – Outside the defines limits of the Key Centres (limited or potential growth) development will be restricted to: that which is essential to the efficient operation of agriculture, horticulture or forestry, or required for the purposes of outdoor recreation; the alteration, replacement or change of use of existing buildings in accordance with other policies; limited and specific forms of housing, business and tourism development, as provided for within the Local Development Framework; or land allocated for particular purposes.
- **P10** – Flood Risk – development should: not take place in areas at risk from flooding, unless suitable mitigation/flood protection measures are agreed; not increase the risk of flooding to properties elsewhere; make use of sustainable drainage systems where feasible; be informed by a flood risk assessment where appropriate.
- **G2** – Landscape Character - development proposals should respect and respond appropriately to the distinctive qualities of the surrounding landscape
- **G3** – Trees, hedgerows and Other Environmental Features - development proposals should minimise risk of harm to trees, hedgerows or other environmental features of visual, historic or nature conservation value.
- **G4** – Protected Habitats and Species – development proposals should not harm sites of national or international importance for biodiversity or geology. Proposals will not be permitted if they potentially damage County Wildlife Sites, Local Nature Reserves, Ancient Woodland, Important Species or Protected Roadside Verges, unless they significantly outweigh the harm.
- **G7** – Biodiversity – proposals that could affect biodiversity should: be accompanied by a suitable assessment of habitats and species; maintain and enhance biodiversity; provide appropriate mitigation measures; seek to achieve positive gain in biodiversity.
- **B1** – Design Quality - developments should demonstrate a high quality of design in terms of layout, form and contribution to the character of the area.



- **B4** – Amenity - developments should not have an unacceptable impact upon amenity of existing or future occupiers.
- **B5** – Energy and Water use – developments should aim to maximise the level of energy efficiency through sustainable design and construction.
- **B9** – Sites of Archaeological Interest – a proposal that could affect a site or area of archaeological interest should; be accompanied by a suitable assessment of the nature and significance of any remains; not cause harm to remains or their setting which are recognised or identified as being of national importance and allow for their preservation in situ; or make satisfactory arrangements for the physical preservation recording or removal of other remains, as appropriate.
- **H3** – Mix of Dwelling Sizes – minor housing development or residential infilling should provide for a mix of household sizes and types appropriate to the needs of the local area.
- **T1** – Transport Impacts - development proposals should be capable of being served by safe convenient access to the transport network and should not give rise to traffic volumes that exceed the capacity of the local transport network.
- **T2** – Car and Cycle Parking - development proposals should limit car parking and provide cycle parking facilities to the levels set out in the Council’s parking standards.

### 3.6 **Huntingdonshire Local Development Framework submission Core Strategy 2008**

Policies from the Huntingdonshire Local Development Framework submission Core Strategy 2008 are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning then click on Planning and then click on Planning Policy where there is a link to the Local Development Framework Core Strategy.

- **CS1:** “Sustainable development in Huntingdonshire” – all developments will contribute to the pursuit of sustainable development, having regard to social, environmental and economic issues. All aspects will be considered including design, implementation and function of development.
- **CS3:** “The Settlement Hierarchy” – Identifies Sawtry as a ‘Key Service Centre’ in which development schemes of moderate and minor scale and infilling may be appropriate within the built up area. This policy states that any area 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.
- **CS5:** “Rural Exceptions Housing” – in exceptional circumstances, affordable housing will be considered acceptable within or adjacent to the built up area of a Key Service Centre subject to set criteria.

- **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.
- **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.

### 3.7 **Supplementary Planning Guidance/Documents**

- Huntingdonshire Landscape and Townscape Assessment (2007)
- Huntingdonshire Design Guide (2007)
- Developer Contributions Towards Affordable Housing (SPD – Nov 2007)
- ‘Growing Awareness – A Plan for Our Environment’ – was formally adopted by the Council in April 2008 and provides a framework for action over five years for tackling the three main environmental challenges of tackling climate change, using resources efficiently and protecting and improving the environment. Progress against targets will be reported and published annually and will be used to inform the development of the following years action plan.

## 4. **PLANNING HISTORY**

- 4.1 0500898FUL – change of use and alteration to office building to form dwelling – permission granted expires 12.12.10 (not implemented)
- 4.2 0401693FUL - residential use (Grooms cottage) – permission granted, expires 1.09.09 (not implemented)
- 4.3 0002117FUL – change of use to a B1a or B1b office –permission granted – part implemented – extension not completed to the north east side elevation
- 4.4 0001697FUL - Alterations to form offices – expired 29.11.05
- 4.5 0000059FUL - Alterations to stables, cottage, coach house and barns to form four dwellings – permission granted – expired 24.5.05
- 4.6 9300351FUL – Change of use to storage of materials– permission granted
- 4.7 9100897FUL - Partial change of use of orchard, change of use of stores into office – permission granted
- 4.8 8101781FUL – Change of use to builder’s office and yard – permission granted.

4.9 Please see **attached** sketch map detailing site extant planning history for clarification.

## 5. CONSULTATIONS

### 5.1 Sawtry Parish Council - REFUSE (copy attached)

- 8 more dwellings would increase the number to 13 which is too many for the plot;
- it would become a sprawling settlement ribbon development;
- most access to the site would have to be vehicle;
- a local sewerage plant would be essential rather than a septic tank;
- should social housing be included in a development of this size?
- Requests £2000 if the application were approved for the Parish Council to put towards local sports/play facilities as there is not adequate provision for the current population and no on-site leisure provision is proposed.

5.2 **CCC Highways – NO OBJECTION** to the proposal subject to the imposition of an appropriately worded condition pertaining to an ungated access and an informative relating to works within the highway.

5.3 **CCC Archaeology** – Recommend the site is subject to an archaeological evaluation prior to the granting of planning permission as the site lies in an area of high archaeological potential.

5.4 **CCC Local Education Authority** - The development is expected to generate 1.6 Secondary school children. The County Council cost a secondary place at £12,500, therefore a contribution of £20,000 is requested towards secondary education.

5.5 **Cambridgeshire Fire and Rescue Service** – S106 agreement or planning condition required to make adequate provision for fire hydrants.

5.6 **HDC – Environmental Health (Noise) – NO OBJECTIONS**

5.7 **HDC – Environmental Health (Contamination) – NO OBJECTIONS**

5.8 **HDC – Housing – NO OBJECTIONS** subject to provision of affordable housing

5.9 **HDC - Operations Division** – No play requirements for this site. Refuse storage of an appropriate size should be provided on site in a suitable location.

5.10 **Middle Level Commissioners – OBJECT** to the application. A Flood Risk Assessment is required for this development as there are concerns regarding the capacity of existing surface water system, the local land drainage system, the potential detrimental affects of any ground re-shaping.

- 5.11 **Natural England – OBJECTS** to the proposed development in relation to the potential for impacts to legally protected/Biodiversity Action Plan species. Insufficient survey information has been provided to demonstrate whether or not the development would have an adverse effect on Great Crested Newt or Bat species.

## 6. REPRESENTATIONS

- 6.1 **TWO** representations have been received raising the following concerns:

- The existing buildings should not be demolished;
- No information relating to bats;
- Increase in height of buildings from single storey to two storeys;
- Proposal makes the buildings wider;
- Impact on residential amenity ;
- New two storey house with windows that would overlook property;
- Sewerage, drainage and services provision;
- Increase in traffic on this rural road;
- Impact on badgers; and,
- Fails to consider what is in keeping with the local area and consider the range of local wildlife

## 7. SUMMARY OF ISSUES

- 7.1 The main issues to consider are the principle of the development; potential for an exception site; design and impact on character of area; sustainability; the impact on residential amenity; highways; refuse; the impact on biodiversity; trees and landscape; archaeology; noise; flood risk; response to representations and planning obligations.

- 7.2 The current 'Coach House' is used as office space and permission for a change of use to residential accommodation has not been implemented and does not expire until 12 December 2010. Notwithstanding the current and extant planning permissions for the site, all the buildings relating to this application are currently used as office buildings and not residential properties.

### Principle

- 7.3 The site lies within the open countryside and is not considered to be within the built form of the Key Service Centre of Sawtry which is some distance away (approximately 1km). Whilst the site is considered to be 'previously developed land' as defined within PPS3, it makes clear that there is no presumption that this type of land is necessarily suitable for residential development. The sustainability of each site needs to be carefully considered in accordance with Government policy to ensure that housing is developed in suitable locations which offer a range of community facilities and with good access to jobs, key services and infrastructure.

- 7.4 Notwithstanding the planning history of the site, the current permitted use of the site is for the use as an office and as a builder's yard. This application must be determined on its own merits.

- 7.5 There is a lack of services available in the immediate locality. The site is set away from the existing settlement and as such amounts to new residential development in the countryside. PPS7 indicates that sustainable patterns of development should be sought with development being focused in, or next to, existing towns and villages and clearly indicates that 'New building development in the open countryside away from existing settlements, or outside areas allocated for development in development plans, should be strictly controlled'. There is no reasoned justification for the development of eight new dwellings on this countryside site; the proposal does not accord with national guidance or local planning policy. The principle of residential development on this site is not considered to be acceptable.
- 7.6 The application is considered to be contrary to planning policy in this regard.

#### **Exception site**

- 7.7 It is noted that PPS7 does have regard to isolated new houses in the countryside that may be 'exceptions' to the usual restrictions by virtue of its exceptional quality and innovative design. Such design should be truly outstanding and ground-breaking and reflect the highest standards in contemporary architecture to significantly enhance the surrounding area. Submission Core Strategy policy CS5 also refers to circumstances where affordable housing may be considered to be acceptable where sites are adjacent to Key Service Centres.
- 7.8 Whilst the four units on the western part of the site are interesting, the proposed development does not provide any justification or meet the specified triggers as an 'exception' and is therefore contrary to planning policy in both these regards.

#### **Sustainability of Construction**

- 7.9 This proposal seeks to achieve a mix of Code for Sustainable Homes level 3 and 5. The supporting Environmental Statement details methods that could be used within the construction and operation of the dwellings to achieve these levels.
- 7.10 The application is compliant with National and Local Planning Policy to improve the environmental performance of new homes but the proposed measures are not reason to set aside the presumption against new residential development in the countryside. A condition could require submission of details of how the proposed development would meet these levels.

#### **Design and Impact on Character of the Area**

- 7.11 The proposed development of eight dwellings on this site of just under 0.5 hectares represents a density level of 16 dwellings per hectare. This is significantly below the requirement for new housing development to be at a density of between 30 and 50 dwellings per hectare encouraged by Policy HL6. However, given the in principle objections to the proposal, a higher density would be even more objectionable in this instance.

#### **Four dwellings to replace buildings on the site**

- 7.12 The replacement buildings on the site that would provide four of the dwellings, have a similar footprint to the existing buildings. These have very small sized rear gardens, ranging from approximately 46 square metres up to 80 square metres. The partitioning of the rear gardens breaks up the current element of space within the site and is considered to erode the current character.
- 7.13 The new larger building providing the three dwellings where the existing buildings are to the east of the site are significantly larger than the existing buildings on the site. Such an increase in size, scale and mass will erode the simplicity of this part of the site. These three dwellings fail to embrace the architectural style of the existing buildings. The high number of openings in the walls and roof create a cluttered appearance which is uncharacteristic of rural barn farm style developments.
- 7.14 The design and access statement refers to the existing buildings to the east of the site. Whilst there are some larger residential buildings to the east that were formally agricultural. The further introduction of larger buildings on the application site will fundamentally change the character of this group of buildings as a whole. The development of the site should be considered with regard to the wider overall impact.
- 7.15 The context behind the design of the Coach House dwelling is unclear. The building is proposed on a northwest – southeast axis; where the existing building on the site is built on a northeast-southwest axis with lean-to elements. This re-orientation and significant bulk, mass, scale and size of the building fundamentally alters the character of the development on the site. The design is not in keeping with a barn style dwelling.
- 7.16 The significant sized, clipped gable buildings proposed for the site will erode the simple character of the existing development which has simple gables.
- 7.17 The use of timber cladding is considered acceptable for the Coach House, however the other 3 units propose a mixture of timber clad and brick, when the existing buildings they propose to replace are brick. This may create an unusual appearance as any new building should also be of brick, retaining the character of the site.

#### **Four dwellings on former builder's yard**

- 7.18 The four dwellings on the former builder's yard have been designed with a shape of a quarter segment of a circle. They are partly sunken in the ground with the bedrooms within the ground. The dwellings are proposed to have a banked green roof covering the curved section of the roof on the north eastern and north western elevations. The southern elevation is proposed to be mainly glazed. This elevation forms the principal source of light into each of the dwellings. A sunken garden is proposed to allow access from the basement level and allow light into this level. It is unclear how much direct sunlight and solar gain will be received in the basement level especially given that a balcony lies above the windows and there are existing large mature

conifer trees on part of the southern boundary which may overshadow part of the site. The orientations of the principal openings are slightly due south east. Solar gain could be increased significantly if the dwellings were orientated facing south west.

- 7.19 Whilst the design of these dwellings alone may be considered to be acceptable, the introduction of these structures on the site is not in keeping with the character of the site and surrounding area. The surrounding character consists of predominantly low level land that is traditionally flat leading towards the Fen Margin. At approximately 3.5 metres in height the proposal would form an incongruous element in the landscape which is predominantly open in this area. It is acknowledged that additional screening is shown on the submitted plans. However, no landscaping scheme has been submitted to assist in consideration of this.

### **Ancillary buildings**

- 7.20 The proposed bin and bicycle store to serve the new development are highly visible and do not relate well to the site. These are considered to form intrusive features into the open area to the front of the site.
- 7.21 The application is considered to be contrary to planning policy in this regard.

### **Residential amenity**

- 7.22 The neighbouring property of Lowen Chy Whitehall Farm is the only dwelling considered to be affected by the proposal. This dwelling abuts the eastern boundary of the site and would adjoin the proposed development. Its rear amenity space is to the south.
- 7.23 The proposed development utilises the roof space as the first floor accommodation. There are rooflights proposed on the east facing roof slope of the building but these will not afford any views into the neighbouring site or property. The part of the development adjoining the neighbour has no rooflights or other windows at first floor level therefore protecting the privacy of the neighbouring property.
- 7.24 Notwithstanding the design comments raised previously in the report, the increase in size of the adjoining buildings proposed is not considered to cause an overbearing impact on the neighbouring property as there is adequate separation distances from the respective boundaries.
- 7.25 The application is considered to be compliant with planning policy in this regard.

### **Highways**

- 7.26 The site has planning permission and is being used as B1 office accommodation and therefore the site has the possibility of more vehicle movements being attributed to it than the proposals for eight dwellings. As such there are no objections in principle.
- 7.27 There are twelve car parking spaces proposed for the 8 dwellings. This is in accordance with the standards set out in the

Huntingdonshire Interim Planning Policy Statement 2007 which states maximum parking standards of 2 car parking spaces per dwelling.

7.28 The proposed cycle store measures 2.1 metres by 4.7 metres. It appears to be of sufficient size to accommodate space for stands for 8 bicycles.

7.29 The application is considered to be compliant with planning policy in this regard.

### **Refuse**

7.30 The Council's Operations Division have advised that properties would be provided with 3 x 240lt bins each (measuring W584mm x D737mm). Storage needs to be provided for these. The bin store proposed measures 2.1 metres by 4.7 metres which appears inadequate to store the bins for the 8 dwellings served.

7.31 With either a grasscrete or gravel road surface, the Council's refuse vehicles will not enter the site. It is possible with a disclaimer against damage caused, that vehicles may reverse on gravel to the bin store. Without this, the road would either have to be built to adoptable standard, to take a 26 tonne refuse vehicle or all properties would be required to put their bins out adjacent to the public highway for collection.

7.32 It is not clear whether the bin store is a storage area for the bins of other dwellings or a collection point for all dwellings. It would be preferable if it were a collection point only bearing in mind there will be a minimum of 24 bins on the site.

### **Biodiversity**

7.33 Natural England has raised an objection to the proposed development in relation to the potential for impacts to legally protected species. Great Crested Newts and Bats are recorded in the area and these could potentially be affected by the proposal. This application does not acknowledge this fact and the application contains insufficient survey information to demonstrate whether or not the development would adversely affect these species. Appropriate surveys should be undertaken to allow the impact on the protected species to be accurately assessed prior to planning permission being granted to ensure no harm to the site's biodiversity value.

7.34 The application is considered to be contrary to planning policy in this regard.

### **Trees and landscape**

7.35 There are trees on the site with their location being shown on the drawings. However, a tree survey has not been submitted to support the application and as such insufficient information has been provided with regards to the trees. A pre-development tree and hedgerow survey is required which would show the Arboricultural Constraints on site and enable consideration of whether the proposed locations of the buildings are acceptable. The application is considered to be contrary to planning policy in this regard.



- 7.36 Details on proposed landscaping and planting as part of the development are unclear. However, this matter could be subject to pre-commencement conditions securing submission and approval of details.

### **Archaeology**

- 7.37 County Council records indicate that the site lies in an area of high archaeological potential. It is considered likely that important archaeological remains survive on the site and that these would be severely damaged or destroyed by the proposed development. It is recommended that the site is subject to an archaeological evaluation prior to the granting of planning permission. The results of such an evaluation should allow for fuller consideration of the presence/absence, nature, extent, quality and survival of archaeological remains within the development area.
- 7.38 As no such evaluation has been submitted in support of this application, it is considered that the proposed development is considered to be contrary to planning policy in this regard.

### **Noise**

- 7.39 The site is in close proximity (approximately 170m) to the A1(M) trunk road. This is an eight lane section of the A1. There is some bunding alongside the road itself which appears to be at a lower level. Environmental Health has raised no objection to the proposed residential development.

### **Floodrisk**

- 7.40 In accordance with Annexes C and E of PPS25, a flood risk assessment is required to be submitted for this proposal due to the existing local drainage concerns in the area raised by the Middle Level Commissioner and the nature of the proposal through potential detrimental affects of any ground re-shaping through the proposed four dwellings on the former 'builders yard'. As no such assessment has been submitted the proposed development is considered to be contrary to planning policy in this regard.

### **Response to Representations**

- 7.41 The concerns raised within the representations received have been addressed in this report apart from those regarding sewerage and drainage provision. The services required to serve such a development would need to be provided with the necessary consents from the service providers (e.g. Anglian Water). There have been no objections raised from the Middle Level Commissioners or the Environment Agency that would trigger the requirement of a condition.

### **Planning Obligations**

- 7.42 This development would require planning obligations to make the development acceptable, in the form of a contribution towards secondary education.

- 7.43 The County Council as Education Authority have requested a contribution towards secondary education in Sawtry. Whilst the need generated by the proposal is low, there remains an onus on the County Council to justify how such a need can be met. As the current secondary school has reached capacity, there would be a need to extend the school in order to meet any further demands. As the Local Planning Authority has been unable to ascertain how the school could be reasonably extended without prejudicing either car parking or playing fields, the County Council have been asked to provide reasoned justification as to how S106 contributions would be spent to mitigate against the generated need in the locality. Any responses to this request will be reported to Members as soon as it becomes available.
- 7.44 Whilst this obligation has not been addressed by the applicant in the submissions, it is considered that the provision could be achieved by entering into a Section 106 Agreement. This matter has not been explored further with the applicant due to the number of in principle objections to the scheme. The applicant shall be informed of the necessary requirements should Members be minded to support the recommendation by virtue of a covering letter with any Decision Notice.

### **Conclusion**

- 7.45 The proposed development is considered to be contrary to both Government and Local Planning Policy by virtue of:
- The unacceptable location for new residential development;
  - The unacceptable design and impact on the character of the Area;
  - The absence of surveys for protected species;
  - Inadequate arboricultural information;
  - The absence of an archaeological evaluation of the site; and,
  - The absence of a flood risk assessment

As such the Officer recommendation is one of refusal.

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.

## **8. RECOMMENDATION – REFUSE**, for the following reasons:

- 8.1 The proposed residential development, by reason of its location outside the built-up area of Sawtry and in the countryside, would cause harm through its introduction of built form and unsustainable development without justification of a rural need. As such the proposal would be contrary to PPS7, Policies En17 and H23 of the Huntingdonshire Local Plan 1995, Policy P8 of the Huntingdonshire Interim Planning Policy Statement 2007 and Policy CS3 of the Huntingdonshire Submission Core Strategy 2008.
- 8.2 The proposed development would, by virtue of its layout, size, scale and massing create a poor design of development that is incongruous with its surroundings. This would result in a significant detrimental

impact on the existing character of the area. As such the proposal would be contrary to PPS1, PPS3, Policy ENV7 of the East of England Plan 2008, Policy En25 of the Huntingdonshire Local Plan 1995, Policy HL5 of the Huntingdonshire Local Plan Alterations 2002, Policy B1 of the Huntingdonshire Interim Planning Policy Statement 2007, Policy CS1 of the Huntingdonshire Local Development Framework Submission Core Strategy 2008, the Huntingdonshire Design Guide 2007 and the Huntingdonshire Landscape and Townscape Assessment 2007.

- 8.3 The application fails to demonstrate that protected species of Great Crested Newts and Bats will not be adversely affected by the development. As such, the proposal is contrary to PPS9, Policy ENV3 of the East of England Plan 2008, Policy En22 of the Huntingdonshire Local Plan 1995 and Policies G4 and G7 of the Huntingdonshire Interim Planning Policy Statement 2007.
- 8.4 The application fails to demonstrate that there will not be an unacceptable loss of trees and detrimental impact on the character and appearance of the site and surroundings. As such the proposal is contrary to PPS9, Policy ENV7 of the East of England Plan 2008, Policy En18 of the Huntingdonshire Local Plan 1995 and Policy G3 of the Huntingdonshire Interim Planning Policy Statement 2007.
- 8.5 The application fails to demonstrate that there will not be any damage or destruction to potential archaeological remains. As such the proposal is contrary to PPG16, Policy ENV6 of the East of England Plan 2008, Policy En13 of the Huntingdonshire Local Plan 1995 and Policy B9 of the Huntingdonshire Interim Planning Policy Statement 2007.
- 8.6 The application fails to demonstrate by lack of submission of a flood risk assessment that there will not be any increase in flood risk to properties or land elsewhere. As such the proposal is contrary to PPS25, Policy WAT4 of the East of England Plan 2008, Policy CS8 of the Huntingdonshire Local Plan 1995 and Policy P10 of the Huntingdonshire Interim Planning Policy Statement 2007.

#### **Background Papers:**

Planning Application File Reference: 0803579FUL  
East of England Plan – Revision to the Regional Spatial Strategy May 2008  
Cambridgeshire and Peterborough Structure Plan, 2003  
Huntingdonshire Local Plan, 1995  
Huntingdonshire Local Plan Alteration, 2002  
Huntingdonshire Interim Planning Policy Statement 2007  
Huntingdonshire Local Development Framework Submission Core Strategy 2008

#### **CONTACT OFFICER:**

Enquiries about this report to **Ms Louise Platt Planning Officer 01480 388460**





## **INFORMAL HEARINGS**

- 1. 0703897OUT                      Erection of a bungalow  
Land rear of 27 & 29 East Street  
Colne  
Mr and Mrs Wilmer**

Outline planning permission was refused by Development Control Panel at its meeting held on 21 April 2008 contrary to the recommendation of the Parish Council for the following reason:

1. The site does not constitute a suitable site for development because the scheme would result in an unacceptable consolidation of development to the rear of the dwellings in East Street, outside of the built framework of the settlement.

**The Hearing was held on 6 January 2009**

### **The Inspector's Reasons**

- Colne is defined as a "Group Village" in the saved Policies of the Local Plan and Alteration and the site is shown within the environmental limits of Colne. There is no dispute that within the terms of the Local Plan and Alterations that this could be considered as an appropriate site. Core Strategy Policy CS3 includes Colne as a "smaller settlement in which residential infilling will be appropriate within the built up area". The Inspector found that the appeal site reads as open countryside adjacent to but separate from the village. Having regard to more recent and emerging local policy, she found no support for development that is in open countryside beyond the established settlement in a village with few services. The support given by the inclusion of the site within the environmental limits of Colne in the Local Plan and Alterations is outweighed by the general approach of the more recent East of England Plan and other material considerations.

**The appeal was dismissed.**

### **APPLICATION FOR AN AWARD OF COSTS AGAINST THE COUNCIL**

- The Inspector considered the application for costs in the light of Circular 8/93 and all relevant circumstances. She considered that the Local Planning Authority adequately explained why they considered the provisions of the Local Plan and Alterations were outweighed by the general thrust of the East of England Plan 2008 and the provisions of their emerging Core Strategy together with retained HIPPS "countryside" Policy P8. They recognised that the Core Strategy may not be found sound in every regard and could hence change. They supported adequately their reasoning that the Core Strategy was more consistent with the aims of regional and national policy than the Local Plan and Alterations. It was thus reasonable of them to treat the submission Core Strategy as an important material consideration, together with pointing out the characteristics of the

site as part of the undeveloped countryside around Colne. The Inspector considered they were not unreasonable in giving more weight to how the site related to the “built up area” of the Core Strategy than the fact that the site is within the line of the “environmental limits” of the adopted plan.

**The application for an award of costs against the Council was refused.**

*The link to this planning application in Public Access is:*

[http://planning.huntsdc.gov.uk/publicaccess/tdc/DcApplication/application\\_detailview.aspx?caseno=IU9IJ9IKS0000](http://planning.huntsdc.gov.uk/publicaccess/tdc/DcApplication/application_detailview.aspx?caseno=IU9IJ9IKS0000)

**2. 0703650FUL                      Erection of annexe to replace garage  
The Spinney  
98A Great North Road, Eaton Socon  
Mr Woods**

Planning permission was refused under delegation agreement contrary to the recommendation of the Town Council for the following reason.

1. The height, materials and architectural changes would create an incongruous development that is not in keeping with the vernacular character of the cottages fronting Great North Road. The proposal would therefore be detrimental to the character and setting of this group of cottages and the wider St Neots Conservation Area contrary to Development Plan Policy.

**The Hearing was held on 21 January 2009**

**The Inspector’s Reasons**

- No.98A is a house built behind frontage dwellings on Great North Road, principally a pair of semi-detached cottages, nos. 90 and 92 of which no. 92 is Grade II listed. The annex building would be constructed of materials to match the dwelling, its footprint would be similar to the existing garage but eaves and ridge would be around a metre taller. St Neots Conservation Area was extended in 2006 and the whole of no. 98A is now included. The Inspector found views from Great North Road towards the site to be significant and considered that, in visual terms, the garage relates more closely to the cottage in front than to the house behind. She considered that the materials proposed for the annex would fail to relate well to the simpler treatment and vernacular character of the small scale cottages, which contribute positively to the Conservation Area’s character. This adverse impact would be more apparent because of the increased height and resultant change to the building’s shape and proportions which would significantly increase its prominence in views from the road. The Inspector concluded that the annexe would be harmful to the Conservation Area’s character and appearance and it would also marginally, detract from the setting of the listed building, no. 92.

**The appeal was dismissed.**

*The link to this planning application in Public Access is:*

[http://planning.huntsdc.gov.uk/publicaccess/tdc/DcApplication/application\\_detailview.aspx?caseno=IU9IJ9IKS0000](http://planning.huntsdc.gov.uk/publicaccess/tdc/DcApplication/application_detailview.aspx?caseno=IU9IJ9IKS0000)

**3. 0702913FUL                      Erection of pool enclosure and garaging  
Land at North Farm, Potton Road  
Abbotsley  
Mr & Mrs Sykes**

Planning permission was refused under delegation agreement contrary to the recommendation of the Parish Council for the following reasons.

1. The scale, form, massing and design of the proposed pool enclosure and garaging would have an adverse impact on the character and appearance of this listed building and would be detrimental to its setting and the farmyard setting as a whole. The proposal would therefore be contrary to Development Plan Policy.

**The Hearing was held on 16 December 2008**

**The Inspector's Reasons**

- North Farmhouse and the barn to the north are listed and date from the same period. The eastern wing of the farmhouse comprises a series of outbuildings, with a subdued character, extending away from the main elevation. The proposed new building would be set to the east of this wing and detached from it. Although the Inspector found the proposed new building would be relatively large compared to the existing domestic outbuildings it would have a similar roofspan and pitch to traditional barns or stables. The design is based on simple forms which emphasise the subsidiary nature of the building, by comparison with the main farmhouse. The Inspector concluded that the new building would not be excessively large in its setting and would not undermine the architectural qualities of the listed farmhouse. Although he considered alternative approaches to the design and detailing could be preferable, he accepted that the design strategy is valid in architectural terms, and not discordant or insensitive in its setting.

**The appeal was dismissed.**

*The link to this planning application in Public Access is:*

[http://planning.huntsdc.gov.uk/publicaccess/tdc/DcApplication/application\\_detailview.aspx?caseno=IU9IJ9IKS0000](http://planning.huntsdc.gov.uk/publicaccess/tdc/DcApplication/application_detailview.aspx?caseno=IU9IJ9IKS0000)

**WRITTEN REPRESENTATIONS**

**4. 0801078FUL                      Erection of a dwelling  
Land adjacent to 100 High Street  
Somersham  
Mr P Bradbury**

Planning permission was refused under delegation agreement in accordance with the recommendation of the Parish Council for the following reasons:

1. The development by reason of its location, scale, bulk and relationship to adjoining buildings, would not be sensitive to the scale and character of this part of Somersham. The proposal would be visually intrusive, and would fail to preserve or enhance the character of the Conservation Area contrary to Development Plan Policy.



2. The location of the proposal, the proximity to 100 High Street and the sub-division of the curtilage would have an adverse effect on, and would be detrimental to the setting of a listed building contrary to Development Plan Policy.
3. The location, scale, massing of the proposal and positioning of the fenestration would lead to a loss of amenity to adjoining properties due to a loss of light, loss of privacy and, overbearing impact and increased noise and disturbance contrary to Development Plan Policy.
4. The development would result in the loss of existing trees which will have an adverse impact on the character of the site and the Conservation Area in general contrary to Development Plan Policy.
5. The access to the site is inadequate and below the standard required by reason of inadequate visibility contrary to Development Plan Policy.

### **The Inspector's Reasons**

- The site lies off a small cul-de-sac within the historic part of Somersham. The appeal plot has been created by the subdivision of the rear garden of number 100 High Street. Although it would be possible to retain the large yew tree the Inspector considered that the proposed substantial dwelling on a cramped plot close to the rear of No. 100 High Street a listed building would have a major impact on its setting. In addition, the removal of the space around the listed building would have a seriously detrimental impact on the setting of the listed building and on the appearance of the Conservation Area. He noted the character of the modern cul-de-sac and the new dwelling opposite of the appeal site but considered that that is not characteristic of the Conservation Area as a whole.
- The new building would have some impact on the outlook from neighbouring properties but would not be so overbearing that refusal would be justified on those grounds.
- Visibility is less than ideal at the junction of Rose Meadows and High Street for emerging vehicles and although the addition of a single dwelling would not dramatically alter the existing situation, it would exacerbate the effects of the existing poor junction and would, in the Inspector's opinion, be undesirable in highway terms.

### **The appeal was dismissed.**

*The link to this planning application in Public Access is:*

[http://planning.huntsdc.gov.uk/publicaccess/tdc/DcApplication/application\\_detailview.aspx?caseno=IU9IJ9IKS0000](http://planning.huntsdc.gov.uk/publicaccess/tdc/DcApplication/application_detailview.aspx?caseno=IU9IJ9IKS0000)

- 5. 0801416FUL                      Erection of two dwellings  
Land north of 208 High Street  
Offord Cluny  
Mr Eayrs**

Planning permission was refused by Development Control Panel at its meeting held on 14 July 2008 contrary to the recommendation of the Parish Council for the following reasons:

1. The site is located outside of the built up framework of the village. The development would therefore constitute development in the open countryside with no agricultural justification and would also adversely affect the character of the area and the transition from open country to built settlement contrary to Policies P8 and G2 of the HIPPS 2007.
2. The siting, design and external appearance of the dwellings would fail to preserve or enhance the existing character or appearance of the Conservation Area, the setting of the adjacent listed building and would be detrimental to the general streetscene and the wider countryside setting contrary to Development Plan Policy.

### **The Inspector's Reasons**

- The appeal site lies at the northern end of the settlement, opposite a line of properties along this part of the eastern frontage of the High Street, which extends into the countryside, as a ribbon of development. The appeal proposals involve the erection of two dwellings on the site, a tree belt would be planted to the north creating a significant new feature in the landscape and defining a firm edge for the village in a much stronger way. The change would also help to soften the impact on the village of the new main road (A14 re-alignment), which is to be located a short way to the north of the village. The Inspector is aware that the site lies within the "village limits" of Offord Cluny, but has also had regard to the more recent emerging Policies of the HIPPS 2007. This introduces the less precise concept of "existing built up framework" of the smaller settlements. Both Policies make it necessary to consider the effect of the proposed development on its setting. The Inspector concluded that the scheme would clearly result in an extension of the urban edge into the countryside. The site does lie outside of the existing built up framework of the village and he believed the development would intrude into the countryside causing actual harm to the rural setting, notwithstanding the mitigation measures proposed by the planting of a new tree belt.

### **The appeal was dismissed.**

*The link to this planning application in Public Access is:*

[http://planning.huntsdc.gov.uk/publicaccess/tdc/DcApplication/application\\_detailview.aspx?caseno=IU9IJ9IKS0000](http://planning.huntsdc.gov.uk/publicaccess/tdc/DcApplication/application_detailview.aspx?caseno=IU9IJ9IKS0000)

**Background Papers:**  
Relevant Appeal Files

**CONTACT OFFICER** - enquiries about this Report to Mrs J Holland, Administrative Officer, ☎ 01480 388418.

## **FORTHCOMING APPEALS**

### **Public Inquiry**

**31 March 2009      The Paddock, Waresley Road, Great Gransden**

### **Informal Hearing**

**11 March 2009      31 Ramsey Road, Warboys**

**24 March 2009      Monkswood House, Abbots Ripton**

**15 April 2009      Innisfree, Mill Lane, Hemingford Grey**

This page is intentionally left blank