

A meeting of the **DEVELOPMENT MANAGEMENT PANEL** will be held in the **CIVIC SUITE, PATHFINDER HOUSE, ST MARY'S STREET, HUNTINGDON, PE29 3TN** on **MONDAY, 17 OCTOBER 2011** at **7:00 PM** and you are requested to attend for the transaction of the following business:-

## **APOLOGIES**

**1. MINUTES** (Pages 1 - 6)

To approve as a correct record the Minutes of the meeting held on 19th September 2011.

**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. ST. IVES WEST URBAN DESIGN FRAMEWORK** (Pages 7 - 20)

To consider a report by the Head of Planning Services.

**4. DEVELOPMENT MANAGEMENT - DEFERRED ITEM** (Pages 21 - 42)

**Application to replace Planning Permission 0501658OUT for erection of foodstore, petrol filling station, residential development, community facilities and associated highways and infrastructure works, land at the corner of Stocking Fen Road and St. Mary's Road, Ramsey.**

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

**5. DEVELOPMENT MANAGEMENT - OTHER APPLICATIONS**

**(a) Huntingdon** (Pages 43 - 58)

Erection of a temporary building and creation of temporary car parking – British Red Cross Society, Castle Moat Road

**(b) Holme** (Pages 59 - 70)

Alterations to existing car park entrance and road access, erection of a bird watchers hide, erection of a bird watchers hide, construction of granular material footpath, culverting of two ditches to form crossing point for grass footpath and construction of ditches as part of the Great Fen Project, Halfway Farm, Long Drove

To consider a report by the Planning Service Manager (Development

Management).

## **6. APPLICATIONS REQUIRING REFERENCE TO PANEL**

(a) **Sawtry** (Pages 71 - 78)

Variation to condition 10 of planning permission 0800897FUL for erection of supermarket to: the use hereby permitted shall not be open to customers outside the following times: 0700 to 22.00 Monday to Sunday including Public/Bank Holidays, 20 Glatton Road.

(b) **Warboys** (Pages 79 - 94)

Replacement dwelling, Rose Cottage, Puddock Road.

(c) **Brampton** (Pages 95 - 104)

Retention of annexe as detached dwelling, 32 Cranfield Way

(d) **Godmanchester** (Pages 105 - 128)

Proposed additional dwelling and garage, 4 The Close

(e) **Godmanchester** (Pages 129 - 150)

Sub-division of existing dwelling and erection of extensions to form a new 2 bed dwelling, 13 Windsor Road

(f) **Huntingdon** (Pages 151 - 160)

Variation of condition 1 of planning permission 0802184FUL to extend temporary consent to December 2015 for continuation of use of portable building as 2 classrooms, Huntingdonshire Regional College, California Road

(g) **Little Paxton** (Pages 161 - 172)

Removal of brick wall and replacement with 2.5m fence and trellis – land off Bydand Lane and rear of Park Crescent

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

## **7. APPEAL DECISIONS** (Pages 173 - 178)

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

## **LATE REPRESENTATIONS**

To be published on the website – [www.huntingdonshire.gov.uk](http://www.huntingdonshire.gov.uk) on

Dated this 7 day of October 2011



Head of Paid Service

**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 4.30pm 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.*

# Agenda Item 1

## HUNTINGDONSHIRE DISTRICT COUNCIL

MINUTES of the meeting of the DEVELOPMENT MANAGEMENT PANEL held in the Civic Suite, Pathfinder House, St Mary's Street, Huntingdon, PE29 3TN on Monday, 19 September 2011.

PRESENT: Councillor P L E Bucknell – Chairman.

Councillors Mrs B E Boddington, G J Bull, E R Butler, W T Clough, J J Dutton, N J Guyatt, R B Howe, Mrs P J Longford, P D Reeve, P A Swales, R G Tuplin, P R Ward and R J West.

APOLOGY: An apology for absence from the meeting was submitted on behalf of Councillor D B Dew.

### 29. MINUTES

The Minutes of the meeting of the Panel held on 15th August 2011 were approved as a correct record and signed by the Chairman.

### 30. MEMBERS' INTERESTS

Councillor N J Guyatt declared a personal and prejudicial interest in Minute No. 31 (b) by virtue of his close acquaintance with the applicants and left the room during discussion and voting thereon.

Councillor P L E Bucknell, Mrs B E Boddington, G J Bull, E R Butler, W T Clough, J J Dutton, Mrs P J Longford, P A Swales, R G Tuplin and R J West declared a personal interest in Minute No. 31 (b) by virtue of an acquaintance with the applicants.

Councillor P D Reeve declared a personal interest in Minute No. 31 (d) by virtue of his membership of Ramsey Town Council.

Councillor N J Guyatt declared a personal and prejudicial interest in Minute Nos. 31 (d) and (n) and left the room during discussion and voting thereon.

### 31. DEVELOPMENT MANAGEMENT

The Planning Service Manager (Development Management) submitted reports (copies of which are appended in the Minute Book) on applications for development to be determined by the Panel and advised Members of further representations (details of which also are appended in the Minute Book) which had been received in connection therewith since the reports had been prepared. Whereupon, it was

RESOLVED

- (a) **Erection of four dwellings to revised design (retrospective) erection of double garage Plot 3. Construction of roadside parking lay-by, plot 4 (part retrospective) garden shed and air source heat pump plot 4, and placing of central heating oil tanks on plots 1, 2 and 3, land adjacent 33 Thrapston Road, Spaldwick – 11/01444/FUL**

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

that, on the expiry of the public consultation period and after consultation with the Chairman and Vice-Chairman of the Panel, the Head of Planning Services be authorised to determine the application.

- (b) **Erection of 2 eco houses, land north of Hillside View, Somersham Road, St. Ives – 11/01038/FUL**

*(Mr S Fisher, objector and Mr K Reynolds, applicant addressed the Panel on the application.)*

*(See Minute No. 30 for Members' interests.)*

that the application be refused for the following reason  
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There is no essential functional rural need to justify the provision of the proposed dwellings within this countryside location. The sustainability credentials of the design of the proposed dwelling, combined with the highway benefits of the cessation of the existing storage use of the site would fail to outweigh the inherently unsustainable location of the site for housing where opportunities to make necessary journeys by foot, cycle or public transport are severely limited and where future occupiers would be wholly reliant on private transport access nearly all services, employment and facilities. As such the proposal would constitute an unsustainable form of residential development and would lead to an unjustifiable increase in new housing development within the countryside, which would be incongruous in this location and detrimental to the rural character and appearance of the countryside, which should be preserved for its own sake. For these reasons, the proposal would be contrary to Planning Policy Statement Nos 1, 3 and 7, policies ENV7 and SS1 of the East of England Plan – Revision to the Regional Spatial Strategy (May 2008), policies En25, H23 and En17 of the Huntingdonshire Local Plan 1995, policies CS1 and CS3 of the adopted Huntingdonshire Local Development Framework Core Strategy 2009 and policies E1, E8 and P7 of the Huntingdonshire Development Management DPD: Proposed Submission 2010.

- (c) **Variation of Condition 21 to allow for buses and heavy commercial vehicles to use the access/egress on planning permission 1100350S73 for variation of conditions 2, 3, 10, 15 and 21 of planning permission 1001717/FUL to the multi-storey car park only. Conditions 4, 7, 8,12, 14 and 18 to be split between road, car park and multi-storey car park, private car park, Chequers Way, Huntingdon – 11/01290/S73**

that, subject to the Local Highways Authority having no objection to the proposal to vary condition 21 as described in paragraphs 7.4 – 7.7 of the report, the application be approved subject to those conditions determined by the Panel in Minute No. 9 (c) of the meeting held on 23rd May 2011.

[Following concern expressed by a Panel Member, the Executive Councillor for Strategic Planning and Housing, Councillor N J Guyatt undertook to pursue the possibility of the installation of a pedestrian crossing across Hartford Road in the vicinity of Saxongate with Cambridgeshire County Council.]

- (d) **Application to replace planning permission 05/01658/OUT for erection of food store, petrol filling station, residential development, community facilities and associated highways and infrastructure works, found at the corner of Stocking Fen Road and St. Mary's Road, Ramsey – 11/01019/REP**

*(Councillor R Brown, Ramsey Town Council and Ms C Renner, agent, addressed the Panel on the application.)*

*(See Minute No. 30 for Members' interests.)*

that determination of the application be deferred to enable the Head of Planning Services to investigate land ownership issues to ascertain whether the proposed housing development could be linked by condition to the delivery of the employment permission on land to the north-west of the Ramsey Northern Gateway and to consider whether it would be possible to introduce greater flexibility into the agreed planning obligation in relation to highways.

- (e) **Erection of four dwellings to replace three dwellings previously approved, land at Waters Edge, Elton Road, Wansford – 11/00874/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.

**Councillor N J Guyatt left the meeting at 8.55pm.**

- (f) **Erection of dwelling and garage, land at 4 The Wilderness, St. Ives – 10/01410/OUT**

*(Mr Dawkins, objector and Mr M Page, 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.

- (g) **Variation of condition 9 of planning permission 04/02199/OUT to read: up to 10 dwellings may be occupied until the junction with the A1123 and the part of the highway which provides access to the dwelling has been constructed in accordance with the approved details – removal of Condition 13, land adjacent Orchard House, Houghton Road, St. Ives – 11/00293/S73**

that the application be approved subject to the imposition of the varied conditions, the re-imposition of the other conditions modified as appropriate to take account of details which have already been approved and to a supplementary agreement under Section 106 of the Town and Country Planning Act 1990 to link the new planning permission to the existing planning obligation.

- (h) **Erection of 14 residential units following demolition of existing commercial buildings, south part of Cromwell Works, New Road, St. Ives – 11/01075/FUL and 11/01076/CAC**

(i) that the Head of Legal and Democratic Services be authorised to enter into an Agreement under Section 106 of the Town and Country Planning Act 1990 to secure a contribution for primary school places and off-site open space as detailed in paragraphs 7.47 – 7.48 of the report now submitted; and

(ii) that, subject to the completion of the Agreement referred to in resolution (i) above, the application be approved subject to conditions to be determined by the Head of Planning Services as set out in paragraph 8 of the report now submitted.

- (i) **Replacement of existing public telephone kiosk with kiosk combining public telephone service and ATM service, The Market Square, St. Neots – 11/01237/FUL**



that, subject to the receipt of an amended plan to ensure that the proposed ATM is placed in a location which would ensure CCTV coverage, the application be approved subject to conditions to be determined by the Head of Planning Services to include 02003 time limit – 3 years and the installation of bollards in front of the proposed ATM.

(j) **Erection of 3 four bed houses with double garages, 1 three bed house with parking space, double garage to existing dwelling with walls, fences, landscaping etc. land between 4 and 10 Ermine Street, Great Stukeley – 11/01183/FUL**

(i) that the Head of Legal and Democratic Services be authorised to enter into an Agreement under Section 106 of the Town and Country Planning Act 1990 to secure the provision of one affordable housing unit; and

(ii) that, subject to the completion of the Agreement referred to in resolution (i) above, 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.

(k) **Erection of 2 dwellings, land south-west of the Stables, Main Street, Upton – 11/01137/FUL**

that, as the proposal had been withdrawn by the applicant, the application be not determined.

(l) **Replacement dwelling, Rose Cottage, Puddock Road, Warboys – 11/01037/FUL**

that on the advice of the Planning Service Manager (Development Management), determination of the application be deferred to enable issues in relation to flood risk and the visual impact of flood risk mitigation measures to be assessed prior to consideration of the application by the Panel.

(m) **Change of use from A1 (retail) to A3/A5 (restaurant/hot food takeaway). Replacement of flat roof with pitched roof and conversion of garage to store room with pitched roof over, 124 Main Street, Yaxley – 11/00776/FUL**

that determination of the application be deferred to enable the applicant to undertake parking surveys in the vicinity of the development site prior to consideration of the application by the Panel.

(n) **Proposed alterations and change of use of the existing farm buildings from agricultural to B1, Manor Farm, Wennington Road, Wennington – 11/00505/FUL**

*(Mr W Allwood, agent addressed the Panel on the application.)*

*(See Minute No 30 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.

- (o) **Replacement of planning permission 08/01956/FUL for the erection of 2 dwellings, land at 23 Gains Lane, Great Gidding – 11/01001/REP**

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.

## **32. APPEALS - PROGRESS**

The Planning Service Manager (Development Management) advised the Panel of the progress of various appeals against refusal of planning permission by the District Council.

It was reported that the hearing in the case of four wind turbines at Woolley Hill, Ellington would be held between 9 – 20th January 2012 and that for the four wind turbines on land at Bicton Industrial Park, Kimbolton would convene on 20th/21st December having originally commenced in August.

Referring to the appeal against development of 69 High Street, Upwood, Councillors G J Bull and R B Howe indicated that they were willing to support the Council's written representations in the case.

Chairman

**DEVELOPMENT MANAGEMENT PANEL**

**17<sup>TH</sup> OCTOBER 2011**

**ST IVES WEST URBAN DESIGN FRAMEWORK  
(Report by Head of Planning Services)**

**1. INTRODUCTION**

- 1.1 At its meeting on 15<sup>th</sup> August 2011 the Panel was encouraged by the Head of Planning Services to consider the content of the Draft St Ives West Urban Design Framework (Draft UDF) in readiness for the next meeting when Members would be formally invited to submit their observations on the document.
- 1.2 The Draft UDF is available on the District Council's website (follow Planning; Urban Design; St Ives; St Ives West – Urban Design Framework) and Members will be provided with a link to it by email prior to the Panel meeting.
- 1.3 The attached Cabinet report summarises the consultation themes and recommends approval of the Draft UDF as planning guidance to inform the development of Council policy and the consideration of potential planning applications, subject to any appropriate comments from the Panel and the Overview and Scrutiny (Environmental Wellbeing) Panel meeting on 12<sup>th</sup> October 2011.


**2. RECOMMENDATION**

- 2.1 That the Panel agrees its formal observations on the Draft St Ives West Urban Design Framework for submission to Cabinet.

**BACKGROUND INFORMATION**

Draft St Ives West Urban Design Framework August 2011  
Adopted Huntingdonshire Core Strategy 2009

**Contact Officer:** Paul Bland – Planning Services Manager (Policy)

 01480 388430

**ST IVES WEST URBAN DESIGN FRAMEWORK  
(Report by Head of Planning Services)**

1. **COMT  
3<sup>RD</sup> OCTOBER 2011**
  2. **OVERVIEW AND SCRUTINY (ENVIRONMENTAL WELLBEING)  
12<sup>TH</sup> OCTOBER 2011**
  3. **DEVELOPMENT MANAGEMENT PANEL  
17<sup>TH</sup> OCTOBER 2011**
  4. **CABINET  
20<sup>TH</sup> OCTOBER 2011**
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**1. INTRODUCTION**

- 1.1 The purpose of this report is to update Cabinet regarding the recent consultation about the draft St Ives West Urban Design Framework (Draft UDF) and, taking any appropriate additional comments from the Overview and Scrutiny (Environmental Wellbeing) Panel and the Development Management Panel into account, recommend its approval as planning guidance to inform the development of Council policy and the consideration of potential planning applications.

**2. BACKGROUND INFORMATION**

- 2.1 The Draft UDF seeks to establish positive planning, urban design, and development principles for the potential development at the St Ives West area in line with the principles established in the adopted Huntingdonshire Core Strategy (2009). In particular, the Draft UDF provides a framework to enable the delivery of high quality new housing and an opportunity to create a substantial area of accessible strategic green space.
- 2.2 At the Core Strategy Examination in Public, an independent Planning Inspector examined the principle of development in this area and found it to be sound. The following extract from the Planning Inspector's report, dated 29<sup>th</sup> July 2009, confirms the basis on which the St Ives West area was selected from a range of other potential development areas at St Ives:

*3.44 St Ives is also a sustainable location for development and will become more so with the introduction of the Cambridge Guided Bus route. However, it has less opportunity for growth other than to the west where it can link with other allocations and commitments. From my visits I agree with the Council that separation between St Ives and Houghton should be retained. There are also flood risks constraints to the south and south east making land unsuitable for housing development, and land to the north and north-west is remote from the town centre. Nevertheless 500 homes are proposed during the plan period and 17ha is available for employment generation uses. If*

*there is any imbalance relating to inward and outward commuting advantage can be taken of the guided bus provision between Cambridge and St Ives.*

- 2.3 The Draft UDF was subject to extensive public consultation between 29<sup>th</sup> July 2011 and 23<sup>rd</sup> September 2011. The consultation was well publicised in the local press, on posters, and through the District Council's website. Consultation exhibitions were held at Houghton Pavilion and at St Ives Library. These were staffed by Planning Services officers on 1<sup>st</sup> and 2<sup>nd</sup> September 2011. As a result of the consultation, 126 respondents made a range of comments on the Draft UDF.
- 2.4 For planning purposes, within the adopted Core Strategy, the whole St Ives West area is identified as a strategic direction of growth (area for development) within the St Ives Spatial Planning Area. This is not based on individual Parish or Town Council administrative boundaries and was identified through rigorous testing of the most appropriate locations for new development at the Core Strategy Examination in Public. The draft UDF (page 2, paragraph 1.2) states that the St Ives West Area is partly within both St Ives Town Council and Houghton and Wyton Parish Council boundaries.
- 2.5 The Draft UDF preferred option sets out urban design principles, highlights the size of a green separation area between St Ives and Houghton and Wyton, identifies a large area of accessible strategic green space, and enables the introduction of additional measures to strengthen conservation designations in the area. It is considered that these principles will ensure that development at St Ives West will be of the highest quality and will not erode the character of Houghton and Wyton.
- 2.6 With regard to the capacity of development at St Ives West, as identified in the Draft UDF, some 300 dwellings would be within the Parish boundary of Houghton and Wyton (including 90 dwellings at Houghton Grange), and some 190 dwellings within the town boundary of St Ives. Two housing development sites in the vicinity at Slepe Meadow and Green Acres (part of the former golf course) are currently under construction and the combined capacity of these is some 230 dwellings.
- 2.7 The Draft UDF preferred option does not promote development related to the built-up area of Houghton village and a substantial physical green separation area will remain, between Houghton and Wyton and St Ives.
- 2.8 Other parallel processes are ongoing to formally allocate land through the emerging Planning Proposals Development Plan Document. The Draft UDF informs this emerging policy and provides a framework to enable consideration of any planning applications that may be submitted prior to the adoption of formal planning allocations.

### **3. CONSULTATION THEMES**

- 3.1 A summary of the consultation comments and the District Council responses can be found at Appendix 1. The main consultation themes that emerged were as follows:

- Principle, scale and location of proposed development
- Traffic and transport
- Maintaining the separation of St Ives and Houghton
- Affordable housing
- Landscape and green space
- Social infrastructure
- Environmental infrastructure
- Proposed shop
- Process issues

#### **4. CONCLUSIONS**

- 4.1 A range of comments were received on the proposals set out in the Draft UDF. It is clear that there is both support for and objection to the proposals. The main objections derive from the residents of Houghton Village and have been voiced by individuals, members of the local SHED action group, Houghton and Wyton Parish Council, and some of the Parish, District and County Councillors on the St Ives West Working Group. In part, these objections have questioned the legitimacy of the District Council's approach to preparing the Draft UDF, and also its legality.
- 4.2 On balance, it is considered that the principles set out in the Draft UDF continue to establish a robust framework for the delivery of the District Council's adopted Core Strategy policies for new housing in this area. The Draft UDF secures the opportunity to create a high quality of development set within a large and accessible area of strategic green space, and a substantial separation area which will continue to effectively separate the settlements of St Ives and Houghton and Wyton.
- 4.3 It is intended that the UDF will be used to inform the emerging Planning Proposals Development Plan Document as it moves through its formal processes through to adoption, and to provide a robust framework for the consideration of any planning applications received in the interim.

#### **5. RECOMMENDATION**

- 5.1 It is recommended that Cabinet authorises the Executive Councillor for Strategic Planning and Housing, in conjunction with the Chairman of the Development Management Panel and the Head of Planning Services, to finalise and approve the St Ives West Urban Design Framework to inform Council policy and Development Management decisions on potential planning applications.

#### **BACKGROUND INFORMATION**

Draft St Ives West Urban Design Framework August 2011  
 Adopted Huntingdonshire Core Strategy 2009

Contact Officer: Paul Bland – Planning Services Manager (Policy) ☎ 01480 388430

## APPENDIX 1

### St Ives West Urban Design Framework Summary of Consultation Comments and District Council Responses

Principle, scale and location of proposed development	
Summary of Consultation Comments	District Council Responses
<p>There is general support from respondents from St Ives relating to the proposed development, safeguarding the amenity of those living along Westwood Road in particular, and helping to link all of the housing with the town centre. Conversely there is general opposition from respondents from Houghton and Wyton who consider this location to be unsustainable and are opposed to the principle, scale and location of the proposed development.</p> <p>The proposals would double the size of the Houghton village.</p> <p>There are some suggestions that the development should instead take place to the north and north east of the town, close to the Rainbow Store and employment areas, and some suggest a more limited amount of development in this current location.</p> <p>Ribbon development will be created along the A1123.</p> <p>Support for principle of no development on the 9<sup>th</sup> fairway of the former golf course and for limited development in the garden of The How. Conversely, representations from the representations of specific landowners seeking inclusion of the 9<sup>th</sup> Fairway and related land within the Draft UDF.</p> <p>The driveway to the How and How Lodge contribute greatly to character of this part of Houghton Road and should be retained.</p> <p>Some support for lower density housing on western edge, others would like lower</p>	<p>The District Council must deliver its adopted Core Strategy, which seeks to provide 400 new dwellings on a sustainable green field site to the west of St Ives. The principle, scale and location are set out in the Core Strategy. This Draft UDF has no policy making role in relation to principle, scale and location of development.</p> <p>This is a western extension to the town of St Ives, not an eastern extension to the village of Houghton.</p> <p>These options were dismissed at the Core Strategy Examination.</p> <p>This will not be ribbon development. It is relatively compact and will be screened by a deep landscape corridor along the A1123 and set within an extensive area of strategic green space.</p> <p>The Draft UDF seeks to protect the 9<sup>th</sup> Fairway area as an important part of the new area of accessible strategic green space for the benefit of local communities. Development on this area would therefore be inappropriate.</p> <p>The Draft UDF seeks to achieve this as a positive outcome.</p> <p>The deep landscaped buffer along Houghton Road will effectively screen</p>

<p>density facing onto Houghton Road.</p> <p>Concern that the housing should meet the needs of all age groups, especially the elderly.</p> <p>The capacity of sewage and storm water infrastructure will need to be upgraded for a development of this size.</p> <p>Some members of the St Ives West Working Group propose that the number of houses in the development area should be reduced by approximately 200 and a strategic gap created at 'C' on the plan at page 15 of the UDF – this will also reduce the traffic exiting on to the A1123 Houghton Road.</p>	<p>development in this location.</p> <p>This will be addressed in the finalised UDF and in the consideration of future planning applications.</p> <p>Upgrades will be needed to the foul water infrastructure. Storm water will be discharged by sustainable drainage systems. This will be dealt with in conjunction with relevant infrastructure providers at planning application stage.</p> <p>This proposal by some members of the Working Group does not enable the delivery of the adopted Core Strategy that has already established the principle of the scale of development for this area, as set out in Core Strategy Policy CS2. The draft UDF sets out a framework for delivering a high quality development in this area, along with large areas of accessible green space. The principle of this scale of development, and its potential impacts on the A1123, was accepted by CCC as highways authority as part of the EiP into the Core Strategy. Such a departure from established principles could lead to the District Council having to determine a set of planning applications for the full scale of development established in the Core Strategy that may fail to deliver the qualities and facilities set out in the UDF.</p>
<b>Traffic and transport</b>	
<b>Summary of Consultation Comments</b>	<b>District Council Responses</b>
<p>Not enough information provided relating to whether the plans will improve, worsen or be neutral for the existing traffic.</p> <p>Concern over the effect of the development on highways access to Houghton and Wyton, and the A1123 is at full capacity.</p>	<p>It will be responsibility of developers to undertake transport assessments of their scheme at planning application stage. If these are not to the satisfaction of the local planning authority, then a planning application could be refused. Cambridgeshire County Council (CCC), as highways authority, has been involved in the development of the Draft UDF and has commenced the provision of improved highways infrastructure including a new junction serving the area from the A1123.</p> <p>The transport assessments that accompany any future planning applications may take into account and enable improvements to highways access</p>



<p>Impact of cancellation of proposed new A14, and the role of the A1123 as a relief road when the A14 is closed due to accidents.</p> <p>Assertion by some that development will increase traffic along A1123 by 30%.</p> <p>Some concerns from new residents of Green Leas development in St Ives about the potential loop road and effect on their amenity, not knowing about this when they bought their houses this year, and some concerns and alternative suggestions over proposals to close off High Leys.</p> <p>How can bus services be improved to be more beneficial to residents of Houghton and Wyton?</p> <p>Useful contributions reminding HDC and CCC of other junctions improvements that will need to be made, such as Wyton on the Hill / Houghton Road</p>	<p>to Houghton and Wyton. CCC has confirmed that the A1123 is not at full capacity.</p> <p>The A1123 already partially serves this function through dissipation and diversion across the wider highways network. The proposed development will not affect this and the principles of development at this location were accepted following the Core Strategy EiP. Amended proposals are being developed by the DfT and the HA for improvements to the A14.</p> <p>This is incorrect. A 30% increase in traffic does not relate to this proposal. A 30% increase is the CCC assessment of increase over time other things being equal.</p> <p>The alternatives suggested by local residents will be investigated in conjunction with CCC as highways authority.</p> <p>This will be investigated with CCC as highways authority.</p> <p>Welcome these suggestions, and will be made clearer on the framework document.</p>
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**Maintaining the separation of St Ives and Houghton**

<b>Summary of Consultation Comments</b>	<b>District Council Responses</b>
<p>Concern from those in Houghton and Wyton about green separation between St Ives and Houghton and Wyton, and the village and town merging.</p> <p>Concern that HDC is proposing to build on strategic green space.</p> <p>Concern that part of this development will</p>	<p>They will not merge. There is a significant green separation between the two settlements west of Houghton Grange. There will also be a significant green backdrop along Houghton Road, and this will provide a softer edge along this road. The whole development will also be set within an accessible area of strategic green infrastructure. Conservation designations within these areas will be strengthened.</p> <p>To the contrary, the District Council is seeking to create a large accessible area of strategic green infrastructure as part of the wider community benefit of this proposal.</p> <p>For planning purposes, the scale and</p>

<p>lie within Houghton and Wyton, therefore not separating the town and village, and land is precious to people of Houghton and Wyton.</p> <p>Concern that proposed green gap in the grounds of Houghton Hill House is insufficient in scale and will be difficult to enforce. Perceptions that the proposed green gap is just houses and gardens and not an obvious gap.</p> <p>The rural nature when driving through Houghton Hill will be lost forever.</p>	<p>location of the St Ives West development area have been established as part of the St Ives Spatial Planning Area identified in the adopted Core Strategy. This relates to land partly in St Ives and partly in Houghton and Wyton.</p> <p>The proposed green gap is a significant area (340-425 metres wide), and has the full weight of planning policy that prevents building in the countryside. Proposals to extend the Conservation Area will further protect this area by reducing the amount of extensions and other domestic building work that homeowners will be able to undertake and will also protect significant trees not currently protected by TPO from being removed. In planning terms, the few properties that lie within extensive grounds in the green gap are houses in the countryside, that lie outside of the built-up settlement area of Houghton and Wyton.</p> <p>A significant landscaping belt along the A1123 will prevent views of the housing development from the road, and will help to provide a more landscaped entrance to the town.</p>
<b>Affordable housing</b>	
<b>Summary of Consultation Comments</b>	<b>District Council Responses</b>
<p>Concern over the amount and percentage of social housing that will be delivered by the development, and that this will increase crime, vandalism and anti social behaviour and the risk of creating a sink estate.</p>	<p>The target of 40% affordable housing is established with the adopted Core Strategy (Policy CS4). The District Council fundamentally disagrees with comments relating to the potential anti social impact of affordable housing on an area.</p>
<b>Landscape and green space</b>	
<b>Summary of Consultation Comments</b>	<b>District Council Responses</b>
<p>Support for increased landscaping screen along A1123 and creation of areas of public green space.</p> <p>Concern over loss of green space, green space has always existed.</p> <p>Needs to highlight allotment provision.</p>	<p>Support welcomed as this is considered to be an important element in the quality design required for this area.</p> <p>The UDF will help to deliver a large accessible area of strategic green infrastructure. Land currently in private ownership is not accessible to the public.</p> <p>The potential for allotments provision will be noted in the UDF.</p>

<p>Concern over views into the site from meadows and river valley to the south.</p> <p>There are some errors on the nature conservation designations map.</p> <p>Some concern that there is already significant public access in the area, and that extensive and unrestrained public access will compromise objective of preserving and enhancing the natural environment.</p> <p>Issues relating to future maintenance and management of any open space.</p>	<p>The long views out are very long distance. There are very few short views into the site from public footpaths. More evidence of protection of views into the site can be added to the UDF, and developers will be required to address this point specifically.</p> <p>These will be rectified.</p> <p>Disagree. The Core Strategy has a fundamental objective to improve access to identified areas of green space, providing opportunities for healthy and active lifestyles. The level of accessibility to particular areas of nature conservation value will be managed appropriately.</p> <p>These issues will be addressed at a later stage, and potential partners have already been identified.</p>
<b>Social infrastructure</b>	
<b>Summary of Consultation Comments</b>	<b>District Council Responses</b>
<p>Concern over the capacity of the schools, particularly St Ivo school.</p> <p>Needs to clarify medical provision requirements.</p> <p>No community central hub, therefore lack of community cohesion.</p>	<p>The County Council is currently undertaking a review of primary school provision in St Ives. Decisions about the investment of developer contributions and other resources will be made once the review is completed. This site will be within the catchment of St Ivo Secondary School, as students will be within easy walking distance. The County Council may look at reviewing catchment areas for St Ivo school.</p> <p>This issue will be clarified in conjunction with the PCT.</p> <p>There may be a possibility to consider linkages to / provision of community facilities relating to the proposals and the locality.</p>
<b>Environmental infrastructure</b>	
<b>Summary of Consultation Comments</b>	<b>District Council Responses</b>
<p>Early infrastructure should be provided, landscaping, footpaths etc.</p> <p>Some residents of Houghton and Wyton are concerned over upgrading the Thicket path to a cycleway and concern that the Thicket path floods and therefore is</p>	<p>This will be considered in detail as part of the implementation of the proposals.</p> <p>For most of its route the Thicket path is a tarmac lane, and people cycle along this route all the time. This is the historic low road between St Ives and Houghton and</p>

<p>unsuitable for upgrading. Conversely there is support for upgrading the path to encourage increased usage for cyclists and pedestrians.</p>	<p>Wyton and is a safe and flat route. It may need to be upgraded in places and access can be managed when it is flooded.</p>
<p><b>Proposed shop</b></p>	
<p><b>Summary of Consultation Responses</b></p>	<p><b>District Council Response</b></p>
<p>Some concern that a potential shop within the site will have an adverse impact on the viability of the existing village shop.</p> <p>Some support for the shop, and need to encourage early provision.</p>	<p>A site for a potential shop was identified to help reduce traffic flows in the wider St Ives area, such as Hill Rise, as these developments were not provided with shop facilities when they were built. The shop in Houghton and Wyton is some distance away from this potential development and is unlikely to be adversely affected.</p> <p>Will investigate how this can be achieved.</p>
<p><b>Process issues</b></p>	
<p><b>Summary of Consultation Comments</b></p>	<p><b>District Council Responses</b></p>
<p>The preparation and consultation processes for the adopted Core Strategy itself (from 2006 to 2009) were insufficient and the residents of Houghton in particular were unaware of or only partially engaged in those processes.</p>	<p>The Huntingdonshire Core Strategy was adopted in 2009 following extensive consultation, an Examination in Public, and a binding Inspectors Report. Along with the East of England Plan, the Core Strategy forms the statutory Development Plan for Huntingdonshire. The process was open, transparent, and well publicised. The District Council does not accept the suggestion from particular objectors that they did not have sufficient opportunity to be involved in the Core Strategy process. The adopted Core Strategy clearly identifies directions of growth for strategic housing and other development on a Key Diagram and describes the spatial locations of development types in its policies. The St Ives West area is identified as a strategic housing development location both on the Key Diagram and in Policy CS2 “Strategic Housing Development”, which states:</p> <p><i>In the St Ives Spatial Planning Area where at least 500 homes will be provided. Of these, at least 100 homes will be on previously developed land, about 400 homes will be on Greenfield land and about 200 will be affordable. Provision will be in the following general locations:</i></p> <ul style="list-style-type: none"> <li>• <i>In a significant Greenfield development</i></li> </ul>

<p>The Draft UDF should not be referred to as a Supplementary Planning Document, and should have been prepared only after the formal confirmation of site allocations through the adoption of a formal district wide Planning Proposals Development Plan Document (PP DPD).</p> <p>The change to the administrative boundary of Houghton and Wyton Parish, after the adoption of the Core Strategy, should mean that the identified level of development would relate to and impact on Houghton rather than St Ives.</p> <p>The process of engaging with and informing elected councillors during the</p>	<p><i>to the west of the town;</i></p> <ul style="list-style-type: none"> <li>• <i>In the redevelopment of previously developed land within the built-up area of the town.</i></li> </ul> <p>The District Council's purpose in preparing the Draft UDF is to establish the planning, urban design, and development principles that will apply to the area described in the Core Strategy, to ensure the delivery of a high quality development. This is an important stage in the planning process as the Core Strategy has established the principle of development in this location. The adopted Core Strategy is the key element of the Local Development Framework that provides the basis for the District Council preparing focused and positive planning framework for identified strategic development areas. The Draft UDF is not being promoted as a Supplementary Planning Document, and any reference to such a definition will be removed from the final document. Once approved, the UDF will provide the District Council's development guidance for the area. It is not necessary to delay the production of such guidance until the Planning Proposals DPD is completed. The Draft UDF informs the development of Local Development Framework policy deriving from the adopted Core Strategy, and this includes the emerging Planning Proposals DPD which deals with specific land allocations.</p> <p>The Parish boundary between Houghton and Wyton and the Town Council boundary of St Ives was amended in 2010. The nature of the objections on this matter suggest that this means an element of the St Ives West development is proposed on green field land to the east of the built up settlement area of Houghton village and that this should not be allowed. However, the spatial strategy of the Core Strategy (adopted in 2009) and in particular Policy CS2 relates to the St Ives Spatial Planning Area. This is not based on the administrative boundaries of individual parishes and towns, and this is a consistent spatial planning approach that has been applied across the District.</p> <p>In preparing the Draft UDF the District Council has been able to engage with a range of stakeholders including the</p>
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<p>preparation of the Draft UDF was ineffective.</p>	<p>relevant landowners and developers, partner organisation such as Cambridgeshire County Council, elected Councillors, and local communities. The purpose of the St Ives West Working Group was to inform elected Councillors from the Town, Parish, District and County Councils. The Working Group has met on a number of occasions throughout the process of developing the Draft UDF, and also undertook two visits to the St Ives West area. It has been an effective group and, whilst its members have not always agreed on matters of principle, their individual views have been heard and have been formally stated through the recent consultation process.</p>
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DEVELOPMENT MANAGEMENT PANEL

17 OCTOBER 2011

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**Case No:** 1101019REP (EXTENSION TO TIME LIMIT FOR IMPLEMENTATION)

**Proposal:** APPLICATION TO REPLACE PLANNING PERMISSION 0501658OUT FOR ERECTION OF FOODSTORE, PETROL FILLING STATION, RESIDENTIAL DEVELOPMENT, COMMUNITY FACILITIES AND ASSOCIATED HIGHWAYS AND INFRASTRUCTURE WORKS

**Location:** LAND AT THE CORNER OF STOCKING FEN ROAD AND ST MARYS ROAD

**Applicant:** LORD DE RAMSEY'S 1963 SETTLEMENT

**Grid Ref:** 528394 285810

**Date of Registration:** 10.06.2011

**Parish:** RAMSEY

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## RECOMMENDATION - APPROVAL

### 1 UPDATE

- 1.1 This application was deferred at the meeting on the 19th September 2011 to enable further consideration of two specific issues:
- to investigate land ownership issues to ascertain whether the proposed housing development could be linked by condition to the delivery of the employment permission in the Northern Gateway to the northwest of the application site; and
  - whether there could be greater flexibility in the way the 'junction improvement' contribution in the planning obligation is used.
- 1.2 This supplementary report deals with these issues. It also comments on the agent's ascertain that the development cannot deliver 40% affordable housing. The original report and the 'Planning Obligation Status' note included in the 'Friday letter' e-mail are appended as Green Papers.
- 1.3 There are tests which all planning conditions and obligations must meet in order to be legal.
- 1.4 Paragraph 14 of Circular 11/95 sets out six tests:  
"On a number of occasions the courts have laid down the general criteria for the validity of planning conditions. In addition to satisfying the court's criteria for validity, the Secretaries of State take the view that conditions should not be imposed unless they are both necessary and effective, and do not place unjustifiable burdens on applicants. As a matter of policy, conditions should only be imposed where they

satisfy all of the tests described in paragraphs 14-42. In brief, these explain that conditions should be

- i. necessary;
- ii. relevant to planning;
- iii. relevant to the development to be permitted;
- iv. enforceable;
- v. precise; and
- vi. reasonable in all other respects.”

- 1.5 Paragraph 37 deals specifically with land ownership matters. “Particular care needs to be taken over conditions which require works to be carried out on land in which the applicant has no interest at the time when planning permission is granted. If the land is included in the site in respect of which the application is made, such conditions can in principle be imposed, but the authority should have regard to the points discussed in paragraph 28 above [relates to whether compliance is reasonable]. If the land is outside that site, a condition requiring the carrying out of works on the land cannot be imposed unless the authority are satisfied that the applicant has sufficient control over the land to enable those works to be carried out.”
- 1.6 Paragraph B5 of Circular 05/05 states that a planning obligation must be:
- (i) relevant to planning;
  - (ii) necessary to make the proposed development acceptable in planning terms;
  - (iii) directly related to the proposed development;
  - (iv) fairly and reasonably related in scale and kind to the proposed development; and
  - (v) reasonable in all other respects.
- 1.7 Furthermore, regulation 122 of the Community Infrastructure Levy Regulations 2010 now embeds three of these tests into a statutory instrument; it states:
- “A planning obligation may only constitute a reason for granting planning permission for the development if the obligation is—
- (a) necessary to make the development acceptable in planning terms;
  - (b) directly related to the development; and
  - (c) fairly and reasonably related in scale and kind to the development.”

## **2. LAND OWNERSHIP/LINKING THE DEVELOPMENT TO THE DELIVERY OF THE EMPLOYMENT DEVELOPMENT**

- 2.1 The land on which the residential development would take place is in two ownerships. The employment land is owned by one of these owners, the Abbey Group. Imposing a condition would put the implementation of the housing development outside the control of the other owner of the housing land and this would be contrary to the guidance in paragraph 37 of the Circular.
- 2.2 Furthermore, the current application should, according to the Government’s Guidance in ‘Greater Flexibility for Planning Permissions’, be considered on the basis of what has changed since the original permission was granted. There have been two changes

in planning circumstances. Firstly, whereas housing development on this site was contrary to the Local Plan at the time the original permission was granted, the housing development is now in accordance with and part of the Council's provision for the Ramsey Spatial Planning Area as set out in policy CS2 of the Core Strategy.

- 2.3 Secondly, the employment development has progressed to the extent that it now has outline planning permission, demonstrating the landowner's intention of bringing the land forward for development, and the land has an access provided by the Tesco store development. It is also relevant that all landowners' ability to carry out economic development has been affected by the recession and the Government expressly made the temporary power to grant 'replacement' planning permissions to facilitate recovery.
- 2.4 It was not considered necessary to tie the implementation of the housing to the delivery of the employment land originally and it is not considered necessary or reasonable now.

### **3. HIGHWAY OBLIGATIONS/JUNCTION IMPROVEMENTS**

- 3.1 The requirement of the original planning obligation to provide linked signal controls at the Great Whyte and High Street junction was first revised by the terms of the Second Principal Agreement of 24 July 2009 to require the Junction Improvements before occupation of the Retail Phase. It was revised again by the Third Principal Agreement of 19 November 2009 to enable the County Council to require the Junction Improvements within 12 months of the date of the agreement. It was revised again by the Agreement of 18 August 2011 under which payment of a contribution of £82,815 to the Ramsey Market Town Transport Strategy was agreed in lieu of the Junction Improvements specified in the First Principal Agreement of 27 October 2008 and the Second Principal Agreement of 24 July 2009.
- 3.2 In its present form the contribution can be used for a range of measures set out in the MTTTS which include the junction improvements. Any alternative use of the contribution would need to meet the tests set out above and, in particular, would need to be necessary to make the development acceptable in planning terms and directly related to the development. Precise details of any alternative use would therefore need to be known to enable it to be considered against these tests.

### **4. PLANNING OBLIGATIONS/VIABILITY**

- 4.1 Core Strategy Policy CS10 makes clear that in determining the nature and scale of any planning obligation, ... viability ... may be taken into account. The agent has indicated that "the development will provide a gross profit of just 8.7% if the affordable housing provision is set at 40%. If the level is kept at 29%, the gross profit will be in excess of 10% which could work as a development." This would need to be independently assessed to establish whether viability justifies provision at or nearer the original 29% affordable housing requirement than the target of 40% affordable housing set out in Core Strategy Policy CS4.

5. **RECOMMENDATION** - The recommendation remains as set out in the 19th September 2011 report with agreement of the update to the obligations, including the percentage of affordable housing to be provided, delegated to the Head of Planning Services following consultation with the Ward Members if it is not possible to update the Panel before the meeting.

**CONTACT OFFICER:**

Enquiries about this report to **Mr Nigel Swaby Development Management Team Leader 01480 388461**

**GREEN PAPERS FOLLOW**

**Case No:** 1101019REP (EXTENSION TO TIME LIMIT FOR IMPLEMENTATION)

**Proposal:** APPLICATION TO REPLACE PLANNING PERMISSION 0501658OUT FOR ERECTION OF FOODSTORE, PETROL FILLING STATION, RESIDENTIAL DEVELOPMENT, COMMUNITY FACILITIES AND ASSOCIATED HIGHWAYS AND INFRASTRUCTURE WORKS

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**RECOMMENDATION - APPROVE**

**1. DESCRIPTION OF SITE AND APPLICATION**

- 1.1 In November 2008 outline planning permission was granted for the mixed use development described above. Condition 4 sets a period of 3 years (the default period) for the submission of reserved matters. Reserved matters have been approved for the food store, petrol filling station and community centre which have now been built. This leaves just the residential development without the benefit of an approval of reserved matters. This application seeks a replacement for the original permission which would in effect extend the period for the submission of reserved matters for the residential development.
- 1.2 In 2009 the Government instigated a facility to 'extend' the time limits for implementing permissions in order to make it easier for developers and local planning authorities to keep planning permissions alive for longer during the economic downturn so that they can more quickly be implemented when economic conditions improve.
- 1.3 The 'extension' is actually a procedure which allows applicants to apply to the local planning authority for a new planning permission to replace the original one. Currently the legislative provisions allow just one extension to permissions granted on or before 1 October 2009. In most circumstances the provisions are not applicable where development has already begun because commencement of the development means that the time limit conditions have already been complied with. The only exception is where the application has been submitted in outline and implemented in phases.

- 1.4 The overall site is divided into two parcels either side of High Lode and on the northern side of St Mary's Road towards the north of the Town and has a total area of 7.06ha (including parts of the High Lode and adjoining highways). The proposed residential areas are astride the High Lode, approximately 1.63ha for about 60 dwellings to the west and approximately 0.83ha to the east.

## 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" (2011)** sets out how the planning system supports the growth in housing completions needed in England.
- 2.4 **Strategic Housing Land Availability Assessments (2007)** explains how local authorities and their partners must carry out an assessment of land availability for housing, over a 15 year period, in their areas as outlined in Planning Policy Statement 3: Housing.
- 2.5 **Draft National Planning Policy Framework: Consultation (2011)** - sets out the Government's key economic, social and environmental objectives and the planning policies to deliver them. The intention is that these policies will provide local communities with the tools they need to energise their local economies, meet housing needs, plan for a low-carbon future and protect the environmental and cultural landscapes that they value. It seeks to free communities from unnecessarily prescriptive central government policies, empowering local councils to deliver innovative solutions that work for their local area.
- 2.6 **Greater Flexibility for Planning Permissions: Guidance (updated October 2010)**

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.
- **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.

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
- **P10/3** – Market Towns – Peterborough and North Cambridgeshire – at Ramsey new proposals should encourage appropriate small to medium scale employment opportunities and provide limited and small scale new housing development appropriate to its role as a focus for the rural hinterland.

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)

- **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.
- **E3:** 16.6 ha of land north of St Mary’s Road is allocated for B1/B2/B8 uses, the 3 ha of which adjacent to High Lode basin to be for B1 uses only
- **R7:** Open play space provision standards in new housing schemes.

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)

- **OB2** – states that a financial contribution for the maintenance of open space may be required.

3.5 Policies from the Adopted Huntingdonshire Local Development Framework Core Strategy 2009 are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning then click on Planning then click on Planning Policy and then click on Core Strategy where there is a link to the Adopted Core Strategy.

- **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. Including reducing water consumption and wastage, minimising impact on water resources and water quality and managing flood risk.
- **CS2:** “Strategic Housing Development” – during the period 2001 – 2026, a total of at least 14,000 homes will be provided in areas including:  
In Ramsey an employment led mixed use re-developments to the west of the town, to the north of the town and redevelopment of previously developed land within the built up areas of the town.
- **CS3:** “The Settlement Hierarchy” – Identifies Huntingdon, St Neots, St Ives and Ramsey and Bury as Market Towns in which development schemes of all scales may be appropriate in built up areas.
- **CS4:** “Affordable Housing in Development” – 40% of all housing proposed on proposals of 15 or more homes or 0.5ha, or more in all parts of the District.
- **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.

3.6 Policies from the Development Management DPD: Proposed Submission 2010 are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning then click on Planning then click on Planning Policy and then click on Development Management DPD where there is a link to the Proposed Submission Document.

- **C5:** “Flood Risk and Water Management” – development proposals should include suitable flood protection / mitigation to not increase risk of flooding elsewhere. Sustainable drainage systems should be used where technically feasible. There should be no adverse impact on or risk to quantity or quality of water resources.

- **E3:** “Heritage Assets” – proposals which affect the District’s heritage assets or their setting should demonstrate how these assets will be protected, conserved and where appropriate enhanced.
- **E9:** “Travel Planning” - To maximise opportunities for the use of sustainable modes of travel, development proposals should make appropriate contributions towards improvements in transport infrastructure, particularly to facilitate walking, cycling and public transport use. Proposals should not give rise to traffic volumes that exceed the capacity of the local or strategic transport network, nor cause harm to the character of the surrounding area.
- **E9:** “Travel Planning” – A Travel Plan will be required where the development involves large scale residential development; employment/commercial development in excess of national guideline figures or non-residential institutions including schools and colleges. The Travel Plan will need to demonstrate that adequate mitigation of the transport impacts of the proposal can be achieved.
- **H2:** “Housing Mix” – a mix of housing is required that can reasonably meet the future needs of a wide range of household types in Huntingdonshire and reflect the advice and guidance provided within the Cambridgeshire and Peterborough SHMAs and relevant local housing studies. Regard must also be given to other material factors specific to the site.
- **D1:** “Green Space, Play and Sports Facilities Contributions” - informal green space should be provided on site where possible, taking account the nature of the development proposed and the existing local provision. Where provision is not made on site, an appropriate financial contribution will be made.
- **D2:** “Transport Contributions” – contributions will be required towards improvements in transport infrastructure where necessary to mitigate the impact of new development on local transport networks, particularly to facilitate walking, cycling and public transport use.
- **D3:** “Community Facilities Contributions” – contributions will be required towards the provision, extension or improvement of community facilities where necessary to promote the development of sustainable communities and mitigate the impacts of the development as identified through the Local Investment Framework.
- **D4:** “Utilities Contributions” – contributions will be required towards provision or improvement of utilities infrastructure where necessary to mitigate the impacts of development as identified through the Local Investment Framework.
- **D5:** “Emergency and Essential Services Contributions” – contributions will be required towards the provision, extension or improvement of emergency and essential services where necessary to promote public safety within new development and

mitigate the impacts of development as identified within the Local Investment Framework.

- **D6:** “Environmental Improvements Contributions” – contributions will be required towards environmental improvements where necessary to mitigate against the impacts of the development as identified through the Local Investment Framework, the Cambridgeshire Horizons Green Infrastructure Strategy or successor documents and other evidence.
- **D7:** “Drainage and Flood Prevention Contributions” – contributions will be required towards improvements in drainage and flood prevention where necessary to mitigate the impacts of development as identified through the Local investment Framework, the Huntingdonshire Outline Water Cycle Strategy or successor documents or by the Environment Agency.

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

- 4.1 0501658OUT Erection of foodstore, petrol filling station, residential development, community facilities and associated highways and infrastructure works. Granted Nov 2008
- 4.2 0900192REM Approval of reserved matters in respect of access, appearance, landscaping, layout and scale for the erection of a food store, petrol filling station, associated highway works and infrastructure Approved Nov 2009
- 4.3 0900365S73 Variation of condition 7 of outline planning permission 0501658OUT in respect of the erection of a foodstore, petrol filling station, residential development, community facilities and associated highway and infrastructure work so that the condition states 'the access arrangement and footway shall be completed in accordance with the approved details before the occupation of the store on the western side of High Lode' rather than 'before commencement of development'. Granted Nov 2009
- 4.4 0900286REM Approval of reserved matters in respect of access, appearance, layout and scale for the erection of a community centre. Approved Nov 2009
- 4.5 0901127OUT (On adjacent land) Mixed use development comprising employment (including trade counter sales) (use classes, B1, B2 and B8) car sales, car breaking, combined heat and power uses and a children's day nursery (D1), means of access and road layout. Granted Sept 2010.

#### **5. CONSULTATIONS**

- 5.1 **Ramsey Town Council – Recommends Refusal** (see attached for original comments). The Town Council reconsidered the application after officers had clarified that the proposal only related to the residential development. On the second occasion the vote was 5 votes for refusal, 3 for approval with 3 abstentions. The Town Council felt that the housing was not needed and would not regenerate the Town.

- 5.2 **Cambridgeshire County Council (Highways)** – No objection subject to re-imposition of conditions.
- 5.3 **HDC Head of Housing** – Affordable housing should be secured at the current policy level (40%)
- 5.4 **HDC Environmental Health** – Recommends repeating condition 13 of the original permission relating to contamination.
- 5.5 **Environment Agency** – No additional comments.

## 6. REPRESENTATIONS

- 6.1 None received.

## 7. SUMMARY OF ISSUES

- 7.1 The main issues are whether the residential development which formed part of the original outline permission should still go ahead and, if so, the terms of the planning obligation.

### Planning Policy

- 7.2 The Government has advised that in the current circumstances local planning authorities should take a positive and constructive approach towards applications which improve the prospect of sustainable development being taken forward quickly. The development proposed in an application for an 'extension' will by definition have been judged to be acceptable in principle at an earlier date. While applications should be determined in accordance with s.38(6) of the Planning and Compulsory Purchase Act 2004, local planning authorities are further advised, in making their decisions, to focus their attention on development plan policies and other material considerations which may have changed significantly since the original grant of permission.
- 7.3 In this case the main policy changes relevant to the principle of residential development in this location and planning obligations are:
  - the East of England Plan has been adopted (and remains part of the Development Plan pending revocation of the Regional Spatial Strategies as proposed by the Coalition Government;
  - the Huntingdonshire Core Strategy was adopted in 2009;
  - the Huntingdonshire Development Management Plan DPD: Proposed Submission was published in 2010;
  - the National Planning Policy Framework was published in draft in July 2011.
- 7.4 The site is part of the Ramsey Northern Gateway. Land to the north-west of High Lode was part of a B1/B2/B8 employment allocation in the Local Plan 1995 and the land to the east was committed for employment. By 2004 there had been little interest in building-out the allocation due to the associated infrastructure costs needed to develop the site and the poor road infrastructure in the Ramsey area. In November 2004, this Council adopted as Interim Planning Guidance the 'Ramsey Gateway Urban Design Framework' and the area was identified as an opportunity site in the Ramsey Action Plan under the theme of creating sustainable development. The Framework proposed the enhancement of this area as a 'gateway' to

the town. The intentions were, amongst others, that derelict land would be regenerated, un-neighbourly employment uses would be encouraged to relocate and the viability of the remaining employment land would be enhanced. Part of the reason for the delay in the housing development has been the ongoing negotiations to relocate the scrap yard which is within the proposed residential area to the north-west of High Lode.

- 7.5 Since the outline planning permission was granted in 2008 the retail development has taken place and there is now access to the remaining employment land which itself has the benefit of outline planning permission granted in 2010.
- 7.6 In terms of policy changes, the Core Strategy now makes provision for the residential development which was previously a departure for the provisions of the 1995 Local Plan. Policy CS2 states that at least 300 homes will be provided in the Ramsey Spatial Planning Area, “In employment led mixed use re-developments to the west of the town, to the north of the town and redevelopment of previously developed land within the built up areas of the town.” The reference to ‘to the north of the town’ relates to this direction for growth. The reasoned justification for this policy explains at paragraph 5.7 that the scale of development reflected Ramsey’s role as a focal point for the rural community, its relative remoteness and poor transport infrastructure. There is a need for a modest scale of new housing and this site is in an appropriate and sustainable location to provide some of it. The changes to policy, particularly the adoption of policy CS2 and the draft National Planning Policy Framework, albeit it only has limited weight at this stage, support a further grant of planning permission.
- 7.7 If appropriate, different conditions in respect to matters other than the time limit can also be imposed – for example in order to make the scheme acceptable in the light of new policies, or if some pre-commencement conditions have already been discharged.
- 7.8 The outline planning permission was granted subject to the following summarised conditions:
1. Submission of phasing plan
  2. Reserved matters, including the means of access to the part of the development on the eastern side of High Lode to be approved before development on any phase is commenced.
  3. Development to be carried out in accordance with the approved reserved matters.
  4. Applications for approval of reserved matters to be made within three years.
  5. Development to be begun within two years from approval of the reserved matters.
  6. Details submitted pursuant to conditions 2-4 shall accord with the land use zones shown on drawing no. 283997/30 (or drawing no. 283997/38 if the scrap yard is to remain) and the broad design principles shown on drawing 6149/PO7 Rev.B.
  7. Submission of detailed drawings of the roundabout on St Mary’s Road to serve the part of the development on the western side of High Lode. Details to include a footway along the northern side St Mary’s Road between the roundabout and High Lode.

8. Foodstore not to exceed 3610 square metres gross and 2316 square metres net floorspace. No more than 15% of net floorspace to be for comparison goods.
  9. Prior to opening of the foodstore or the occupation of any of the market dwellings the access road from St Marys Road to the remainder of the land allocated for employment to be constructed.
  10. Submission of Green Travel Plans.
  11. Archaeological investigations.
  12. Provision of fire hydrants.
  13. Pre-commencement contamination investigation and remediation.
  14. Submission of details of a bridge link across High Lode.
  15. Noise protection scheme for any dwellings occupied before the relocation of the scrap yard.
  16. Submission of surface water drainage scheme.
- 7.9 The grant of a replacement planning permission would comply with policy CS2 of the Huntingdonshire Core Strategy 2009.

### **Planning Obligations**

- 7.10 The Government guidance states that local planning authority or the applicant may seek changes to an existing obligation in order to make the proposal acceptable in changed circumstances.
- 7.11 The outline planning permission was bound by a planning obligation under section 106, the main provisions of the original obligation, which has since been the subject of a number of variations, can be summarised as follows:
- a. £100K towards the cost of extending an existing bus service from the town centre to the new store;
  - b. The provision of linked signal controls at the Great Whyte and High Street junction, linked to the pedestrian crossing to the west of the junction on the High Street, to also include minor alignment works to kerb edging and resurfacing works;
  - c. A new combined pedestrian/cycle route between the foodstore and the Rivermill site, to include a bridge across High Lode between Foot Drove and Rivermill;
  - d. A contribution of £48K towards highway safety improvements on St Mary's Road;
  - e. The provision of a HGV routeing agreement for delivery vehicles serving the foodstore to avoid the town centre;
  - f. Agreement to carry out no further works in relation to the permissions for the foodstores on land at Rivermill;
  - g. The transfer of land at Rivermill to the District Council suitable for the provision of a community centre, and the erection of or funding for a community centre of circa 2500 sq m gross to include a hall, kitchen, toilet facilities and office space with associated outdoor space and potential for future upgrade and expansion;
  - h. The provision of affordable housing at a level of 29% of the total number of residential units;
  - i. The provision and subsequent transferral of equipped play areas to include a Local Equipped Area of Play (LEAP) and a Local Area of Play (LAP);

- j. A contribution of £20K towards the ongoing maintenance and repair of the Play Areas and a further contribution towards the maintenance of other landscaped public spaces;
- k. A contribution of £5K towards the enhancement of the moorings along High Lode in the vicinity of the site to include mooring facilities and access from the river to Horse Drove;
- l. A contribution via Cambridgeshire County Council of £20K towards the cost of library and associated facilities;
- m. A contribution of £485 per dwelling towards health care facilities via Primary Health Care Trust;
- n. Agreement that there shall be no residential development within the proposed landscaped attenuation zone prior to the cessation of the car breakers use on the land adjacent to High Lode; and
- o. An obligation to use all reasonable endeavours to promote and secure confirmation of a Section 247 Order to provide alternative access to land fronting Horse Drive.

7.12 Consultations are ongoing to establish that those aspects of the obligation which relate to the residential development are still relevant and necessary and meet the policy tests in Circular 05/2005 and the statutory tests in the Community Infrastructure Levy (CIL) Regulations 2010. With regard to (h) affordable housing, policy CS4 provides that developments should seek to achieve a target of 40% affordable housing. The terms of the supplemental obligation will be negotiated by officers under the delegation agreement.

## **8. RECOMMENDATION - APPROVE:**

8.1 The application be APPROVED subject to the imposition of the varied time limit, the re-imposition of the other conditions modified as appropriate to take account of any details which have already been approved and to a supplemental agreement under section 106 to link the new planning permission to the existing planning obligation and update the obligations.

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

### **CONTACT OFFICER:**

Enquiries about this report to **Mr Nigel Swaby Development Management Team Leader 01480 388461**

NS  
DPS  
15/7/11

Head of Planning Services  
Pathfinder House  
St. Mary's Street  
Huntingdon  
Cambridgeshire PE 29 3TN



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

Application Number: 1101019REP Case Officer Mr Nigel Swaby

Proposal: Application to replace Planning Permission 0501656OUT for erection of foodstore, petrol filling station, residential development, community facilities and associated highways and infrastructure works

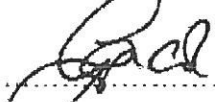
Location: Land At The Corner Of Stocking Fen Road And St Marys Road Ramsey  
Observations of Ramsey Town/Parish Council.

Please  box as appropriate

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

Recommend refusal because... (please give relevant planning reasons in space below)  
By 11 votes to 1, the development was felt to be surplus to requirements.

No observations either in favour or against the proposal

  
..... Clerk to Ramsey Town/Parish Council.

Date: 15/7/11

Failure to return this form within the time indicated will be taken as an indication that the Town or Parish Council do not express any opinion either for or against the application.

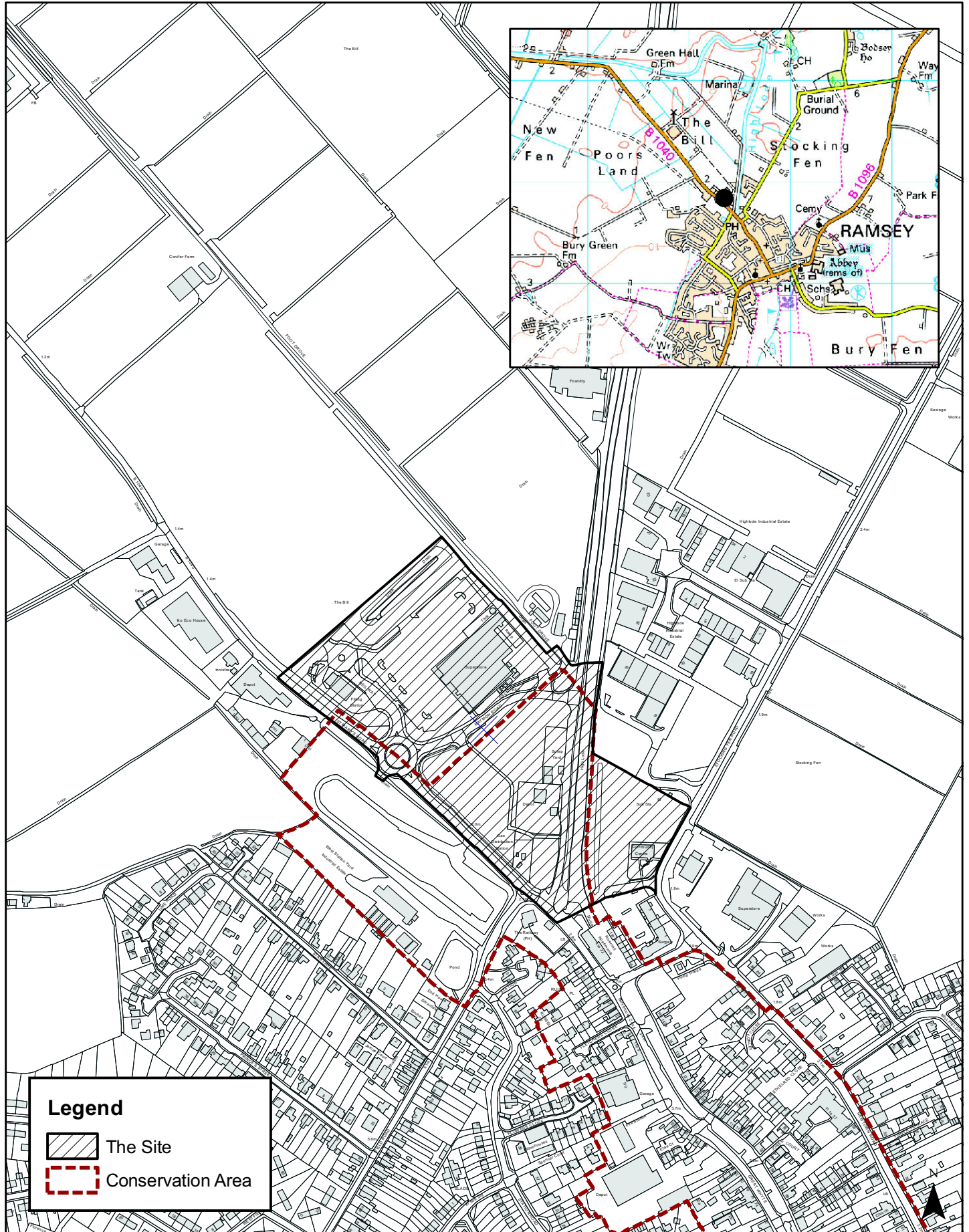


# Development Management Panel

Application Ref: 1101019REP

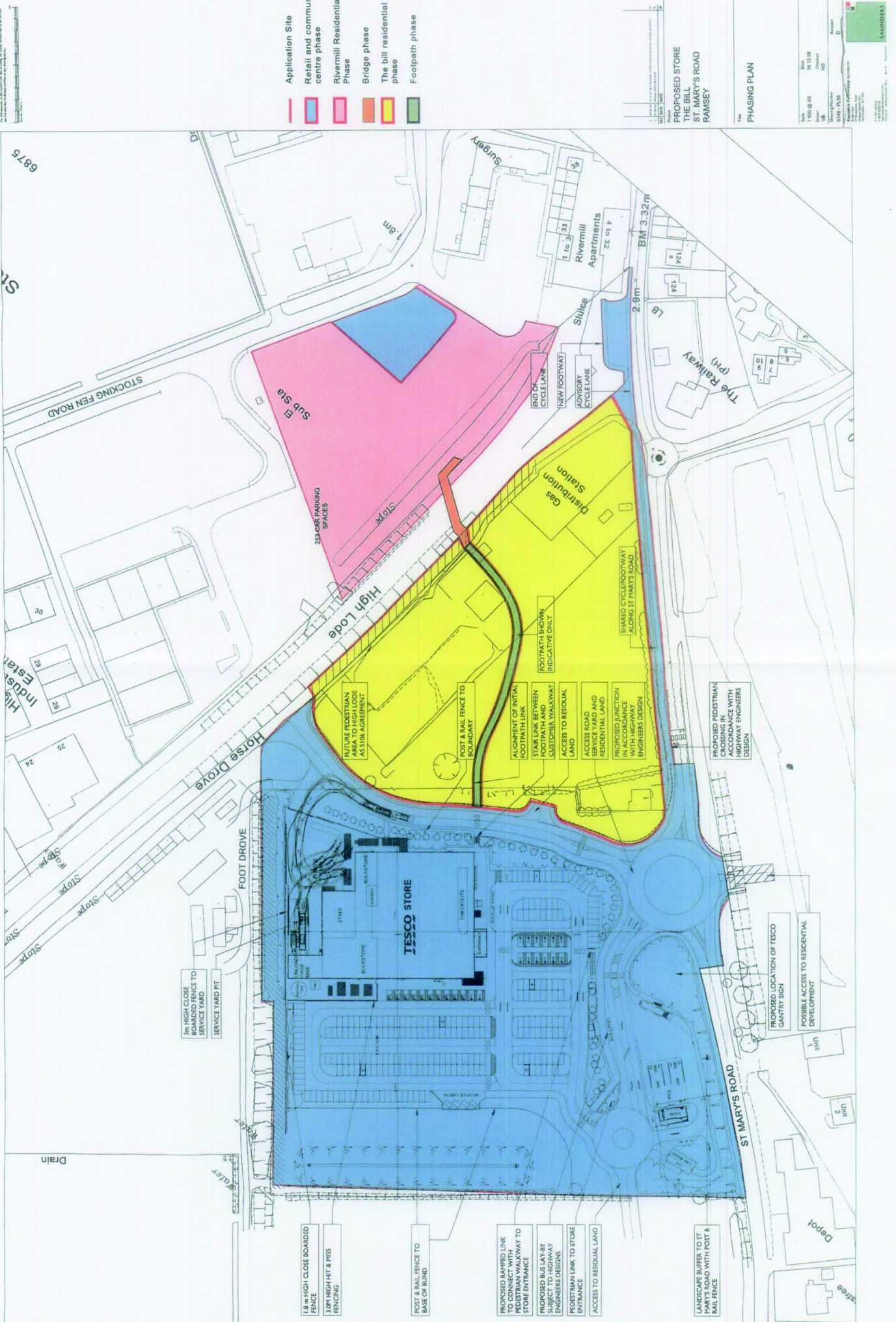
Location: Ramsey

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## Planning Obligation Status

The land is bound by the following agreements:

1. Agreement dated 27 October 2008 – the First Principal Agreement, accompanying planning permission 0501658OUT granted on 10 November 2008.
2. Deed of Variation to the First Principal Agreement dated 16 March 2009
3. Agreement dated 24 July 2009 – the Second Principal Agreement  
This agreement accompanies planning permission 09/00365S73 by which condition 7 of outline planning permission 0501658OUT which requires:
  - a detailed engineering drawing of the new roundabout to be approved before the development starts;
  - the new roundabout to be completed before the start of the built development in the area west of High Lode;
 was varied to require the roundabout to be completed before the food store is occupied, rather than before it is started. The provisions of this agreement mirror those of the First Principal Agreement except in relation to the Junction Improvements (see (b) below).
4. Agreement dated 9 October 2009 – with Cambridgeshire County Council under Sections 38 and 278 of the Highways Act 1980
5. Agreement dated 19 November 2009 – the Third Principal Agreement
6. Agreement dated 18 August 2011 (see (b) below)

Ref.	Provisions of the First Principal Agreement dated 27 October 2008	Current status
a.	<u>Schedule 2, Part 1.1</u> <u>Bus Contribution</u> £100K towards the cost of extending an existing bus service from the town centre to the new store.	Clause completed. Indexed sum paid to Cambridgeshire County Council on 14/12/09.
b.	<u>Schedule 2, Part 1.5</u> <u>Junction Improvements</u> The provision of linked signal controls at the Great Whyte and High Street junction, linked to the pedestrian crossing to the west of the junction on the High Street, to also include minor alignment works to kerb edging and resurfacing works. To be provided prior to commencement of the Retail Phase.	This requirement was first revised by the terms of the Second Principal Agreement of 24 July 2009 to require the Junction Improvements before occupation of the Retail Phase. It was revised again by the Third Principal Agreement of 19 November 2009 to enable the County Council to require the Junction Improvements within 12 months of the date of the agreement. It was revised again by the Agreement of 18 August 2011 under which payment of a contribution of £82,815 to the Ramsey Market Town Transport Strategy was agreed in lieu of the Junction Improvements specified in the First Principal Agreement of 27 October 2008 and the Second Principal Agreement of 24 July 2009.
c.	<u>Schedule 2, Part 2.1</u> <u>Bridge Link</u> Prior to commencement of the retail phase, to enter into an agreement and bond with the County Council under sections 38 and 278 of the Highways Act 1980 for carrying out the 'Bridge Link' being a new combined pedestrian/cycle route between the foodstore and the Rivermill site, to include a	Agreement dated 9 October 2009.

	bridge across High Lode between Foot Drove and Rivermill;	
d.	<u>Schedule 2, Part 1.2</u> <u>St Mary's Road Contribution</u> A contribution of £48K towards highway safety improvements on St Mary's Road;	Clause completed. Indexed sum paid to Cambridgeshire County Council on 14/12/09.
e.	<u>Schedule 2, Part 1.3</u> <u>Delivery Routing</u> The provision of a HGV routing agreement for delivery vehicles serving the food store to avoid the town centre;	To be confirmed
f.	<u>Schedule 1, Part 1.1</u> <u>Rivermill Site</u> Agreement to carry out no further works in relation to the permissions for the food stores on land at Rivermill, reference 91/0200 and 0101785OUT;	Ongoing obligation.
g.	<u>Schedule 1, Part 1.2</u> <u>Community Centre</u> The transfer of land at Rivermill to the District Council suitable for the provision of a community centre, and the erection of or funding for a community centre of circa 2500 sq m gross to include a hall, kitchen, toilet facilities and office space with associated outdoor space and potential for future upgrade and expansion. Provide on the Community Centre Land a Local Area for Play (LAP). The Community Centre to be constructed before any Phase of the development is occupied.	An alternative site for the Community Centre was agreed by the Variation to the First Principal Agreement dated 16 March 2009. The definition of the LAP Contribution and LAP Maintenance Contribution in the First and Second Principal Agreements were varied by the Third Principal Agreement of 19 November 2009.  Clause completed 16/12/09 when the LAP was delivered at the Community Centre and the associated commuted sum was received on 02/02/10.
h.	<u>Schedule 1, Part 2.1</u> <u>Affordable Housing</u> The provision of affordable housing at a level of 29% of the total number of residential units;	Obligation to provide affordable housing in the Rivermill Residential Development
	<u>Schedule 1, Part 3.1</u> <u>Affordable Housing</u> The provision of affordable housing at a level of 29% of the total number of residential units;	Obligation to provide affordable housing in the St Mary's Road Residential Development
i.	<u>Schedule 1, Part 3.2</u> <u>Play Area</u> The provision and subsequent transfer of equipped play areas to include a Local Equipped Area of Play (LEAP) within the St Mary's Road Residential Development. Plans to be submitted prior to commencement of the St Mary's Road Residential Development. Play Area to be transferred to the Council.	LEAP Play area to be constructed prior to first occupation of not more than 50% of the dwellings within the St Mary's Road Residential Development
j.	<u>Schedule 2, Part 3.2</u> <u>Play Areas</u> A contribution of £12K towards the ongoing maintenance and repair of the LEAP Play Area and a further contribution towards the maintenance of other landscaped public	Payable on transfer of the LEAP Play Area on the St Mary's Road Residential Development to the Council.

	spaces;	
k.	<u>Schedule 1, Part 2.2</u> <u>The Rivermill Development High Lode Contribution</u> A contribution of £2K towards the enhancement of the moorings along High Lode in the vicinity of the site to include mooring facilities and access from the river to Horse Drove;	To be paid prior to the first occupation in the Rivermill Residential Development
	<u>Schedule 1, Part 3.3</u> <u>The St Mary's Road Residential Development High Lode Contribution</u> A contribution of £3K towards the enhancement of the moorings along High Lode in the vicinity of the site to include mooring facilities and access from the river to Horse Drove;	To be paid prior to the first occupation in the St Mary's Road Development
l.	<u>Schedule 2, Part 3</u> <u>Library Contribution</u> A contribution via Cambridgeshire County Council of £18K towards the cost of library and associated facilities;	To be paid prior to the first occupation in the Rivermill Residential Development
	<u>Schedule 2, Part 4</u> <u>Library Contribution</u> A contribution via Cambridgeshire County Council of £22K towards the cost of library and associated facilities;	To be paid prior to the first occupation in the St Mary's Road Development
m.	<u>Schedule 1, Part 2.3</u> <u>The Healthcare Contribution</u> A contribution of £485 per dwelling towards health care facilities via Primary Health Care Trust;	To be paid prior to the first occupation in the Rivermill Residential Development
	<u>Schedule 1, Part 3.4</u> <u>The Healthcare Contribution</u> A contribution of £485 per dwelling towards health care facilities via Primary Health Care Trust;	To be paid prior to the first occupation in the St Mary's Road Development
n.	<u>Schedule 1, Part 3</u> <u>Landscape Attenuation Zone</u> <u>St Mary's Road Residential Development</u> Agreement that there shall be no residential development within the proposed landscaped attenuation zone prior to the cessation of the car breakers use on the land adjacent to High Lode; and	Ongoing obligation.
o.	<u>Schedule 2, Part 1.4</u> <u>Section 247 Order</u> An obligation to use reasonable endeavours to promote and secure confirmation of a Section 247 Order to stop up the highway known as Horse Drove.	Ongoing obligation
<b>Ref.</b>	<b>Provisions of the Deed of Variation to the First Principal Agreement dated 16 March 2009</b>	<b>Status</b>
p.	<u>Public Realm Contribution</u> A contribution of £200k relating to the provision of a bridge, footpaths and rights of way.	Clause completed. Indexed sum paid to Cambridgeshire County Council .

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**DEVELOPMENT MANAGEMENT PANEL**

**17 OCTOBER 2011**

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**Case No: 1100668FUL (FULL PLANNING APPLICATION)**

**Proposal: ERECTION OF TEMPORARY BUILDING AND CREATION OF TEMPORARY CAR PARKING**

**Location: BRITISH RED CROSS SOCIETY CASTLE MOAT ROAD**

**Applicant: BRITISH RED CROSS SOCIETY**

**Grid Ref: 523961 271476**

**Date of Registration: 16.06.2011**

**Parish: HUNTINGDON**

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## **RECOMMENDATION - APPROVE**

### **1. DESCRIPTION OF SITE AND APPLICATION**

- 1.1 The site relates to an area previously occupied by the British Red Cross Society. The building which previously stood on the site has been demolished, although the slabs remain and a hoarding has been erected around the site. The application site only relates to a proportion of the former British Red Cross site to the rear. The site is located to the south of Castle Moat Road between the dwellings along The Walks East and the Church.
- 1.2 To the rear of the site lies a horse chestnut tree subject of a Tree Preservation Order and beyond the rear boundary of the site lies a public right of way. The site lies in the Conservation Area and is located close to the Castle Hills, a Scheduled Monument.
- 1.3 The proposal seeks the erection of a temporary building to the rear of the site approximately 9.9 metres in depth by 12.2 metres in width by 3.5 metres in height to contain a training room, medical loan facility, office, store, kitchen and cloak room facilities.
- 1.4 The proposal also includes the erection of a bin store approximately 3.3 metres by 3 metres and the erection of temporary hoarding to widen the access way and to form a boundary with the front part of the site.
- 1.5 It also includes the creation of a temporary car park to provide 3 car parking spaces. Access to the site shall be via the existing access used by the bungalows along The Walks East. The applicants have provided supporting evidence that they own this access way, with the occupiers of the dwellings along The Walks East having rights of access over this land only.

1.6 This application is before the Panel because the Head of Planning Services considers that it should be presented to the Panel for decision.

## 2. NATIONAL GUIDANCE

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

2.2 **PPS4: “Planning for Sustainable Economic Growth” (2009)** sets out the Government's comprehensive policy framework for planning for sustainable economic development in urban and rural areas.

2.3 **PPS5: Planning for the Historic Environment (2010)** sets out the Government's planning policies on the conservation of the historic environment.

2.4 **PPG13: “Transport” (2011)** contains advice on the integration of planning and transport.

2.5 **Draft National Planning Policy Framework: Consultation (2011)** - sets out the Government's key economic, social and environmental objectives and the planning policies to deliver them. The intention is that these policies will provide local communities with the tools they need to energise their local economies, meet housing needs, plan for a low-carbon future and protect the environmental and cultural landscapes that they value. It seeks to free communities from unnecessarily prescriptive central government policies, empowering local councils to deliver innovative solutions that work for their local area.

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

- **ENV6: “The Historic Environment”** - Within plans, policies, programmes and proposals local planning authorities and other agencies should identify, protect, conserve and, where appropriate, enhance the historic environment of the region including Conservation Areas and Listed Buildings.

- **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

- 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 and to the use of sympathetic materials of appropriate colour and texture.

- **En9-** "Conservation Areas" - development should not impair open spaces, trees, street scenes and views into and out of Conservation Areas.

- **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.

- **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)

- None relevant

- 3.5 Policies from the **Adopted Huntingdonshire Local Development Framework Core Strategy 2009** are relevant and viewable at

<http://www.huntsdc.gov.uk> click on Environment and Planning then click on Planning then click on Planning Policy and then click on Core Strategy where there is a link to the Adopted Core Strategy.

- 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 Policies from the Development **Management DPD: Proposed Submission 2010** are relevant.

- C1: “Sustainable Design” – development proposals should take account of the predicted impact of climate change over the expected lifetime of the development.
- E1: “Development Context” – development proposals shall demonstrate consideration of the character and appearance of the surrounding environment and the potential impact of the proposal.
- E3: “Heritage Assets” – proposals which affect the District’s heritage assets or their setting should demonstrate how these assets will be protected, conserved and where appropriate enhanced.
- E5: “Trees, Woodland and Hedgerows” – proposals shall avoid the loss of, and minimise the risk of, harm to trees, woodland or hedgerows of visual, historic or nature conservation value, including ancient woodland and veteran trees. They should wherever possible be incorporated effectively within the landscape elements of the scheme.
- E10: “Parking Provision” – car and cycle parking should accord with the levels and layout requirements set out in Appendix 1 ‘Parking Provision’. Adequate vehicle and cycle parking facilities shall be provided to serve the needs of the development.
- H7: “Amenity” – development proposals should safeguard the living conditions for residents and people occupying adjoining or nearby properties.
- P4: “Town Centre Uses and Retail Designations” – proposals for retail, leisure, office, cultural and tourism facilities and other main town centre uses should be located within the defined town centres of the Market Towns, unless they accord with exceptions allowed for elsewhere in the LDF.

3.7 **Supplementary Planning Document:**

- Huntingdonshire Landscape and Townscape Assessment (2007)

4 **PLANNING HISTORY**

- 1000329FUL - Erection of a site boundary hoarding to secure site – permission granted

- 1000330CAC - Demolition of existing building to ground slab – consent granted
- 0400625FUL - Alterations to building and provision of additional car parking – permission granted
- 7800352FUL - Extension to garage – permission granted

## **5. CONSULTATIONS**

- 5.1 Huntingdon Town Council – recommend approval (copy attached)
- 5.2 English Heritage – do not object to the principle of locating a temporary structure adjacent the monument, but recognise that such buildings are unlikely to make a positive contribution to the setting of the monuments. Recognise that this scheme is integral to the sites re-development and therefore feel that the setting can be protected by conditioning the application accordingly. Would recommend the permission is limited for a period of 5 years to ensure that the setting is not impaired in the long term. An archaeological condition would also be appropriate to ensure that the provision of the footings for, and services to the temporary structure are adequately mitigated and any archaeological remains can be adequately recorded.
- 5.3 Highway Authority – No objections subject to conditions relating to the construction, drainage and width of the access and the parking, servicing, loading/unloading, turning and waiting area.
- 5.4 CCC Rights of Access Team – No objections but request that, if permission is granted, a note is included stating that the public footpath that runs immediately adjacent to the southern boundary of the site shall remain open, and unobstructed at all times.
- 5.5 CCC Historic Environment Team – no objection to this development and would not consider archaeological works necessary in advance or during the course of development.
- 5.6 Highways Agency – No objections.

## **6. REPRESENTATIONS**

- 6.1 1 Castle Hill – Comments:  
The general plan added 16/6/11 relates to Case 1100668FUL. The chestnut tree referred to Tree Protection Plan has been pruned and I would estimate it is 8 metres high.
- 6.2 12 The Walks East – Objection to the original plans showing the tracking of vehicles entering and leaving the parking area:
- property lines shown on the submitted plans are incorrect
  - covenant in place between the owners of the 12ft section of the lane and owners of the bungalow in that they only have access into the lane
  - loss of this amenity would have an affect on value of property
  - the tracking plan shows that to work it must cross my property which I object to
  - any increase in traffic movements approx 6-10 daily would cause extra risk on entering onto ring road. You also have to cross a footpath which is used heavily by cyclists and school children on the way to school.

- there is a manhole in the middle of the lane which is not built to withstand heavy vehicles, also as the bungalows are responsible for maintaining the lane we object to extra vehicular movements when Red Cross already have two other entrances to the site
  - they do not keep the boundary fence in good repair, yet it states in the plans they are keeping the original fence
  - the boundary fence of No 12 is set inside its property line to enable turning circle to be achieved, as well as more room for parking.
  - understand that the application can only be considered as submitted but giving an access to the site at the rear opens possibilities for the rear of this which I am opposed to.
  - this lane is the only vehicle access to these property's it is a private lane not one that can support a commercial activity without causing major problems.
- In relation to the latest amended plans, the occupier of 12 The Walks East states that the tracking path is better but could still encroach on my property. Can the Red Cross prove they have access rights to the lane?

## **7. SUMMARY OF ISSUES**

- 7.1 The main issues to consider are the principle, the impact on the character and appearance of the Conservation Area, impact on residential amenity, impact on the existing tree subject to a tree preservation order, parking and impact on highway safety, and impact on the adjacent right of way.

### **Principle**

- 7.2 The proposal seeks to provide a temporary building on the site to provide training and medical loan facilities, as an interim proposal with intentions to provide permanent facilities in the future on the remainder of the site (this is a future project and does not have the benefit of planning permission). This would allow the British Red Cross Society to re-establish its presence in the town and for a temporary period of three years.
- 7.3 There are no objections to the principle of the proposed development.

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

- 7.4 The Planning (Listed Buildings and Conservation Areas) Act states that special attention shall be paid to the desirability of preserving or enhancing the character and appearance of conservation areas. The proposal seeks the installation of a temporary building to be sited at the rear of the site. Whilst it may not be considered that such a building shall enhance the character and appearance of the Conservation Area, the proposal is only for a temporary period and, importantly, enables the Red Cross to re-establish its presence on the site. It is not considered that this proposal would cause significant harm to the designated heritage asset (the Conservation Area) that would warrant refusing this application for this temporary period. Nor is it considered that the erection of the new fencing and bin store would cause significant harm to the character and appearance of the Conservation Area.

## **Impact on residential amenity**

### Temporary building

- 7.5 The single storey temporary building has been sited to the rear of the site and adjacent to the boundary with the church and is therefore set away from the neighbouring residential properties. The proposed building, having regard to its siting and scale, is not considered to harm the amenity of the neighbouring residential properties or community facilities.

### Access and parking

- 7.6 This application has raised concerns with the neighbouring residential properties along The Walks East in respect of access along the existing access way and parking for the residents, which takes place to the rear of their properties and adjacent the access way. Following discussions with the agent supporting documentation has been provided that states that the applicants, the British Red Cross Society, own this access way and the residents adjacent the site have rights of access.
- 7.7 The application has also been amended to ensure that vehicles visiting the application site can use the access way and turn into the parking area for the proposed building without crossing over onto the private land of the adjacent residential dwellings.
- 7.8 Whilst noting the concerns of the resident, the confirmation that the applicants own this access way means they are able to freely use this access way subject to the Highway Authority being satisfied with the proposal, discussed in detail later in the report. In terms of parking it will be for the residents to ensure they park within the confines of their land and not land outside of their ownership. The relationship in terms of parking and access and any possible conflict becomes a civil matter to be discussed/negotiated between the relevant parties.
- 7.9 It is not considered that the provision of this development and use of access is such that it would significantly harm amenity or would warrant refusing this application.

### Impact on the adjacent tree

- 7.10 The application includes an Arboricultural Method Statement which indicates that all existing hard surfaces are to be retained as surface protection with the exception of part of the former garage slab, which is to be a no dig drive construction. Tree Protection Fence shall also be erected during construction and the parking spaces shall also ensure that the existing levels on site are not altered.
- 7.11 The proposed development is not considered to harm the existing horse chestnut tree. Conditions are recommended to ensure that the Tree Protection Plan and Arboricultural Method Statement are adhered to.

## **Parking, access and impact on highway safety**

### Parking

- 7.12 The proposal seeks the provision of 3 car parking spaces on site. It is considered, in accordance with Appendix 1 of the Development Management DPD Submission a maximum of 8 car spaces are required. Whilst recognising an under provision of car parking spaces is proposed, given the sustainable location of the site, within walking distance of the Bus Station and Train station, access to public car parks and close proximity to the town centre, this under provision is acceptable in this instance as other more sustainable modes of transport exist for potential users of the site.
- 7.13 Cycle parking has not been shown for this development, whilst only a temporary consent is proposed, it is not considered unreasonable in the pursuit of encouraging the use of more sustainable modes of transport for secure cycle parking to be provided on site. Given the size of the building this would require at least 8 cycle spaces. It is recommended that a condition is imposed requiring adequate provision.

#### Access

- 7.14 A revised plan, received 7/9/11, now shows that a vehicle can enter and exit the application site without causing congestion on the highway. There is sufficient space for two cars to pass.
- 7.15 The Highway Authority has not objected to the proposal subject to the imposition of conditions in relation to the provision of turning/ servicing/ loading/ waiting/ parking area on the site prior to occupation, adequate drainage measures to prevent surface water draining on to the highway and a minimum access width of 5 metres for a distance of 10 metres from the carriageway. They have also requested a condition requiring the access to be constructed to the County Council's specification. The condition requiring the access to be constructed to the County Council's specification is not considered necessary as the County Council are able to regulate this separately to any planning permission.
- 7.16 On the basis of the revised plans, it is considered that the proposal would not harm highway safety.

#### Archaeology

- 7.17 The proposal if permitted would allow archaeological works to be undertaken on the site in advance of the redevelopment of the site, and the proposed building itself is designed to have no impact on sub-surface archaeological deposits. Notwithstanding English Heritage's comments, archaeological works are not considered to be necessary in advance or during the course of this development, having regard to the proposed development.

#### Impact on the adjacent right of way

- 7.18 Having regard to the proposed erection of a temporary building and creation of parking spaces, all within the confines of the application site, this is not considered to adversely affect the adjacent right of way.
- 7.19 Comments on representations received:

- The general plan added 16/6/11 relates to Case 1100668FUL. The chestnut tree referred to Tree Protection Plan has been pruned and I would estimate it is 8 metres high – whilst noting this it does not override the submitted Arboricultural Method Statement and Tree Protection Plan.
- property lines shown on the submitted plans are incorrect – revised plans have been submitted and this should have corrected this matter.
- covenant in place between the owners of the 12ft section of the lane and owners of the bungalow in that they only have access into the lane – this is a civil matter and not a consideration for this planning application.
- loss of this amenity would have an affect on value of property – property value is not a planning matter.
- the tracking plan shows that to work it must cross my property which I object to – revised plan now submitted showing tracking within the confines of the red edged application site.
- any increase in traffic movements approx 6-10 daily would cause extra risk on entering onto ring road. You also have to cross a footpath which is used heavily by cyclists and school children on the way to school – whilst noted the concern the Highway Authority has not objected to the proposal.
- there is a manhole in the middle of the lane which is not built to withstand heavy vehicles, also as the bungalows are responsible for maintaining the lane we object to extra vehicular movements when Red Cross already have two other entrances to the site – this is not a planning consideration, but a matter covered by civil legislation.
- they do not keep the boundary fence in good repair, yet it states in the plans they are keeping the original fence – the fence line is proposed to be altered as part of the most recent plan and it would not seem unreasonable to secure details of a new fence via the imposition of a condition.
- the boundary fence of No 12 is set inside its property line to enable turning circle to be achieved. As well as more room for parking – this relates to a civil matter.
- understand that the application can only be considered as submitted but giving an access to the site at the rear opens possibilities for the rear of this which I am opposed to – each application is assessed on its own merits any future proposal would be reconsidered.
- this lane is the only vehicle access to these property's it is a private lane not one that can support a commercial activity without causing major problems – this concern it noted however the Highway Authority has raised no objections to the proposal.

## 7.20 **Conclusion**

7.21 The principle of the development is acceptable, there would not be any significant harm to the character and appearance of the Conservation Area, there would not be any significant detrimental impact on residential amenity, there would be no adverse impact on the adjacent horse chestnut tree, parking is acceptable and would not harm highway safety, the development would not adversely affect any potential archaeology remains and would not adversely affect the adjacent public right of way.

- 7.22 In approving the application, the relevant guidance and policies were identified as PPS1, PPS4, PPS5, PPG13, policies ENV6 and ENV7 of the East of England Plan, policies En6, En9, En11, En12, En18 and En25 of the Local Plan, policy CS1 Of the Adopted Core Strategy, policies C1, E1, E3, E5, E10, H7 and P4 of the Development Management DPD Submission and the Huntingdonshire Landscape and Townscape Assessment (2007).
- 7.23 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

**Nonstandard**- 3 year temporary

**Nonstandard** - fence and hoarding

**Nonstandard** - provision of turning and parking area

**Nonstandard** - drainage details

**Nonstandard** - access road

**Nonstandard** - cycle parking

**Nonstandard** - tree protection

**CONTACT OFFICER:**

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



HUNTINGDON TOWN COUNCILPLANNING COMMENTS : 29<sup>th</sup> SEPTEMBER 2011mnd  
31/10/11

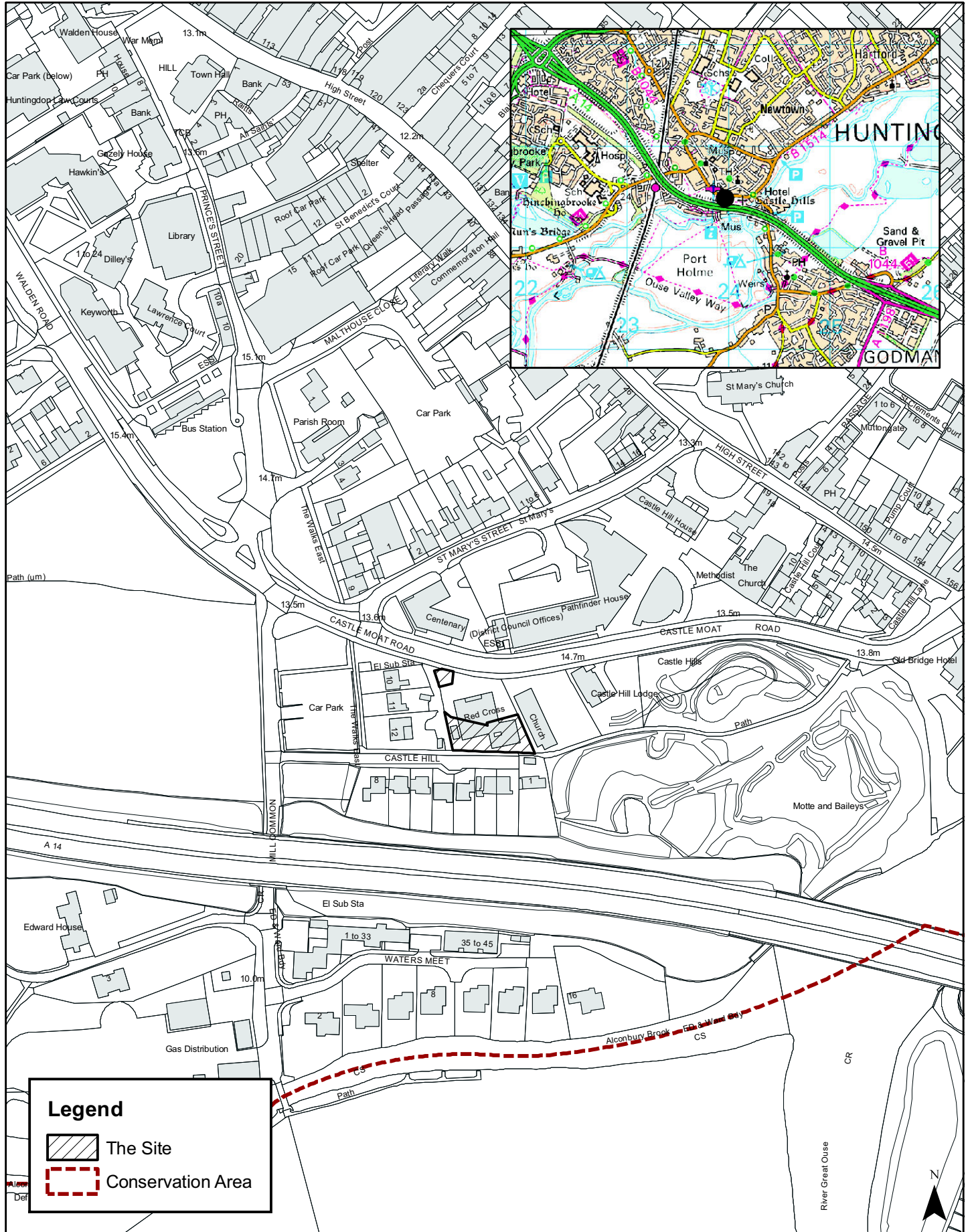
1100668FUL British Red Cross Society, 44 Moorfields, London EC2Y 9AL	WEST
Erection of temporary building and creation of temporary car parking - British Red Cross Society Castle Moat Road Huntingdon	
<b>Recommend APPROVAL</b>	
Amendment: 30/06/2011 - Additional information received. Amendment 27/07/2011- 1. Revised Design & Access Statement; 2. Vehicle tracking plans; 3. Site layout - section line and additional levels Amendment: 01/09/2011- Amended fence line; Tracking Plan from Ring Road.	
Amendment 29/9/2011- 1. Tracking path per incoming and outgoing vehicles. 2. Hoarding line adjusted to increase width of access way.	
Amendment 30/06/2011 - The Panel requires further information in connection with this application, since it appears to suggest that the access behind bungalows 9-12 will be blocked by the proposed development. Providing this is not the case, the panel recommends approval.	
Amendment 11/08/11 - Recommend APPROVAL.	
Amendment 1/9/2011 - Recommend APPROVAL	
<b>Amendment 29/09/11</b>	<b>Recommend APPROVAL</b>
1101507CLP Mr & Mrs T Karr, 10 Peregrine Close, Hartford PE29 1UZ	EAST
Certificate of proposed lawful development for loft conversion with box dormer – 10 Peregrine Close, Hartford PE29 1UZ	
<b>Recommend APPROVAL</b>	
1101508FUL Mr & Mrs Holmes, 4 Lark Crescent, Hartford, PE29 1YN	EAST
Construction of side/back extensions to property - 4 Lark Crescent, Hartford PE29 1YN	
<b>Recommend APPROVAL subject to the use of matching materials sympathetic to the existing and surrounding properties.</b>	
1101554REP Owner, 5 Temple Close, Huntingdon PE29 3QX	EAST
Replacement of Planning Permission 0801852FUL for demolition of existing bungalow and erection of two flats - 3 Temple Close, Huntingdon PE29 3QX	
<b>The Panel recommended APPROVAL for the replacement of Planning Permission and gave no further comments</b>	

# Development Management Panel

Application Ref: 1100668FUL

Location: Huntingdon

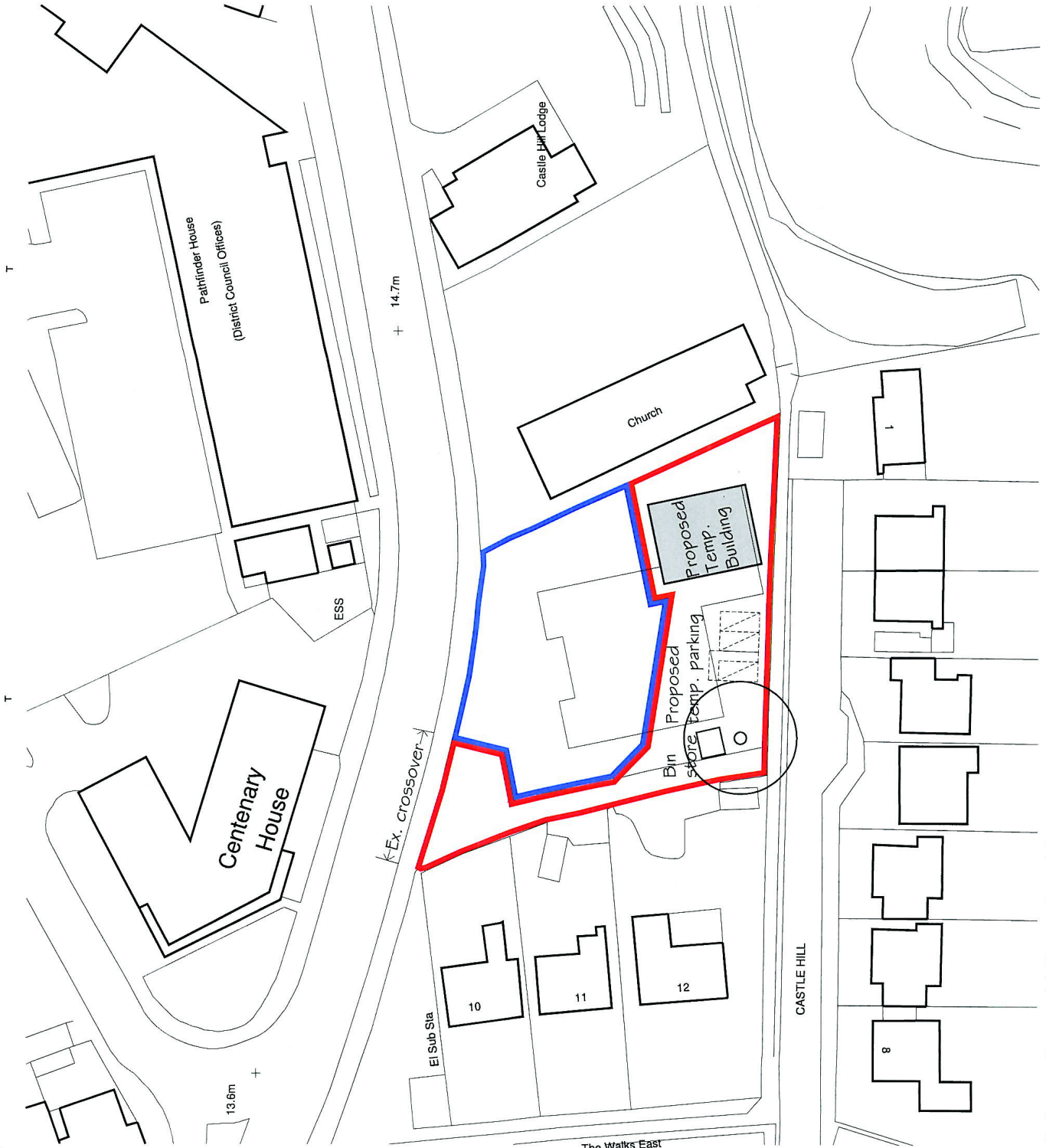
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Scale: 1:2500



1100668



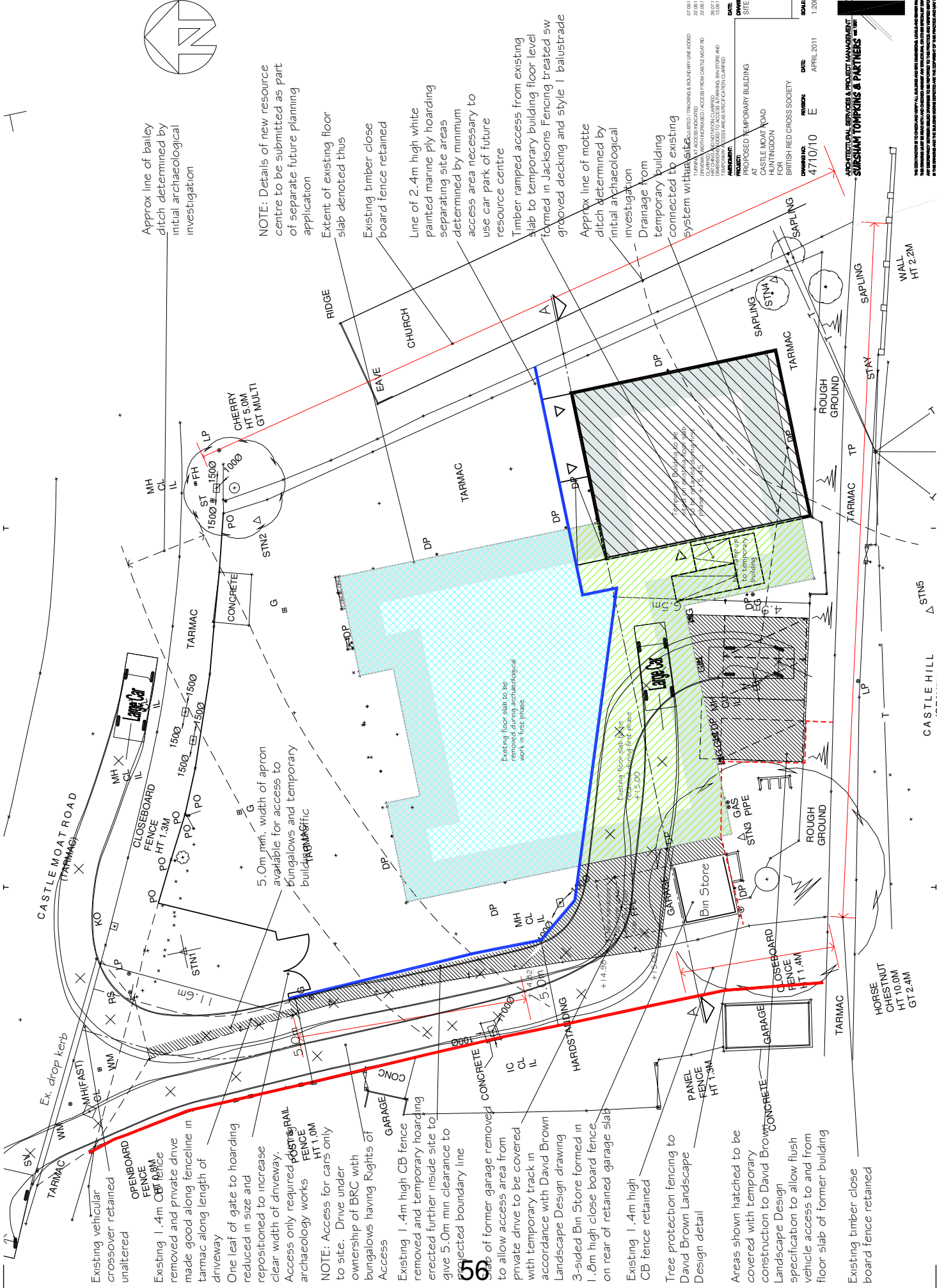
ENVIRONMENTAL & COMMUNITY SERVICES  
 PLANNING SERVICES  
 13 JUN 2011  
 RECEIVED

SITE AREA AMENDED & CROSSOVER / TREE / PARKING SHOWN  
 AMENDMENT  
 PROJECT: PROPOSED TEMPORARY BUILDING AT CASTLE MOAT ROAD HUNTINGDON FOR BRITISH RED CROSS SOCIETY  
 DRAWING NO. 4710/08 A  
 DATE FEB 2011  
 REVISION A  
 SCALE 1:500@A3  
 DRAWN DRB  
 CHECKED  
 DATE 13.06.11  
 REV A  
 DRAWING TITLE BLOCK PLAN AS PROPOSED

ARCHITECTURAL SERVICES & PROJECT MANAGEMENT  
 SURSHAM TOMPKINS & PARTNERS

Cothage Farm  
 Mears Ashby Road  
 Sywell  
 Northampton  
 NN6 9ES  
 Telephone: 01604 64 65 66  
 Facsimile: 01604 64 63 62  
 e-mail: info@surshamtompkins.co.uk

THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDINGS, SITE CONDITIONS, LEVELS AND SEWER NIGHT LEVELS AT CONNECTION POINTS BEFORE WORKS STARTS. THE DRAWINGS MUST BE READ WITH AND CHECKED AGAINST ANY STRUCTURAL, OTHER PRECINCT DRAWINGS PROVIDED. ANY DISCREPANCY BETWEEN THESE DRAWINGS IS TO BE REPORTED TO THE PRACTICE AND VERIFIED BEFORE WORKS STARTS. THIS DOCUMENT, THE BUILDINGS CONTROL, ARE THE COPYRIGHT OF THE PRACTICE AND MAY NOT BE REPRODUCED OR COPIED WITHOUT PERMISSION.



Approx line of bailey ditch determined by initial archaeological investigation

NOTE: Details of new resource centre to be submitted as part of separate future planning application

Extent of existing floor slab denoted thus

Existing timber close board fence retained

Line of 2.4m high white painted marine ply hoarding separating site areas determined by minimum access area necessary to use car park of future resource centre

Timber ramped access from existing slab to temporary building floor level formed in Jacksons Fencing treated sw grooved decking and style 1 balustrade

Approx line of motte ditch determined by initial archaeological investigation

Drainage from temporary building connected to existing system with 100mm diameter PVC pipe

5.0m min. width of apron available for access to bungalows and temporary buildings

Existing floor slab to be removed during archaeological work in first phase

Existing floor slab to be removed during archaeological work in first phase

Existing floor slab to be removed during archaeological work in first phase

Existing floor slab to be removed during archaeological work in first phase

Existing vehicular crossover retained unaltered

Existing 1.4m CB fence removed and private drive made good along length of driveway

One leaf of gate to hoarding reduced in size and repositioned to increase clear width of driveway. Access only required for archaeology works

NOTE: Access for cars only to site. Drive under ownership of BRC with bungalows having Rights of Access

Existing 1.4m high CB fence removed and temporary hoarding erected further inside site to give 5.0m min clearance to proposed boundary line

Part of former garage removed to allow access area from private drive to be covered with temporary track in accordance with David Brown Landscape Design drawing

3-sided Bin Store formed in 1.8m high close board fence on rear of retained garage slab

Existing 1.4m high CB fence retained

Tree protection fencing to David Brown Landscape Design detail

Areas shown hatched to be covered with temporary construction to David Brown Landscape Design specification to allow flush vehicle access to and from floor slab of former building

Existing timber close board fence retained

Existing timber close board fence retained

Existing timber close board fence retained

Existing timber close board fence retained

Existing timber close board fence retained

Existing timber close board fence retained

Existing timber close board fence retained

Existing timber close board fence retained

07.06.11	E	DATE	APRIL 2011
22.08.11	C	DATE	APRIL 2011
19.09.11	C	DATE	APRIL 2011
20.07.11	B	DATE	APRIL 2011
13.06.11	A	DATE	APRIL 2011

PROJECT	PROPOSED TEMPORARY BUILDINGS CASTLE MOAT ROAD HUNTINGDON FOR BRITISH RED CROSS SOCIETY
DRAWING NO.	4710/10
SCALE	1:200(A3)
DRAWN	DRB
CHECKED	

ARCHITECTURAL SERVICES & PROJECT MANAGEMENT SURSHAM TOMPKINS & PARTNERS

THE DRAWING HAS BEEN PREPARED BY AN UNREGISTERED ARCHITECTURAL DESIGNER WHOSE NAME IS SET OUT IN THE TITLE BLOCK AND WHOSE DESIGN WORK IS LIMITED TO THE PREPARATION OF DRAWINGS FOR THE USE OF REGISTERED ARCHITECTS. THE DRAWING HAS BEEN PREPARED BY AN UNREGISTERED ARCHITECTURAL DESIGNER WHOSE NAME IS SET OUT IN THE TITLE BLOCK AND WHOSE DESIGN WORK IS LIMITED TO THE PREPARATION OF DRAWINGS FOR THE USE OF REGISTERED ARCHITECTS.

NOTES

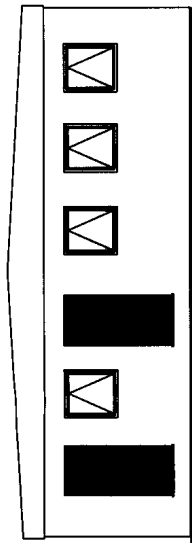
1100668

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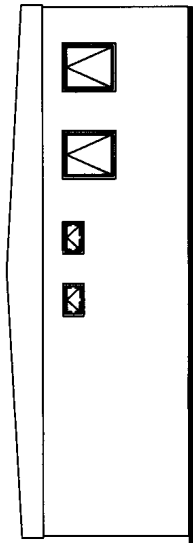
By	Date	Rev

Client Rosedales  
 Building Systems  
 Project Huntingdon  
 Project  
 Title Elevation  
 Arrangement

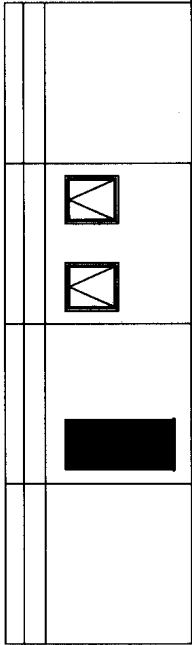
Drawn: M.J.M. Date 19/01/2011  
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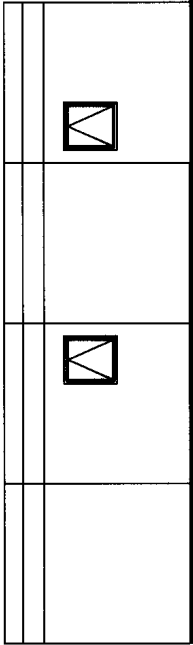
End Elevation



End Elevation



Front Elevation



Rear Elevation

NOTES

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 PLANNING SERVICES  
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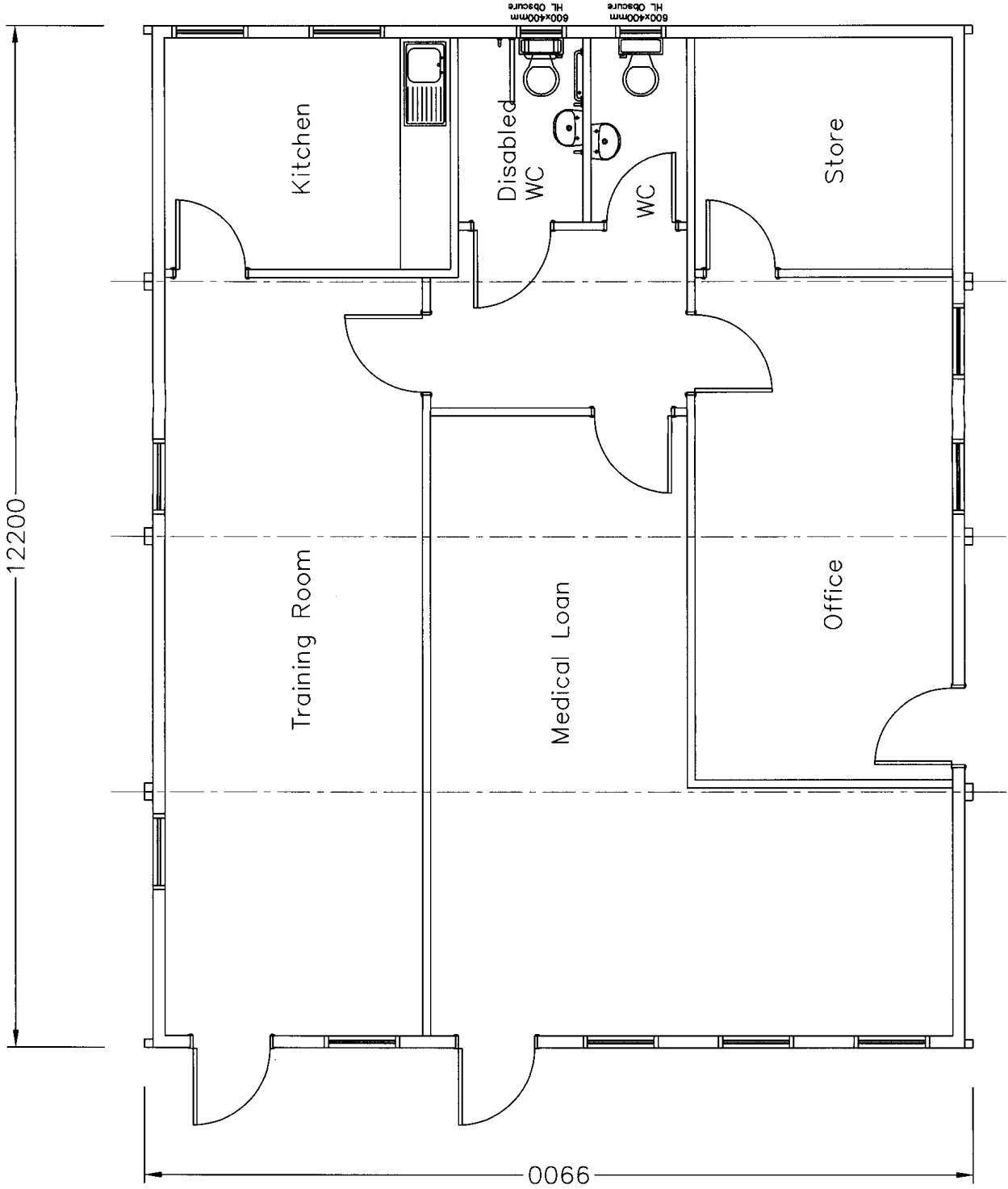
By	Date	Rev

Client: Rosedales Building Systems  
 Project: Huntingdon Project  
 Title: General Arrangement

Drawn: M.J.M. Date: 19/01/2011  
 Scale: 1:50 Drawing Size: A3



Rosedale Building Systems Ltd  
 Building Solutions For You



DEVELOPMENT MANAGEMENT PANEL

17 OCTOBER 2011

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**Case No:** 1101418FUL (FULL PLANNING APPLICATION)

**Proposal:** ALTERATIONS TO EXISTING CAR PARK ENTRANCE AND ROAD ACCESS, ERECTION OF A BIRD WATCHERS HIDE, CONSTRUCTION OF GRANULAR MATERIAL FOOTPATH, CULVERTING OF TWO DITCHES TO FORM CROSSING POINT FOR GRASS FOOTPATH AND CONSTRUCTION OF DITCHES AS PART OF THE GREAT FEN PROJECT

**Location:** HALFWAY FARM, LONG DROVE

**Applicant:** WILDLIFE TRUST FOR BEDS, CAMBS, NORTHANTS AND PETERBOROUGH

**Grid Ref:** 522229 287621

**Date of Registration:** 25.08.2011

**Parish:** HOLME

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## RECOMMENDATION - APPROVE

### 1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The application site is to the east of Holme and adjacent to the B660. The site is some 73 hectares and is currently arable and grass land with some animal grazing.
- 1.2 The site is within the Environment Agency Flood Zone 3.
- 1.3 The application is for alterations to existing car park entrance and road access, erection of bird watchers hide, construction of granular material footpath, culverting of two ditches to form crossing point for grass footpath and construction of ditches as part of the Great Fen Project. These works comprise of the first phases of a programme to deliver visitor facilities in this part of the Great Fen.
- 1.4 For information, whilst the application contains details of information boards for the car park, these are considered to have Deemed Advertisement Consent.
- 1.5 The application is referred to the Panel for probity reasons because it is a major application submitted by the District Council.

### 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” (2011)** provides guidance in relation to transport and particularly the integration of planning and transport.
- 2.4 **PPG17: “Planning for Open Space, Sport and Recreation” (2002)** sets out the policies needed to be taken into account by regional planning bodies in the preparation of Regional Planning Guidance (or any successor) and by local planning authorities in the preparation of development plans (or their successors); they may also be material to decisions on individual planning applications.
- 2.5 **PPS25: “Development and Flood Risk” (revised 2010)** 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 **Draft National Planning Policy Framework: Consultation (2011)** - sets out the Government's key economic, social and environmental objectives and the planning policies to deliver them. The intention is that these policies will provide local communities with the tools they need to energise their local economies, meet housing needs, plan for a low-carbon future and protect the environmental and cultural landscapes that they value. It seeks to free communities from unnecessarily prescriptive central government policies, empowering local councils to deliver innovative solutions that work for their local area.

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
- **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.
  - **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.

- No relevant policies

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)

- **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.
- **R13:** “Countryside Recreation” – provision of facilities for informal countryside recreation subject to the criteria of R2 (namely: 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) will be supported.
- **R15:** “Countryside Recreation” – will seek to improve access to the countryside, including the network of public rights of way with a view to modifying, extending and improving the network where appropriate.
- **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.
- **En22:** “Conservation” – wherever relevant, the determination of applications will take appropriate consideration of nature and wildlife conservation.
- **En24:** “Access for the disabled” – provision of access for the disabled will be encouraged in new development

- **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.
- **To1:** "Promotion and Development" offers support for the development of tourism opportunities at an appropriate scale.
- **To2:** "New or improved tourist facilities" – will be encouraged where the scale and location is not environmentally detrimental and in keeping with the landscape and not damaging to residential amenities
- **To11:** "Farm based developments" – which support tourism will be supported, subject to agricultural considerations, where they are not environmentally detrimental, nor damaging to residential amenities, and where satisfactory access and car parking can be provided.
- **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)

- No relevant policies

3.5 Policies from the Adopted Huntingdonshire Local Development Framework Core Strategy 2009 are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning then click on Planning then click on Planning Policy and then click on Core Strategy where there is a link to the Adopted Core Strategy.

- **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. Including reducing water consumption and wastage, minimising impact on water resources and water quality and managing flood risk.
- **CS9:** "Strategic Green Space Enhancement" - coordinated action will be taken to safeguard existing and potential sites of nature conservation value, create new wildlife habitats, contribute to diversification of the local economy and tourist development through enhancement of existing and provision of new facilities, create appropriate access for a wide range of users to enjoy the countryside and contribute where possible to enhanced flood protection.

3.6 Policies from the Development Management DPD: Proposed Submission 2010 are relevant.

- **C5:** “Flood Risk and Water Management” – development proposals should include suitable flood protection / mitigation to not increase risk of flooding elsewhere. Sustainable drainage systems should be used where technically feasible. There should be no adverse impact on or risk to quantity or quality of water resources.
- **E1:** “Development Context” – development proposals shall demonstrate consideration of the character and appearance of the surrounding environment and the potential impact of the proposal.
- **E4:** “Biodiversity and Protected Habitats and Species” – proposals will not be permitted where there is a likely adverse impact on a site of national importance for biodiversity or geology. The only exception will be for overriding reasons of human health, public safety or environmental benefit.
- **E6:** “The Great Fen” – within the Great Fen area, planning permission will only be granted for proposals which will deliver the implementation of the Great Fen and which are consistent with the Master Plan for the area or successor documents.
- **E10:** “Parking Provision” – car and cycle parking should accord with the levels and layout requirements set out in Appendix 1 ‘Parking Provision’. Adequate vehicle and cycle parking facilities shall be provided to serve the needs of the development.
- **P7:** “Development in the Countryside” – development in the countryside is restricted to those listed within the given criteria.
  - a. essential operational development for agriculture, horticulture or forestry, outdoor recreation, equine-related activities, allocated mineral extraction or waste management facilities, infrastructure provision and national defence;
  - b. development required for new or existing outdoor leisure and recreation where a countryside location is justified;
  - c. renewable energy generation schemes;
  - d. conservation or enhancement of specific features or sites of heritage or biodiversity value;
  - e. the alteration, replacement, extension or change of use of existing buildings in accordance with other policies of the LDF;
  - f. the erection or extension of outbuildings ancillary or incidental to existing dwellings;
  - g. sites allocated for particular purposes in other Development Plan Documents.

3.7 Huntingdonshire Landscape and Townscape Assessment (2007)

3.8 The Great Fen Masterplan

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

4.1 No relevant planning history

#### **5. CONSULTATIONS**

5.1 Holme Parish Council – **No observations** in favour or against the proposal

5.2 Environment Agency – No objection however suggest the Internal Drainage Board should be consulted.

5.3 Internal Drainage Board – have advised that they may comment, Members will be updated at or before the meeting.

5.4 CCC Highways – No objection subject to a number of planning conditions relating to the position of gates, the access gradient, width, radii, drainage and visibility, on-site turning and parking and signage.

#### **6. REPRESENTATIONS**

6.1 No representations received.

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

7.1 The main issues to consider in assessing this application are those of the principle of development, design and visual impact, residential amenity, highway safety and flooding.

##### **Principle of development:**

7.2 The proposed works are related to the Great Fen Project and related to the objectives of this project of enhancing this area and increasing access and promotion of this outdoor space for recreation and leisure. The principle of the proposals is therefore consistent with both national and local planning policy.

##### **Design and visual impact:**

7.3 *Car park and access* – The works at Halfway Farm propose a new entrance and visibility splay, a barrier to restrict vehicle entry to the site to cars only, a car parking area and area for information boards. There will be little change to the actual physical appearance of this area apart from the introduction of the car parking area. As this appears to be a former farmyard this area could have been previously used for heavy agricultural vehicles and equipment. The car park will provide access for visitors to the Great Fen and is therefore considered acceptable.

7.4 *Observation hide* – The hide is proposed to be located approximately 280 metres to the north of the car park area. The proposed hide will be constructed from Straw Bales with the exterior finished in a lime render which will be coloured to blend with the landscape. The floor and roof will be formed from softwood with the three glazed windows proposed on the front elevation. The hide will be located within the tree line of the wooded area to the north and viewed within this setting. The proposed development is considered to be sensitive to its

environment and as it to be constructed of natural materials would be appropriate in this open location.

- 7.5 *Granular material footpath* – The footpath provides access from the car park to the picnic area and the start of grass path walks around the perimeter of the site. This is considered to have no adverse visual impact and provides good access for visitors to the site.
- 7.6 *Culverting and creation of ditches* – These proposed works allow the paths to be created and contained within the desired routes whilst again providing good access around the site.

**Residential amenity:**

- 7.7 There are no nearby residential properties that would be adversely affected by the minimal works related to this application.

**Highway safety:**

- 7.8 The access proposed conforms in design and vehicle to vehicle visibility for the speed of the road and the number of vehicles likely to use the car park. The use of the car park will be restricted to small vehicles by use of a height barrier. The Local Highways Authority has advised that it will be important that a suitable acceptable signage scheme is submitted to inform drivers and make the facility more prominent from a drivers' perspective. Conditions are recommended to ensure highway safety for users of the site and those on the adjoining public highway.

**Flooding:**

- 7.9 The site is within the Environment Agency Flood Zone 3 – High Probability however the Huntingdonshire Strategic Flood Risk Assessment shows the area is defended by the flood banks on the Middle Level watercourses. The use of land as amenity open space, nature conservation and biodiversity, outdoor sports and recreation fall within the definition of 'water compatible' development in accordance with Planning Policy Statement 25 and therefore this type of development is acceptable within this Flood Zone.
- 7.10 The submitted Flood Risk Assessment states that during construction, no extra surface water run-off will take place and there will be no effect on flood levels downstream and flood plain storage capacity will not be reduced through the proposals.
- 7.11 The Environment Agency raises no objection to the proposed development but refer to the site being within the operational area of the Holmewood and District Internal Drainage Board. The Middle Level Commissioners have been consulted and any comments received will be reported to Members at or before the meeting.

**Conclusion:**

- 7.12 The application, as part of the Great Fen Project, is considered to be compliant with Development Plan policies and supplementary planning documents listed above by virtue of:

- \* Promoting access to the countryside for recreation and leisure
- \* Providing development of an appropriate design that causes no significant detrimental impact
- \* Causing no significant impact to residential amenity
- \* Providing acceptable access and parking provision for cars
- \* Subject to any comments received from the MLC, no increased flood risk to surroundings or unacceptable risk to visitors

As such the proposal is compliant with PPS1, PPS7, PPG13, PPG17, PPS25, policies E6, ENV3, ENV7 and WAT4 of the East of England Plan 2008, policies CS1 and CS9 of the Huntingdonshire Adopted Core Strategy 2009, policies R1, R13, R15, En17, En22, En24, En25, To1, To2, To11 and CS8 of the Huntingdonshire Local Plan 1995, policies C5, E1, E4, E6, E10 and P7 of the Development Management DPD Proposed Submission 2010.

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

<b>02003</b>	Time Limit (3 years)
<b>Nonstand</b>	Gates (set back)
<b>Nonstand</b>	Gradient of vehicular access
<b>Nonstand</b>	Access width
<b>Nonstand</b>	Laying out of car park and turning
<b>Nonstand</b>	Vehicular visibility splays
<b>Nonstand</b>	Access junction – 6m radius kerbs
<b>Nonstand</b>	Access drainage measures
<b>Nonstand</b>	Signage

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

**CONTACT OFFICER:**

Enquiries about this report to **Ms Louise Newcombe Development Management Team Leader 01480 388370**



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

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

Head of Planning Services  
Pathfinder House  
St. Mary's Street  
Huntingdon  
Cambridgeshire PE 29 3TN

*df*  
*26/9/11*

Application Number: 1101418FUL Case Officer Ms Louise Newcombe  
**Proposal: Alterations to existing car park entrance and road access, erection of a bird  
watchers hide, construction of granular material footpath, culverting of two ditches to form  
crossing point for grass footpath and construction of ditches as part of the Great Fen Project**  
**Location: Halfway Farm Long Drove Holme**  
**Observations of Holme Town/Parish Council.**

Please  box as appropriate

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

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

No observations either in favour or against the proposal

*Neil Benham*  
.....Clerk to Holme ~~Town~~/Parish Council.

Date : *21/9/11*

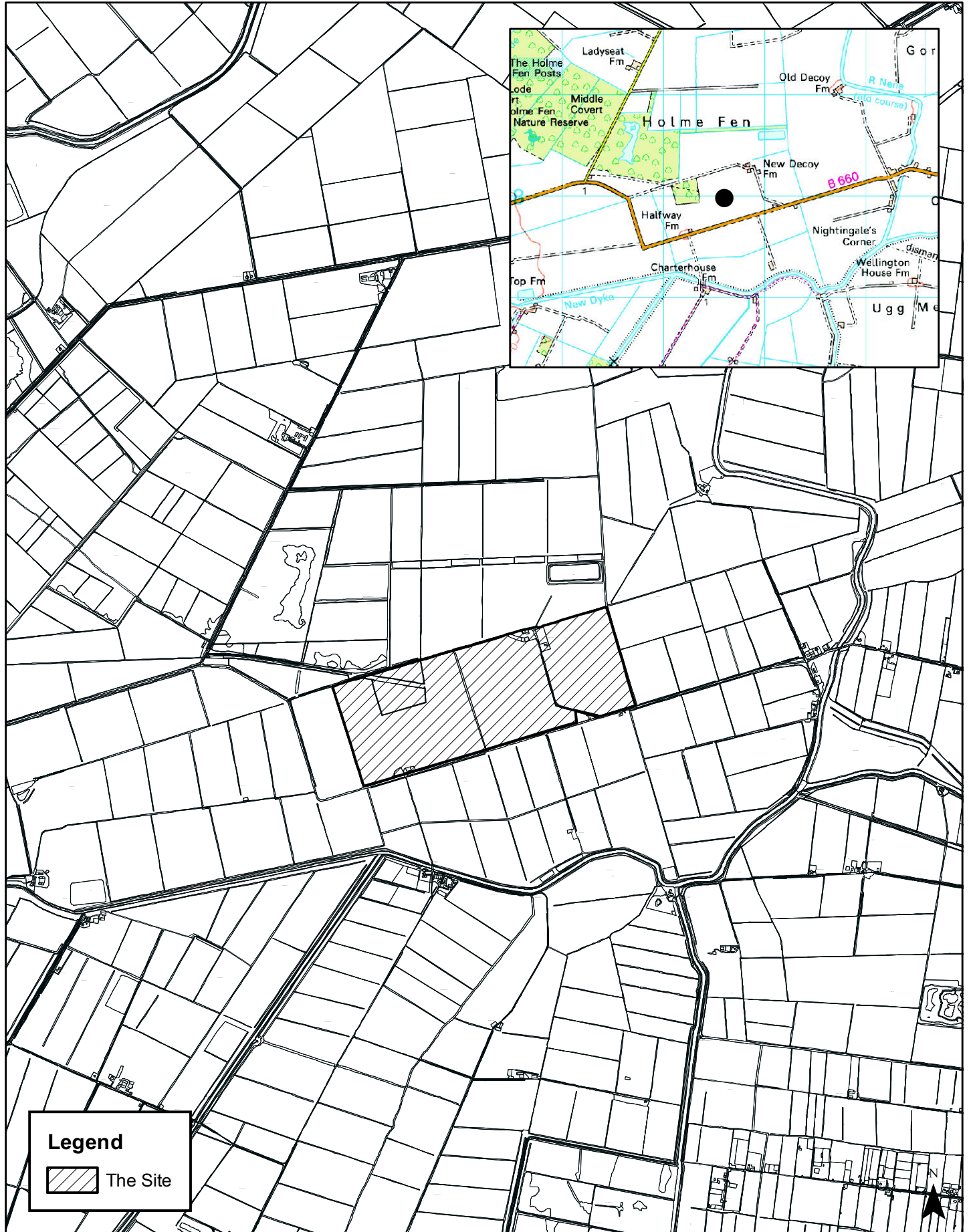
Failure to return this form within the time indicated will be taken as an indication that the Town or Parish Council do not express any opinion either for or against the application.

# Development Management Panel

Application Ref: 1101418FUL

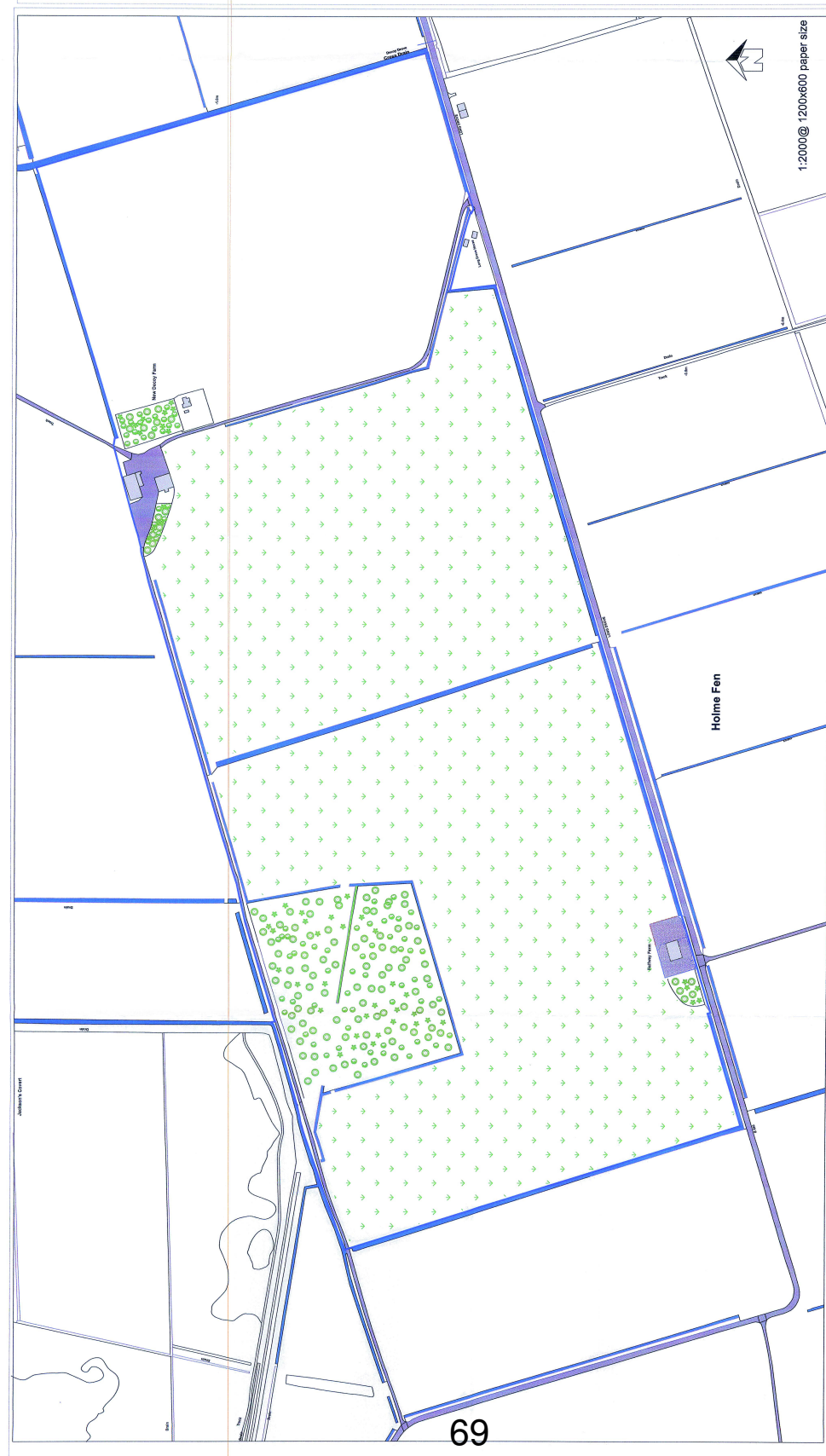
Location: Stilton

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Scale: 1:25000





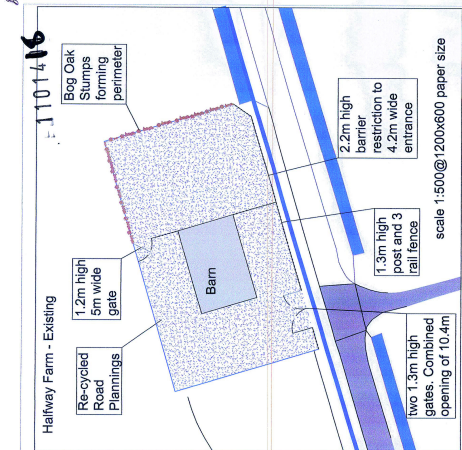
1:2000 @ 1200x600 paper size

**key to symbols used in existing layout plan**

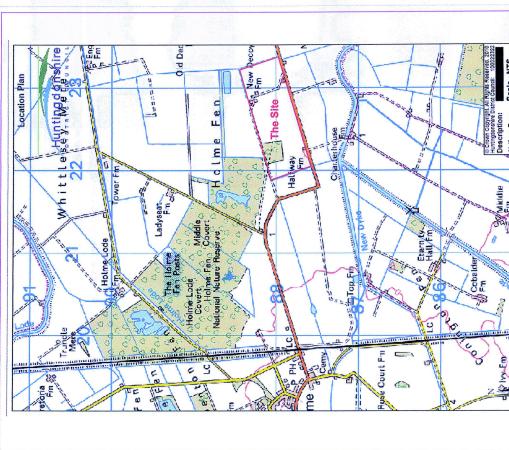
- Existing fence
- Existing or new stone and brick wall
- Existing or new stone or concrete wall
- Existing or new storage area
- Existing or new parking area

**Holme Fen - Existing Side Elevation**  
Scale: 1:200 @ 1200x600 paper size

**Holme Fen - Existing Front Elevation**  
Scale: 1:200 @ 1200x600 paper size



scale 1:500 @ 1200x600 paper size



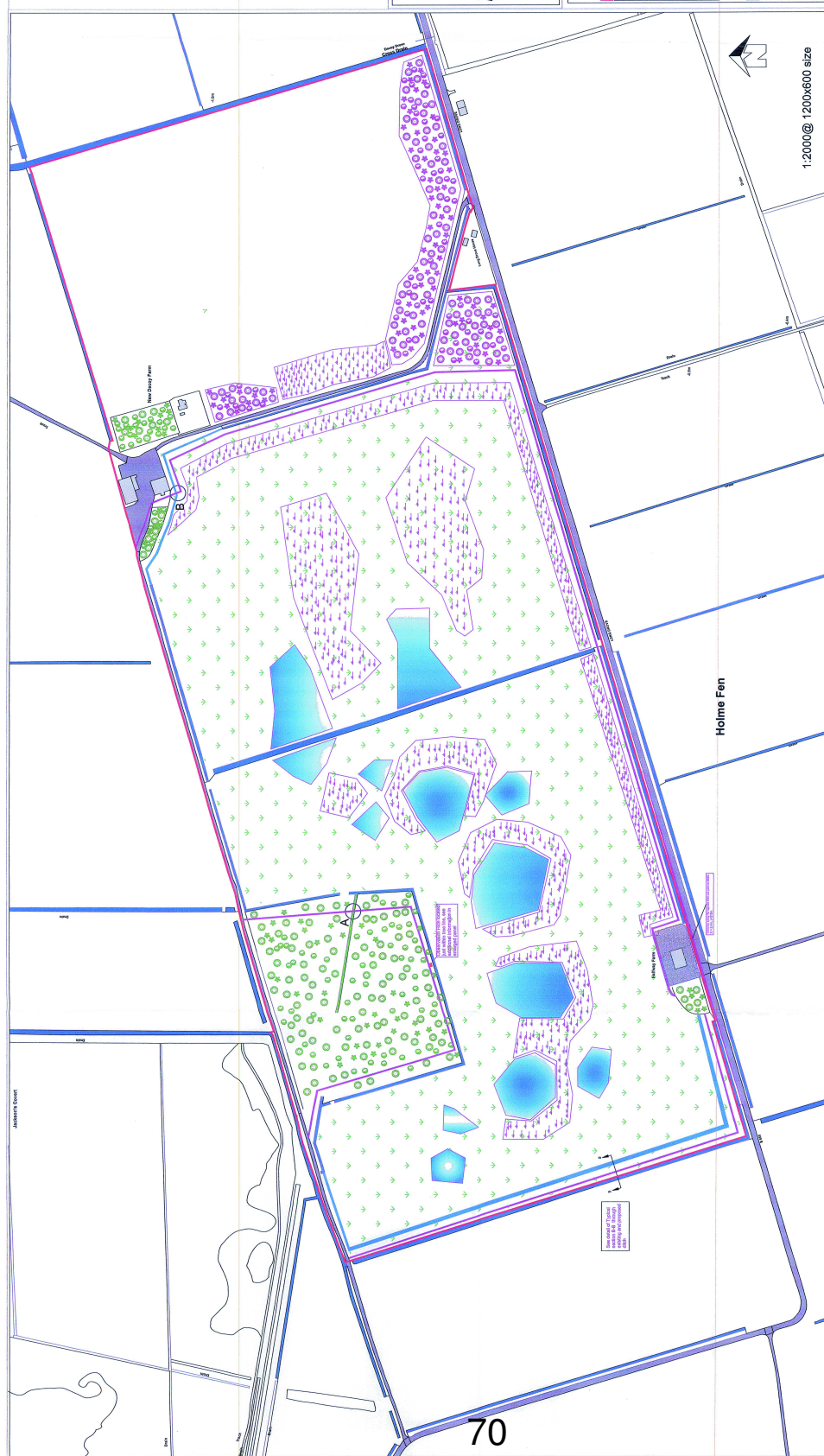
**Huntingdonshire DISTRICT COUNCIL**

Great Fen  
PLANNING SERVICES  
Existing Layout and Location July 2011  
Plan No. SSS/GF/01

Scale: Various as indicated  
Date: July 2011

**RECEIVED**

1:101416  
 Proposed Car Park  
 Information area  
 Indicative parking layout in areas available for public parking - 96 spaces  
 2m wide granular material path with wooden edges to provide access from car park to picnic area and start of grass path walks around the perimeter of allees  
 2.2m high barrier restriction to 5m wide entrance  
 Termas entrance 6m long with 45 degree spray as per COC requirement  
 Barn  
 2m wide granular material path with wooden edges to provide access from car park to picnic area and start of grass path walks around the perimeter of allees  
 2.2m high barrier restriction to 5m wide entrance  
 Termas entrance 6m long with 45 degree spray as per COC requirement  
 Barn  
 2m wide granular material path with wooden edges to provide access from car park to picnic area and start of grass path walks around the perimeter of allees  
 2.2m high barrier restriction to 5m wide entrance  
 Termas entrance 6m long with 45 degree spray as per COC requirement  
 Barn



Three information boards and one notice board for car park. See Drawing SSS/GF/02  
 Indicative parking layout in areas available for public parking - 96 spaces  
 2.2m high barrier restriction to 5m wide entrance  
 Termas entrance 6m long with 45 degree spray as per COC requirement  
 Barn  
 2m wide granular material path with wooden edges to provide access from car park to picnic area and start of grass path walks around the perimeter of allees  
 2.2m high barrier restriction to 5m wide entrance  
 Termas entrance 6m long with 45 degree spray as per COC requirement  
 Barn

Typical Section A-A  
 Detail for black plastic liner and 50mm aggregate  
 2m wide granular material path with wooden edges to provide access from car park to picnic area and start of grass path walks around the perimeter of allees  
 2.2m high barrier restriction to 5m wide entrance  
 Termas entrance 6m long with 45 degree spray as per COC requirement  
 Barn  
 2m wide granular material path with wooden edges to provide access from car park to picnic area and start of grass path walks around the perimeter of allees  
 2.2m high barrier restriction to 5m wide entrance  
 Termas entrance 6m long with 45 degree spray as per COC requirement  
 Barn

Typical Section B-B through existing and proposed barrier front facade slab  
 2m wide granular material path with wooden edges to provide access from car park to picnic area and start of grass path walks around the perimeter of allees  
 2.2m high barrier restriction to 5m wide entrance  
 Termas entrance 6m long with 45 degree spray as per COC requirement  
 Barn  
 2m wide granular material path with wooden edges to provide access from car park to picnic area and start of grass path walks around the perimeter of allees  
 2.2m high barrier restriction to 5m wide entrance  
 Termas entrance 6m long with 45 degree spray as per COC requirement  
 Barn

Notes  
 The site walls are constructed from Strim bales with the exterior finished in lime rendered masonry. The roof is constructed from treated softwood with felt underlay. Roof eaves overhangs are fitted with 150mm rigid air and dust filters. The walls are finished with a white render. Foundations for walls, concrete of 150mm depth with hoggin and recycled fines. The walls are subject to the same and subject to the same as the Strim bales and the variation in bale size could cause the walls to be 0.15m to provide protection against rain for the Strim bale walls.

Scale: 1:100 @ 200x600 paper size  
 Scale: 1:100 @ 200x600 paper size  
 Scale: 1:100 @ 200x600 paper size  
 Scale: 1:100 @ 200x600 paper size

Key to Proposed Works not requiring Planning Approval  
 Key to Proposed Works requiring Planning Approval

Key to Proposed Works not requiring Planning Approval  
 Key to Proposed Works requiring Planning Approval

Key to Proposed Works not requiring Planning Approval  
 Key to Proposed Works requiring Planning Approval

Key to Proposed Works not requiring Planning Approval  
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Key to Proposed Works not requiring Planning Approval  
 Key to Proposed Works requiring Planning Approval

Huntingdonshire DISTRICT COUNCIL  
 Planning Services  
 Proposed Car Park  
 Information Point  
 Highway Farm  
 SSS/GF/02

Huntingdonshire DISTRICT COUNCIL  
 Planning Services  
 Proposed Car Park  
 Information Point  
 Highway Farm  
 SSS/GF/02

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 SSS/GF/02

Huntingdonshire DISTRICT COUNCIL  
 Planning Services  
 Proposed Car Park  
 Information Point  
 Highway Farm  
 SSS/GF/02

DEVELOPMENT MANAGEMENT PANEL

17 OCT 11

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**Case No:** 1101473S73 (RENEWAL OF CONSENT/VARY CONDITIONS)

**Proposal:** VARIATION OF CONDITION 10 OF PLANNING PERMISSION 0800897FUL FOR ERECTION OF SUPERMARKET TO: THE USE HEREBY PERMITTED SHALL NOT BE OPEN TO CUSTOMERS OUTSIDE THE FOLLOWING TIMES: 0700 TO 22.00 MONDAY TO SUNDAY INCLUDING PUBLIC/BANK HOLIDAYS

**Location:** 20 GLATTON ROAD PE28 5SY

**Applicant:** ANGLIA REGIONAL CO-OPERATIVE SOCIETY LTD

**Grid Ref:** 516620 284182

**Date of Registration:** 06.09.2011

**Parish:** SAWTRY

---

## RECOMMENDATION - APPROVE SUBJECT TO CONDITIONS

### 1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 Members may recall that planning permission was granted for the erection of a new Co-op store on this site at Development Management Panel in September 2008, application reference 0800897FUL.
- 1.2 Permission was granted subject to a number of conditions, including condition 10 which stated: "The use hereby permitted shall not be open to customers outside the following times: 0700 to 2200 Monday to Saturday and 0800 to 2000 Sundays and Public/Bank Holidays." These were the hours proposed by the applicant at that time.
- 1.3 The development has commenced on site and the applicant is now seeking a variation of this condition to permit additional opening hours on Sundays and Public/Bank Holidays to match Monday to Saturday opening hours. The application would thereby permit opening hours of 0700 – 2200 Monday to Sunday, including Public and Bank Holidays. The applicant advises that this reflects other stores within the region.

### 2. NATIONAL GUIDANCE

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

**PPS4: "Planning for Sustainable Economic Growth" (2009)** sets out the Government's comprehensive policy framework for planning for sustainable economic development in urban and rural areas.

**PPG24: “Planning & Noise” (1994)** guides planning authorities on the use of planning powers to minimise the adverse impact of noise.

**Draft National Planning Policy Framework: Consultation (2011)** - sets out the Government’s key economic, social and environmental objectives and the planning policies to deliver them. The intention is that these policies will provide local communities with the tools they need to energise their local economies, meet housing needs, plan for a low-carbon future and protect the environmental and cultural landscapes that they value. It seeks to free communities from unnecessarily prescriptive central government policies, empowering local councils to deliver innovative solutions that work for their local area.

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

- **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

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)

- **H30:** “Existing Residential Areas” – Planning permission will not normally be granted for the introduction of, or extension to, commercial uses or activities within existing residential areas where this would be likely to have a detrimental effect on amenities.

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 Adopted Huntingdonshire Local Development Framework Core Strategy 2009 are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning then click on Planning then click on Planning Policy and then click on Core Strategy where there is a link to the Adopted Core Strategy.

- **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 Policies from the Development Management DPD: Proposed Submission 2010 are relevant.

- **E1:** "Development Context" – development proposals shall demonstrate consideration of the character and appearance of the surrounding environment and the potential impact of the proposal.
- **H7:** "Amenity" – development proposals should safeguard the living conditions for residents and people occupying adjoining or nearby properties.

#### **4.0 PLANNING HISTORY**

4.1 0800897FUL – Permission was granted for the erection of a supermarket.

4.2 1100295NMA – minor alterations to the external fenestration. Approved.

4.3 1101223ADV – A split decision permitting the main fascia signage but refusing the proposed totem sign on the road frontage.

#### **5. CONSULTATIONS**

5.1 Parish Council – Recommend refusal (copy attached)

5.2 Environmental Health Officer – no objection subject to deliveries not occurring on Sundays and Public/Bank Holidays.

#### **6. REPRESENTATIONS**

6.1 78 Deer Park Road – Objection

- This is a quiet edge of village location.
- The application cites accessibility, but this is misleading in how this store will be accessed.
- Deer Park Road junction has not been mentioned throughout and can foresee dangerous congestion that will require traffic management and control measures at a later time, which will be increased when the residential development on Gidding Road opens.

- The reasons for this application are lame.
- To open this shop for these hours will destroy the residential nature of this part of the village.
- The applicant has merely played the system and this was always their intention.
- This is not reflective of the regions stores.
- This store is now in a completely different traffic and trading environment to the present location.
- It is an abuse of the local community to try to impose shopping mall hours in a village setting.
- The sanctity of a Sunday should be preserved.
- Holidays should be that – with stores closed.
- Any application for extended hours in whatever guise should be rejected.

## **7. SUMMARY OF ISSUES**

- 7.1 The main issue to consider in relation to this Section 73 application is whether the proposed revisions to the condition are acceptable. The reason for this condition was “in the interests of residential amenity”. The previous permission conditioned the times in accordance with the hours initially requested by the applicants through the application process. It is understood that the reason behind the current application to vary those originally conditioned is to ensure that the Sawtry Co-op hours of operation are in accordance with those of other stores in the region. Whilst it is noted from the third party representation that this may not be reflective of many stores within the region, this is not a material planning consideration and an assessment should be made on the merits of this application.
- 7.2 It is noted that the site is located within a mixed use area with residential properties to the south and across Glatton Road to the west, however the Environmental Health Officer has confirmed that the hours proposed for the shopping use are acceptable in principle in a residential area. Notwithstanding this, alongside extended opening hours on Sundays and Public/Bank Holidays, it has been suggested that the hours of delivery be prohibited on Sundays and Bank Holidays to limit disturbance to nearby residents. It is acknowledged that Sundays and Public/Bank Holidays are days usually of rest and as such to restrict the hours of delivery in such a manner is considered reasonable to preserve neighbouring amenity and minimise any potential disturbance. There is no restriction on the time of deliveries as part of the original permission, although there was a condition requiring a scheme for the mitigation of noise associated with deliveries. The net effect of this proposal and recommended condition would therefore be that opening hours could be longer on Sundays and Public/Bank Holidays but there would be no deliveries on those days.
- 7.3 Comments have been made in respect of traffic movements within the locality. Much of this issue was addressed within the 2008 application and cannot be rehearsed here, as that is not in respect of this application. However, the revised hours will result in some traffic movements during the extended period relating to this use, however, this is a main thoroughfare through the settlement and the hours are such and on days whereby traffic movements will be lower and as such unlikely to result in any significant detrimental harm to highway safety.

- 7.4 Concerns have also been raised in respect of the potential for this application to change the character of the area. Whilst the concerns are duly noted, the permission for the erection of the store exists and this application only proposes an additional 4 hours trading on set days. This is not considered to be significant in the larger scale of the approved scheme, and whilst the store may have been closed under the terms of the 2008 permission, its presence would still be there at all times.
- 7.5 It is therefore considered that the application to vary the opening hours is acceptable and a recommendation of refusal could not be upheld on the basis of 4 additional hours trading, subject to the imposition of an appropriate planning condition pertaining to deliveries.
- 7.6 The proposed extension of hours of operation is not considered to be detrimental to residential amenity and is therefore considered to be in accordance with policies ENV7 of the East of England Plan (2008); H30 of the Huntingdonshire Local Plan (1995); CS1 of the Core Strategy (2009); policies E1 and H7 of the Huntingdonshire LDF Development Management DPD: Proposed Submission (2010); PPS1, PPS4 and PPG24.
- 7.8 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 variation of the condition as described in paragraph 1.3 above and the imposition of an additional condition restricting deliveries.

**CONTACT OFFICER:** Enquiries about this report to **Michelle Nash**  
**Development Management Officer 01480 388405**

**Mullord, Peter (Planning Services)**

---

**From:** Clerk at Sawtry Parish Council [clerk@sawtry-pc.gov.uk]  
**Sent:** 29 September 2011 11:47  
**To:** DevelopmentControl  
**Subject:** Comments on planning applications

Sawtry Parish Council Planning Committee have made the following recommendations:

1101540FUL – 7 Bramble End – two storey side/rear extension - Recommend approval – the site is big enough to accommodate the extension. Access to the rear of the property is being maintained.

1101473S73 – Co-op, 20 Glatton Road – variation of opening hours - Recommend refusal – the original hours are adequate – 7.00 – 22.00 Monday to Saturday, 8.00 – 20.00 on Sundays and Bank Holidays. This recognises the numbers of opposition to the noise and opening hours in the original application.

1101531FUL – The Rectory, Church Causeway – extension to front - Recommend approval – the plot is adequate to cope with the extension. It will be a useful addition to the rectory.

*Diane Davis*  
Clerk to Sawtry Parish Council

Office hours: 9.00 - 1.00  
Monday to Friday

Tel: 01487 831771

*From 29.9.11  
MN*

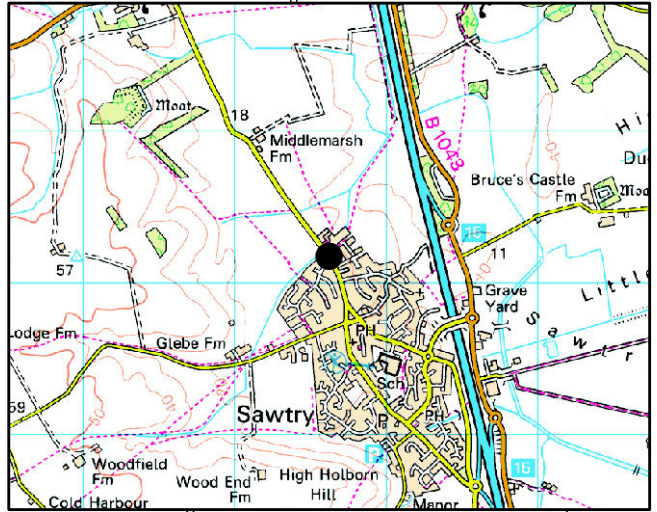
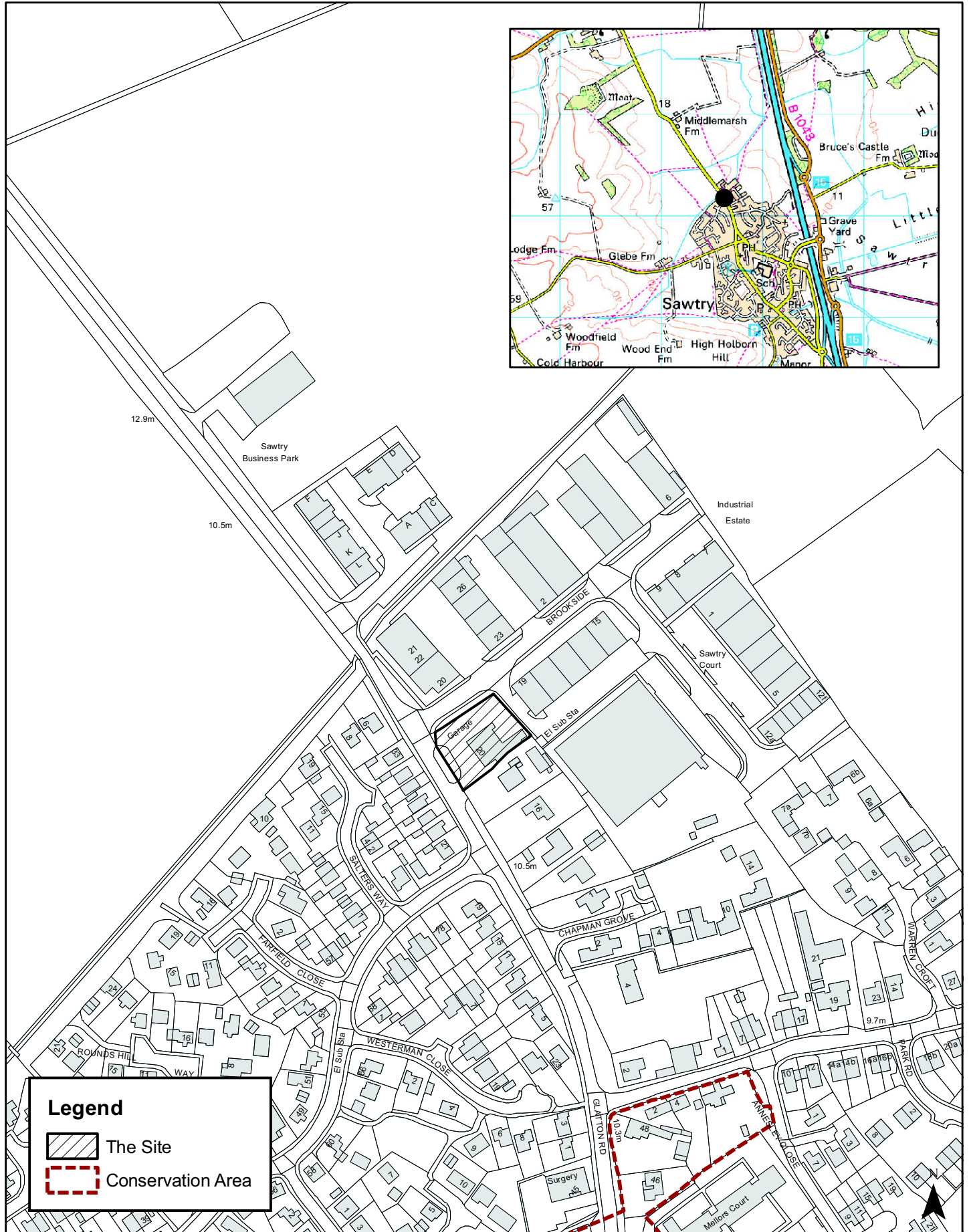


# Development Management Panel

Application Ref: 1101473S73

Location: Sawtry

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**DEVELOPMENT MANAGEMENT PANEL**

**17 OCTOBER 2011**

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**Case No: 1101037FUL (FULL PLANNING APPLICATION)**

**Proposal: REPLACEMENT DWELLING**

**Location: ROSE COTTAGE PUDDOCK ROAD**

**Applicant: MR AND MRS T W LUMLEY**

**Grid Ref: 531719 282499**

**Date of Registration: 15.06.2011**

**Parish: WARBOYS**

---

## **RECOMMENDATION - REFUSE**

### **1 DESCRIPTION OF SITE AND APPLICATION**

- 1.1 Determination of this application was deferred prior to consideration by Members at the 19th September 2011 DMP meeting to enable issues in relation to flood risk and the visual impact of flood risk mitigation measures to be assessed prior to consideration of the application by the Panel.
- 1.2 This is a revised proposal for the erection of a dwelling on this site. The first application (1100353FUL), for a larger dwelling, was refused under the Delegated Procedure on the 26th May 2011. This application was the subject of an appeal but this has been withdrawn.
- 1.3 This site is located in the open countryside approximately 3km north east of Warboys. The site is part of a much larger field, which is grassed at present although the aerial photographs suggest that it has been cultivated in the recent past. The land is level and the boundary with the road is largely open. There is mixed screening along the other boundaries although this tends to be rather patchy. Puddock Road adjoins the north western boundary of the site. There is a dwelling at the southern end of the site (Rose Cottage), together with a separate farm, and a dwelling to the north. Built development in the vicinity is scattered and the majority of the land is in agricultural use.
- 1.4 The proposal is to demolish Rose Cottage, and to erect a replacement dwelling on the open field to the north of this property. The main part of the dwelling will be two storey and will measure 14.9m by 7.3m. At the rear of this will be a single storey section containing the sitting room, and measuring 8.5m by 5.85m. A second single storey extension will be on the south western gable of the building and will measure 6.9m by 4.7m. The maximum ridge height of the building will be 8.5m. with the single storey sections having a ridge height of 5m. The main building will be of brick construction but the single storey sections will have a brick plinth with horizontal timber cladding. The roofs will have a pantile covering. The design is intended to give the building the appearance of a "barn" despite the fact that there are few such structures in the

immediate vicinity. A new access will be provided from Puddock Road. The application was accompanied by an initial Flood Risk Assessment and this was revised in July.

- 1.5 The site is in the open countryside and Puddock Road is classified (C117). 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 **PPS3** – “Housing” (2011) sets out how the planning system supports the growth of 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 **PPS25** – Development and Flood Risk (2010) 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.
- 2.5 **Draft National Planning Policy Framework: Consultation (2011)** - sets out the Government’s key economic, social and environmental objectives and the planning policies to deliver them. The intention is that these policies will provide local communities with the tools they need to energise their local economies, meet housing needs, plan for a low-carbon future and protect the environmental and cultural landscapes that they value. It seeks to free communities from unnecessarily prescriptive central government policies, empowering local councils to deliver innovative solutions that work for their local area.

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.
  - **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)
- **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.
  - **H27** replacement dwellings in the country may be acceptable provide that proposals only involve modest changes in building size, are of good design, well related to their setting and do not create or perpetuate a traffic hazard.
  - **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.
  - **H32** “Sub-division of large curtilages” states that support will be offered only where the resultant dwelling and its curtilage are of a size and form sympathetic to the locality.
  - **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.
  - **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.
  - **CS8** “water” – satisfactory arrangement for the availability of water supply, sewerage and sewage disposal facilities, surface

water runoff facilities and provision for land drainage will be required.

- **CS9** Flooding. The Council will normally refuse development proposals that prejudice schemes for flood water management.

3.5 **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)

- **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.

3.6 **Policies from the Adopted Huntingdonshire Local Development Framework Core Strategy 2009** are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning then click on Planning then click on Planning Policy and then click on Core Strategy where there is a link to the Adopted Core Strategy.

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

3.7 **Policies from the Development Management DPD: Proposed Submission 2010** are relevant.

- **C1:** "Sustainable Design" – development proposals should take account of the predicted impact of climate change over the expected lifetime of the development.
- **C5:** "Flood Risk and Water Management" – development proposals should include suitable flood protection / mitigation to not increase risk of flooding elsewhere. Sustainable drainage systems should be used where technically feasible. There should be no adverse impact on or risk to quantity or quality of water resources.
- **E1** "Development Context" – development proposals shall demonstrate consideration of the character and appearance of the surrounding environment and the potential impact of the proposal.
- **E10:** "Parking Provision" – car and cycle parking should accord with the levels and layout requirements set out in Appendix 1 'Parking Provision'. Adequate vehicle and cycle parking facilities shall be provided to serve the needs of the development.

- **H5:** “Homes in the Countryside” proposals to alter, extend or replace existing dwellings should not: a. significantly increase the height or massing of the dwelling, subject to the need to provide satisfactory living conditions; b. significantly increase the impact on the surrounding countryside; and entail development where only the site of the previous dwelling exists or the previous dwelling has been abandoned.
- **H7:** “Amenity” – development proposals should safeguard the living conditions for residents and people occupying adjoining or nearby properties.
- **P7:** “Development in the Countryside” – development in the countryside is restricted to those listed within the given criteria:
  - a.. essential operational development for agriculture, horticulture or forestry, outdoor recreation, equine-related activities, allocated mineral extraction or waste management facilities, infrastructure provision and national defence;
  - b. development required for new or existing outdoor leisure and recreation where a countryside location is justified;
  - c. renewable energy generation schemes;
  - d. conservation or enhancement of specific features or sites of heritage or biodiversity value;
  - e. the alteration, replacement, extension or change of use of existing buildings in accordance with other policies of the LDF;
  - f. the erection or extension of outbuildings ancillary or incidental to existing dwellings;
  - g. sites allocated for particular purposes in other Development Plan Documents.

3.8 The SPD Design Guide is a material consideration.

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

4.1 1100353FUL. Erection of replacement dwelling.  
Refused 26th May 2011. Appeal withdrawn.

#### 5. **CONSULTATIONS**

5.1 **Warboys Parish Council – Approve** (copy attached).

5.2 **Environment Agency** – development should not be affected by flooding from the nearest designated main river (Bury Brook).The revised FRA is acceptable and a condition is recommended regarding the proposed floor level, setting this at 150mm above the height of the adjoining carriageway at 0.4m above Ordnance Datum.

5.3 Environmental Health Officer – ground gas risk assessment recommended.

5.4 Middle Level Commissioners – no objections

## **6. REPRESENTATIONS**

6.1 Neighbours – one letter has been received. The writer supports the proposal and is of the view that the development is a large improvement over the existing dwelling.

## **7. SUMMARY OF ISSUES**

7.1 The issues in this case relate to the principle of the development, the impact of the development on the character and appearance of the locality, the impact on neighbours, highway considerations and flooding.

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

7.2 This site is in the open countryside for the purposes of the Development Plan and emerging planning guidance. The relevant policies are restrictive and will generally only permit development which has an essential need to be in a rural location. The specific categories of development which are appropriate in the countryside are given in policy P7. The applicant is not arguing that the development is required for one of the permitted exceptions.

7.3 The erection of replacement dwellings in the countryside may be acceptable subject to a number of caveats. These are itemised in policies H27 and H5.

7.4 There are no objections to the demolition of the existing dwelling per se as it is of no great merit, although it is not untypical, in its form, design and scale, of many agricultural dwellings built in the area over a period of many years. This is not necessarily a reason to retain the building in principle, but any replacement should be subject to the parameters set down in policies H27 and H5 above. The building appears to be in poor condition, and there is evidence of cracking in a number of the areas. The single storey rear extension seems to be parting company from the main structure. The application has been accompanied by a structural report which concludes that the building has suffered from excessive settlement and distortion, due to inadequate foundations, and the differential effects of the later additions. The building will continue to deteriorate, and, without proper foundations, there is no case to support its repair and refurbishment. Due to poor ground conditions on the site and in the general vicinity of the road, the structural engineer has recommended that any new dwelling be moved away from the road and the footprint of the original building.

7.5 In principle, the proposal can be seen as an exception to the policies of restraint relating to development in the countryside, and this type of application is specifically referred to in paragraph (e) of policy P7. Note however, that this exception is tempered by the phrase “in accordance with other policies in the LDF”.

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

7.6 The determining policies in respect of this issue are H27 of the HLP 1995, and policy H5 of the DMDDP. Both policies contain similar



provisions relating to the scale of new development which would be acceptable in the countryside, and, in respect of this proposal, can be summarised as follows:-

1. The new dwelling should not significantly increase the height and mass of the original dwelling.
2. The new dwelling should not increase the impact of the original dwelling on the surrounding countryside
3. The dwelling should be of good design and well related to its setting
4. The development should not create or perpetuate a traffic hazard.

7.7 In this case, the present dwelling has ground coverage of approximately 79 sq.m., added to which should be a further 36 sq.m. of garages and stores (a total of 115 sq.m.). By comparison, the proposed dwelling will have a ground coverage of 190.9 sq.m., an increase of 66%, or 140% if only the existing dwelling is included. A substantial portion of the proposed dwelling will have two storeys, whereas the 36 sq.m. of garages and stores of the original dwelling are small scale, single storey buildings only. The maximum ridge height of the proposed building will be 8.5m compared with the 6.4 m of the original building and the main two storey element of the new dwelling will be 14.9m long, compared with 8m of the original. Other comparison can be drawn, but, on the basis of the figures quoted above, the degree of increase in both the ground coverage and bulk of the building, can only lead to the conclusion that the changes proposed to the scale of the original building are not “modest” as required by policy H27, and are “significant” when assessed against policy H5. On the basis of this comparison, the proposal clearly fails to meet the tests of policies H27 and H5.

7.8 A second requirement of the two policies quoted above is that any proposal should be well related to its setting, and should not significantly increase the impact of the original dwelling on the surrounding countryside. The proposal fails to meet either of these criteria. The proposal as submitted will extend built development onto an otherwise undeveloped field and will lead to a greater proliferation of development along the road. The increased amount of development (and the domestication of the proposed 1.46 hectare site which will inevitably follow the proposal) will have an adverse impact on the rural character of the site and the area as a whole. The building itself, by reason of its scale and bulk when compared with the original dwelling, will result in an over-dominant feature on the site, which will have a significant impact on the overall character of the area and which will degrade the rural amenities of the locality.

7.9 It should be noted that, from information provided in the revised Flood Risk Assessment, when combined with the E.A.’s recommended finished floor level, the floor level of the building should be set at 150mm above the present level of Puddock Road, i.e. 0.4m. above Ordnance Datum. However, the ground level in the vicinity of the proposed dwelling is -1.11m, and thus the new building would have to be raised approximately 1.5m above the present site level if the recommended floor level is to be achieved. This level increase is significant and will exacerbate the impact of the proposed building on the character and appearance of the countryside.

- 7.10 A Structural Report prepared for the applicant recommends that the replacement dwelling is moved away from the road and the footprint of the original dwelling. These comments regarding the problems of building on the existing site are noted and it is accepted that a replacement dwelling would not necessarily have to be built on the footprint of the existing dwelling. However, this does not provide justification to agree to a proposal which is so clearly contrary to policy and, being some 40m from the site of the existing dwelling, represents such an unacceptable extension of built development onto undeveloped land along Puddock Road.
- 7.11 There is no overriding theme to the design of buildings along Puddock Road but what new buildings have been constructed in recent years have tended to be traditional two storey properties of brick and tile construction. There is no precedent for a quasi-barn like structure which purports to be a “typical rural building” in this instance, nor is there a tradition of such buildings in this locality. If a dwelling is ultimately allowed on this site, it should at least pay some heed to the fenland vernacular and should give up any pretence of trying to be what it is not.
- 7.12 The applicant has put considerable store on the ability to extend the existing building under the provisions of the GPDO, and arrive at a structure which is not dissimilar in scale to the new dwelling now proposed. This assertion does not stand up to close scrutiny. No explanation or justification of the calculations has been put forward in the Design and Access Statement and it should be noted that that the applicant’s figures appear to be based on the dwelling as it exists at present. The present dwelling cannot be used as the starting point as the calculation of permitted development allowances should be based on the “original” dwelling, i.e., the dwelling as it existed in July 1948. The structural report notes that the building was extended in the 1960’s, and although the agent has stated that this “in effect replaced a substantial part of the original dwelling house”, no further information has been provided and thus any permitted development assessment can only be based on the building less the single story rear extension and the two storey side extension.
- 7.13 The current GPDO will allow a number of extensions to this property, notably to the side and rear but not to the front. Taking the dimensions of the original building as being approximately 8m by 5m, on the rear of the building, a single storey extension measuring approximately 4m by 5m would be permitted development, although a two storey extension would be limited to 3m by 5m. Single storey extensions on either side of the building would be limited to half the width of the building (approx. 2.5m.) and could extend the full depth of the existing building if combined with a rear extension, or extend a further 4m if the rear extension was omitted. In either case, the permitted development tolerance for this building is limited, and even if it is extended to its maximum its resulting bulk will fall far short of the scale of the proposed replacement. There is greater scope to erect out-buildings to the rear of the dwelling, but, given the reported ground conditions, the erection of any further extensions/buildings in this site would seem unlikely.
- 7.14 In the light of the above comments, the proposal is considered to be contrary to the provisions of policies H27, En25, E1 and H5.

## **The effect of the development on the amenities of neighbouring properties.**

- 7.15 The proposed dwelling is some distance from the nearest residential properties and it should not have an adverse impact on their amenities by reason of loss of privacy or overbearing impact. The likely level of activity on the site will not cause a loss of amenity through increased noise and disturbance, again due to the distances from the immediate neighbours.
- 7.16 The proposal complies with the requirements of policies H31 and H7.

### **Highway considerations**

- 7.17 The provision of an access to this site should not pose any undue issues as far as highway safety is concerned. The road is not heavily used, and, being straight, any access would have good visibility in both directions. Should planning permission be granted, a condition requiring details of the access improvements would be required. There is ample space on the site to provide turning space, and there are sufficient parking spaces to meet the standards in the DMDDP and policy E10.

### **Flooding**

- 7.18 The revised Flood Risk Assessment has been considered by the Environment Agency. The Agency has raised no objection to the proposal subject to the recommendation (referred to above) of a specific floor level. Similarly the Middle Level Commissioners have no objections to the proposal.
- 7.19 There are no objections to the development on flooding grounds, and the proposal complies with policies CS8, CS9 and C5.

### **Other issues**

- 7.20 There are no other material planning considerations which have a bearing on this proposal.

### **Conclusions**

- 7.21
1. The proposal does not comply with the policies relating to the erection of replacement dwellings in the countryside in that it will extend built development onto an otherwise undeveloped site, and will significantly increase the scale and bulk of the original building and hence its impact on the surrounding countryside. The impact of the development will be exacerbated by the need to build up the site level.
  2. The development will not have an undue impact on the amenities of the nearest dwellings
  3. There are no overriding highway issues.
  4. There are no overriding flooding issues.
  5. There are no other material planning considerations which have a significant bearing on the determination of this planning application.

- 7.22 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 policies H27 and En25 of the Huntingdonshire Local Plan 1995, and policies E1 and E5 of the Development Management DPD Proposed Submission 2010 in that the development, by reason of its form, bulk and massing would not adequately respect or reflect the scale and nature of the dwelling it is intended to replace and would, thereby, result in an over-dominant feature which would be detrimental to, and have an adverse impact on, the open character and rural appearance of the site and the area in general. The proposed finished floor level would only exacerbate the impact of the proposed building on the character and appearance of the countryside. The proposal would degrade the rural character of this section of Puddock Road by extending the amount of built up development and residential curtilage, and the form of the proposal has not demonstrated that it has adequately responded to the character or historic pattern of built development in the locality.

**CONTACT OFFICER:**

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

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

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

Head of Planning Services  
Pathfinder House  
St. Mary's Street  
Huntingdon  
Cambridgeshire PE 29 3TN

Application Number: 1101037FUL Case Officer David Hincks

**Proposal: Replacement dwelling**

**Location: Rose Cottage Puddock Road Warboys**

**Observations of Warboys Town/Parish Council.**

Please ✓ box as appropriate

*POM 15.7.11  
DMH*

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

See attached

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

No observations either in favour or against the proposal

*R. Keal*  
..... Clerk to Warboys Town/Parish Council.

Date : *12/7/11*

Failure to return this form within the time indicated will be taken as an indication that the Town or Parish Council do not express any opinion either for or against the application.

**Application No. 1101037FUL**

**Replacement dwelling, Rose Cottage, Puddock Road, Warboys**

The Parish Council recommend that the above application be approved, subject to the following conditions:

- (a) the use of materials in character with the locality; and
- (b) the withdrawal of permitted development rights from the dwelling to be constructed.



R Reeves,  
Clerk to Warboys Parish Council.

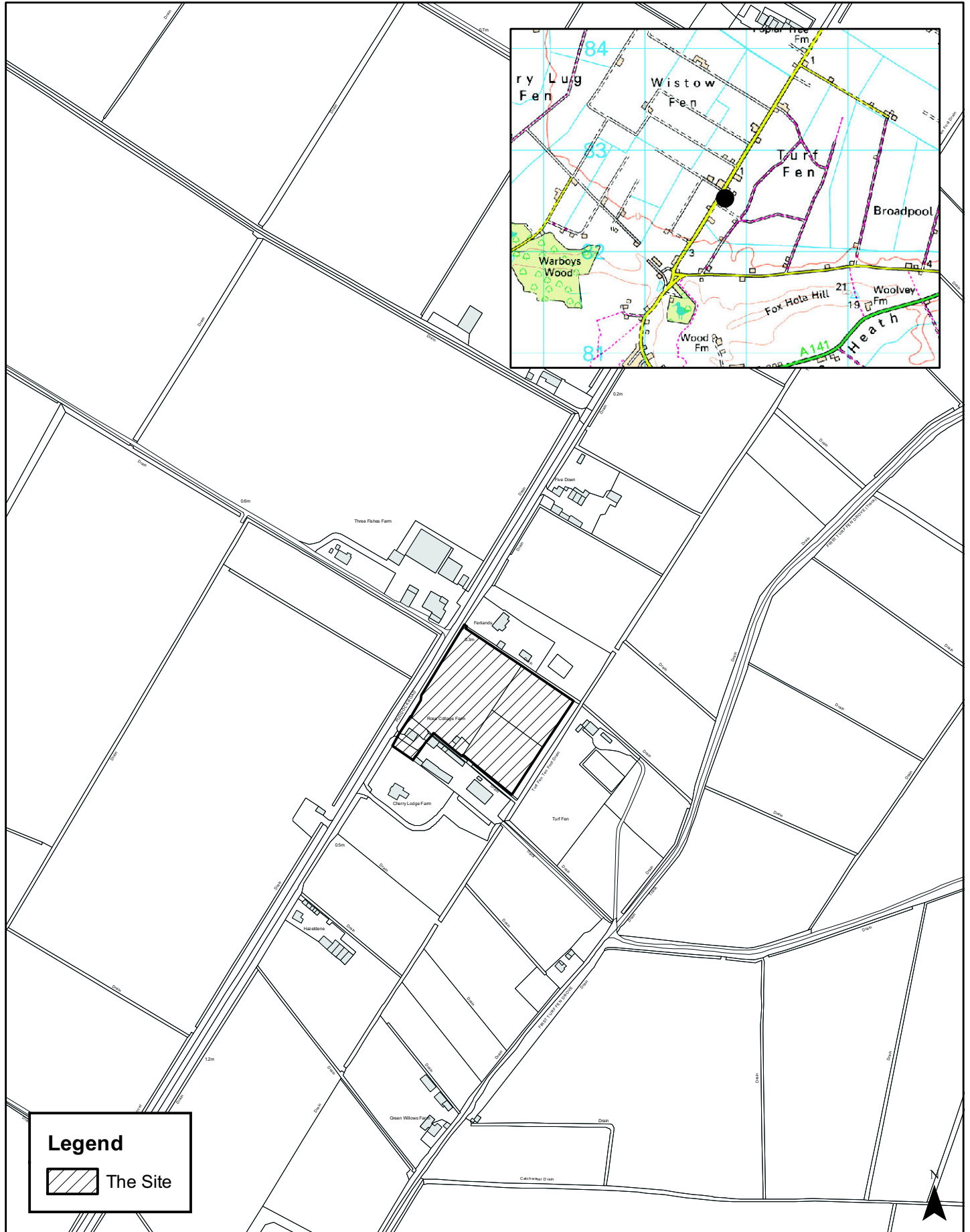
12th July 2011.

# Development Management Panel

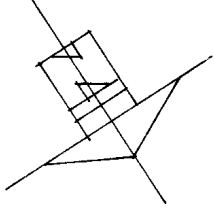
Application Ref: 1101037FUL

Location: Warboys

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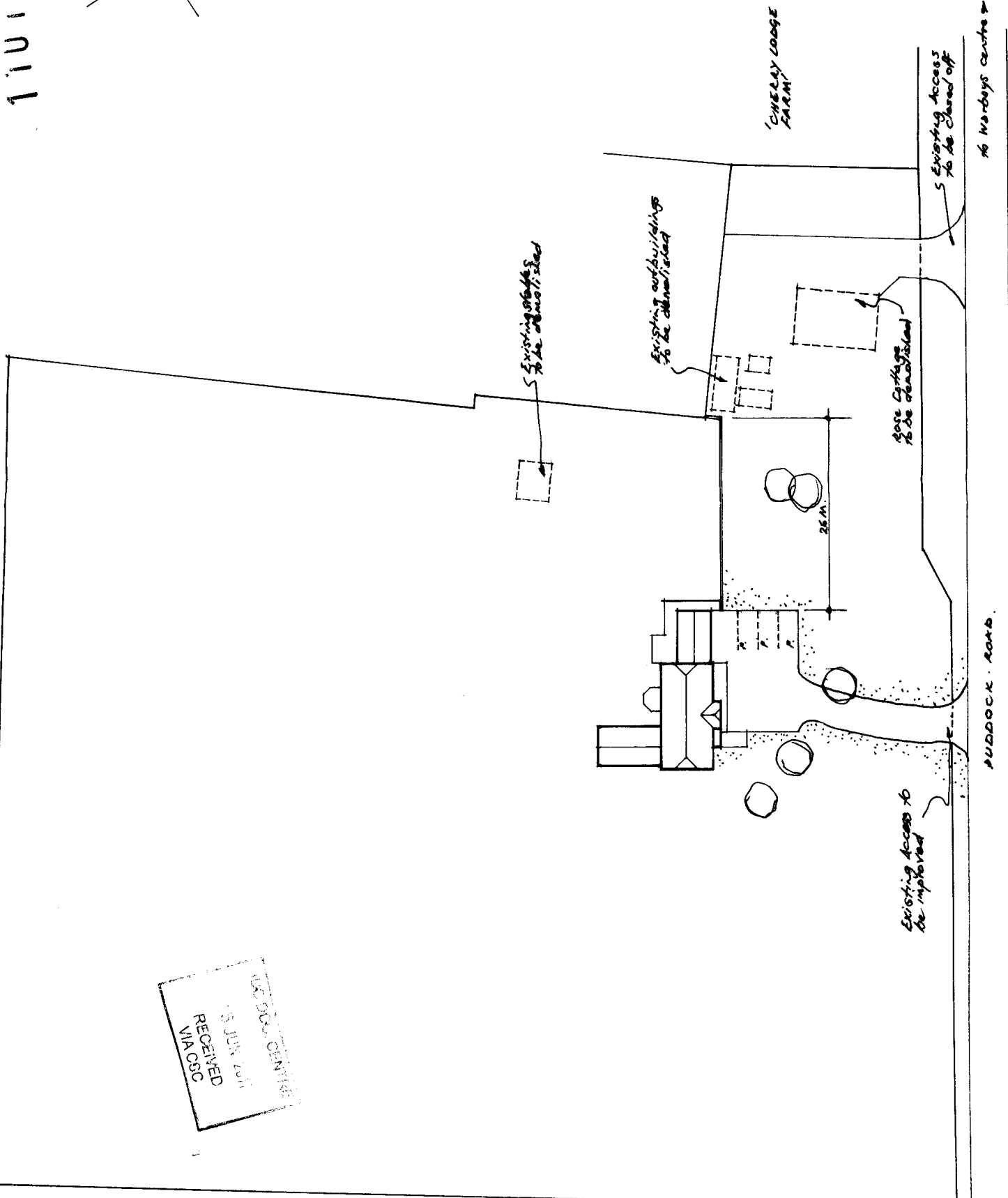
11111111



AS

PROPOSED NEW DWELLING  
PUDDOCK ROAD,  
WYARBOYS, CAMBS.  
  
FOR MR & MRS T. W. LUMLEY.

AMENDED  
BLOCK PLAN.  
  
Scale: 1:500  
Date: May 2011  
Drawing No: 12.3.A



REC'D DOCUMENTS  
RECEIVED  
VIA OSC  
19 JUN 2011

16 Meters centre to

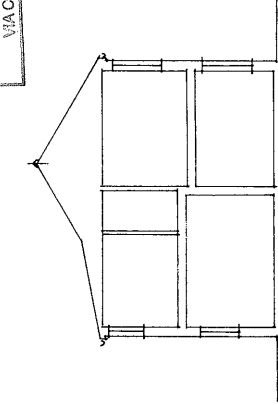
PUDDOCK ROAD



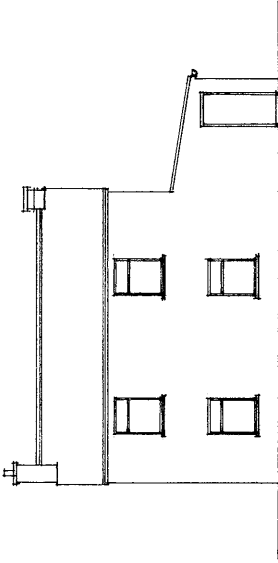
1101037

AREAS: (OVERALL EXTERNAL WALLS).  
 ROSE COTTAGE:  
 GROUND FLOOR: 10750 x 7350 = 79.01  
 FIRST FLOOR: 7350 x 7800 = 57.53  
 TOTAL AREA: 136.54 m<sup>2</sup>  
 OUTBUILDINGS:  
 GARAGE/STORE: 7.00 x 3.100 = 21.70  
 STORE N°1: 4.700 x 2.000 = 9.40  
 STORE N°2: 2.700 x 1.900 = 5.13  
 STABLES: 5.000 x 4.400 = 22.00  
 TOTAL AREA: 58.23 m<sup>2</sup>

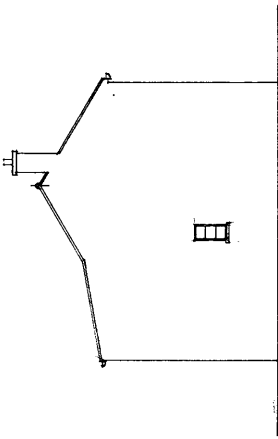
HEAD OFFICE  
 15 JUN 2011  
 RECEIVED  
 VIA CSC



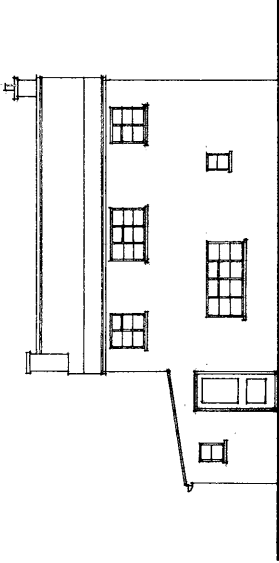
TYPICAL SECTION A-A.



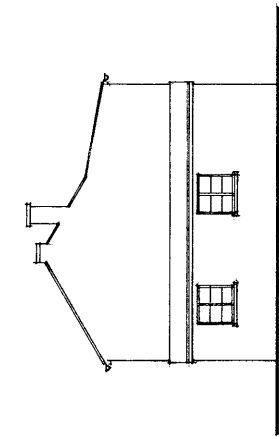
SOUTH WEST ELEVATION.



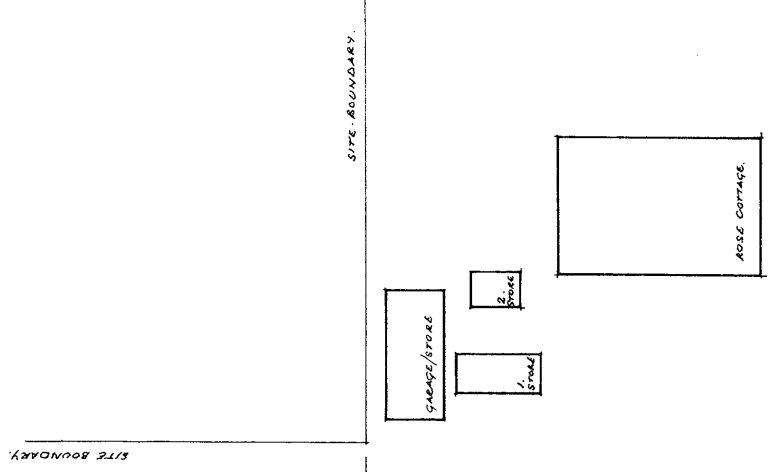
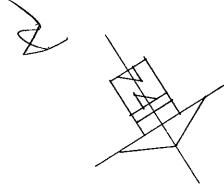
ELEVATION TO RUDDOCK RD.



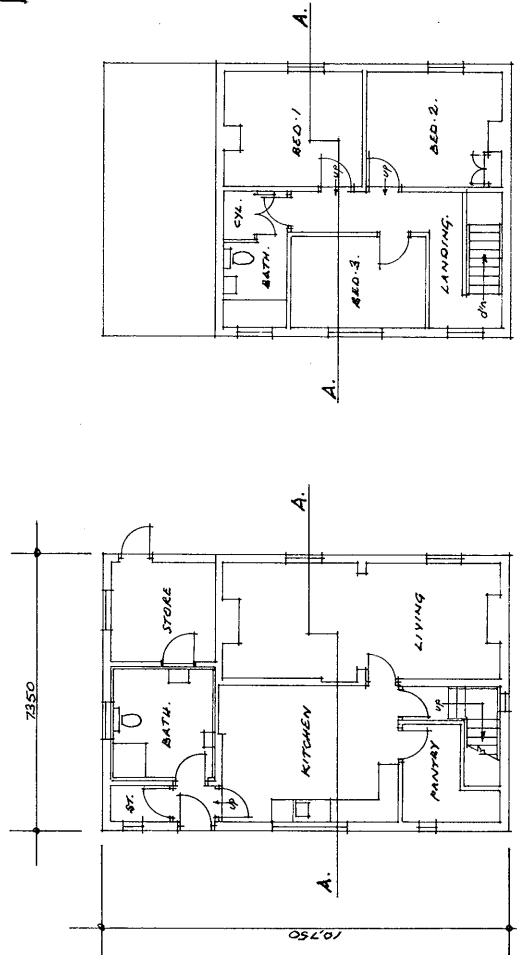
NORTH EAST ELEVATION.



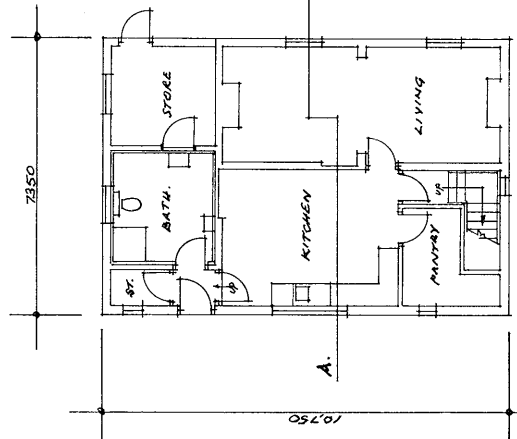
SOUTH EAST ELEVATION.



BLOCK PLAN (SHOWING OUTBUILDINGS)  
 Scale: 1:200.

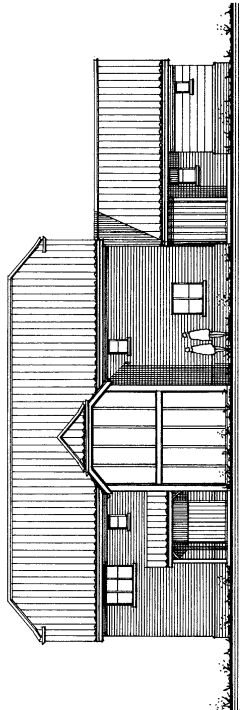


FIRST FLOOR PLAN.

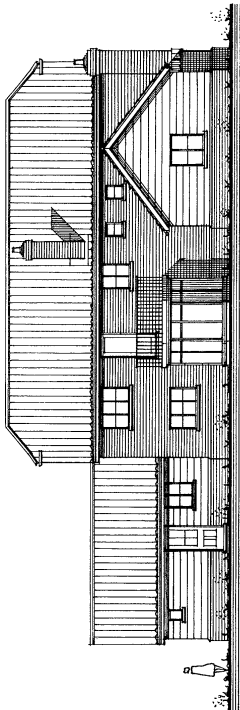


GROUND FLOOR PLAN.

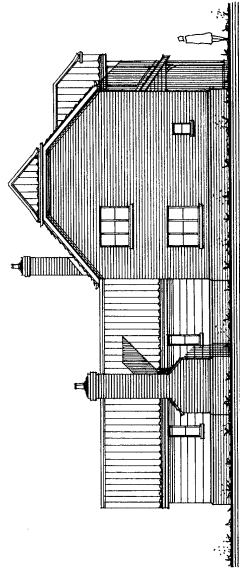
PROPOSED NEW DWELLING  
 AT RUDDOCK ROAD,  
 WARBOYS, CAMBS.  
 FOR MR & MRS T. W. LUMLEY.  
 Scale: 1:100  
 DRAWN: MJE  
 DATE: FEB 2011  
 DWG NO PR 1.  
 SURVEY DRAWING OF  
 PLANS & ELEVATIONS  
 AS EXISTING FOR  
 ROSE COTTAGE.  
 (TO BE DEMOLISHED)



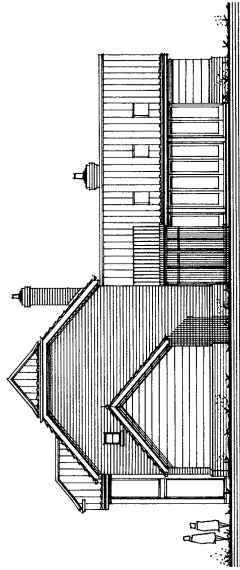
ELEVATION TO RUDDOCK ROAD.



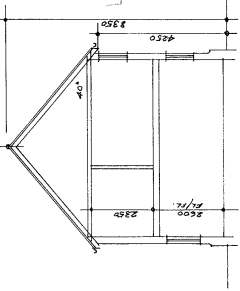
REAR ELEVATION (SOUTH-EAST).



SIDE ELEVATION (NORTH-EAST).



SIDE ELEVATION (SOUTH-WEST).



TYPICAL SECTION A-A.

1101037



**EXTERNAL FINISHES:**  
 Ardsley Clay panables to all roof  
 gables, chimneys, &  
 chimney 37' pitch to sitting room.

**EXTERNAL WALLS:**  
 Facing bricks to main two-story  
 walls, & to sitting room  
 walls. Walling with matching  
 face bricks to used four-banded  
 brick, 7 1/2" & sitting areas on  
 brick half. Splayed timber windows & doors  
 to sitting room & main balcony  
 elevation & rear balcony.  
 Dressing's stone one to all external  
 face of walls above brick plastered

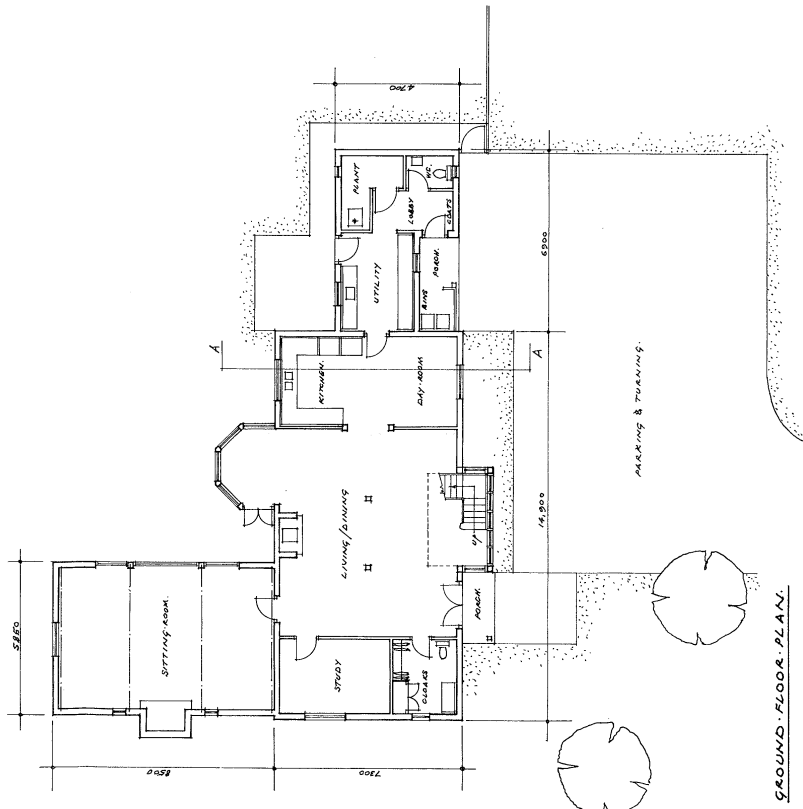
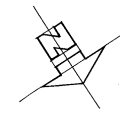
**NOTE:**  
 Do not soak iron flashing, all pipes  
 & gutters to be treated on site  
 before commencing construction,  
 or construction.

PROPOSED NEW DWELLING  
 RUDDOCK ROAD,  
 MARBOYS, CAMBS.

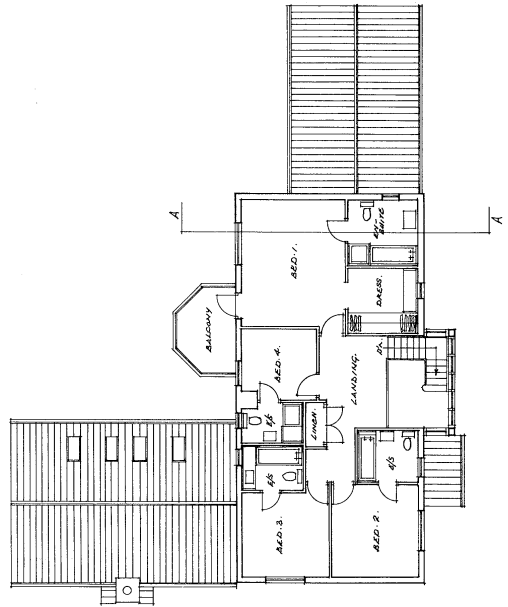
FOR MR & MRS. T. W. LUMLEY.

SCALE: 1/100
DRAWN: M. J. E.
DATE: June 20/11
DWG NO: PR. 4.

4



GROUND FLOOR PLAN.



FIRST FLOOR PLAN.

DEVELOPMENT MANAGEMENT PANEL

17 OCTOBER 2011

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**Case No:** 1101350FUL (FULL PLANNING APPLICATION)

**Proposal:** RETENTION OF ANNEXE AS DETACHED DWELLING

**Location:** 32 CRANFIELD WAY BRAMPTON PE28 4QZ

**Applicant:** MRS L GRAY

**Grid Ref:** 520709 271012

**Date of Registration:** 23.08.2011

**Parish:** BRAMPTON

---

## RECOMMENDATION - APPROVE

### 1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The site relates to an 'annexe' to No. 32 Cranfield Way which was originally the garage for the main dwelling and has subsequently been extended to provide residential accommodation.
- 1.2 The 'annexe' was approved in 2006 subject to a condition which stated "The additional residential accommodation hereby approved shall only be used as ancillary accommodation to the main dwelling and shall at no time be used as an independent unit of residential accommodation". The 'annexe' has subsequently been rented and occupied out on an independent basis.
- 1.3 This application seeks permission to retain the building as an independent unit. The Agent has provided an additional plan which demonstrates residents of both units can share the access and that two parking spaces can be provided to the front of the 'annexe' with one space to the side of No. 32 on the gravel area.
- 1.4 The 'annexe' has a separate garden area which is defined by a close boarded fence; the 'annexe' accommodation comprises a bedroom with ensuite, kitchen, and garden room.

### 2. NATIONAL GUIDANCE

- 2.1 **PPS1: "Delivering Sustainable Development" (2005)** contains advice on the operation of the plan-led system.
- 2.2 **PPS3: "Housing" (2011)** sets out how the planning system supports the growth in housing completions needed in England.
- 2.3 **PPG13: "Transport" (2011)** sets out the objectives to integrate planning and transport at the national, strategic and local level and to promote more sustainable transport choices both for carrying people and for moving freight.

- 2.4 **PPG18: “Enforcing Planning Control” (1991)** outlines the general approach to enforcement, including the primary responsibility of Local Planning Authorities in the matter and the decisive issue of whether a breach of planning control would unacceptably affect public amenity or the existing use of land and buildings meriting protection in the public interest.
- 2.5 **Draft National Planning Policy Framework: Consultation (2011)** - sets out the Government's key economic, social and environmental objectives and the planning policies to deliver them. The intention is that these policies will provide local communities with the tools they need to energise their local economies, meet housing needs, plan for a low-carbon future and protect the environmental and cultural landscapes that they value. It seeks to free communities from unnecessarily prescriptive central government policies, empowering local councils to deliver innovative solutions that work for their local area.

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.
  - **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.
- 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)
- **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.
  - **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.
  - **H37:** "Environmental Pollution" – housing development will not be permitted in locations where there is a hazardous installation posing a substantial risk to the public.
  - **T18:** "Access requirements for new development" states development should be accessed by a highway of acceptable design and appropriate construction.
  - **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)
- None relevant.
- 3.5 Policies from the Adopted Huntingdonshire Local Development Framework Core Strategy 2009 are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning then click on Planning then click on Planning Policy and then click on Core Strategy where there is a link to the Adopted Core Strategy.
- **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 Brampton as a 'Key Service Centre' in which development schemes of moderate and minor scale and infilling may be appropriate within the built up area.

3.6 Policies from the Development Management DPD: Proposed Submission 2010 are relevant.

- **C1:** “Sustainable Design” – development proposals should take account of the predicted impact of climate change over the expected lifetime of the development.
- **E1:** “Development Context” – development proposals shall demonstrate consideration of the character and appearance of the surrounding environment and the potential impact of the proposal.
- **E2:** “Built-up Areas” – development will be limited to within the built-up areas of the settlements identified in Core Strategy policy CS3, in order to protect the surrounding countryside and to promote wider sustainability objectives.
- **E10:** “Parking Provision” – car and cycle parking should accord with the levels and layout requirements set out in Appendix 1 ‘Parking Provision’. Adequate vehicle and cycle parking facilities shall be provided to serve the needs of the development.
- **H1:** “Efficient Use of Housing Land” – housing developments will optimise density taking account of the nature of the development site; character of its surroundings and need to accommodate other uses and residential amenities such as open space and parking areas.
- **H7:** “Amenity” – development proposals should safeguard the living conditions for residents and people occupying adjoining or nearby properties.

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

4.1 0503922FUL – alterations and extension to garage to form ancillary residential accommodation – permission GRANTED

#### **5. CONSULTATIONS**

5.1 **Brampton Parish Council** recommends REFUSAL (copy attached)

#### **6. REPRESENTATIONS**

6.1 ONE letter of OBJECTION received from residents of 125 High St, Brampton which raises concerns over:

\* Unacceptable precedent to allow the annexe to be used for financial gain.

\* There will be two separate units with no garage or sufficient off road parking spaces where there was once a double garage for a single family dwelling.

\* When the estate was constructed all houses had garages and adequate parking on driveways to allow the roadway to be narrow and remain mostly free of parked vehicles.

\* The dwelling is located approaching a corner and parked vehicles are frequently parked half on the pavement causing a danger for road users and pedestrians, especially those with pushchairs, wheelchairs or mobility scooters.

\* A separate unit would be an overdevelopment in this part of the village and set an undesirable precedent.

\* An electricity substation is immediately next to the building which has health and safety implications.

## **7. SUMMARY OF ISSUES**

7.1 The main issues in determining this application are the principle of the change of use and the impacts upon the character and appearance of the area, on residential amenity, and on highway safety.

7.2 It is noted that this application is retrospective however PPG 18 'Enforcing Planning Control' states "...that in assessing the need for enforcement action, Local Planning Authorities should bear in mind that it is not an offence to carry out development without first obtaining planning permission. Section 73A of the 1990 Act specifically provides that a granting of planning permission may relate to development carried out before the date of the application" (para 6). Furthermore, an application cannot be refused on grounds that it is retrospective. When considering the development regard has to be had to Government guidance and the policies contained within the Development Plan". As such, the proposal must be considered on its own merits.

7.3 The condition imposed on the permission for the annexe requiring it to be used as ancillary accommodation to the main dwelling and not as an independent unit of residential accommodation does not mean that this proposal is necessarily unacceptable. That condition was considered necessary based on the information submitted and available at that time. This application must be determined on its merits based on the information now submitted and available. The reasoned justification of policy H31 of the Huntingdonshire Local Plan (1995) states that "non-severance conditions will be placed on any approval [for a "Granny" unit] to ensure that any new small unit is not divorced from the main dwelling". Whilst this policy approach is acknowledged, the principle of a separate unit should now be assessed on its own merits.

### **Principle of Development**

7.4 The site is in a 'Key Service Centre' and the proposed scheme is of moderate scale within the built up area; this accords with policy CS3 of the Core Strategy 2009 and E2 of the Huntingdonshire LDF Development Management DPD: Proposed Submission 2010. The proposal represents a more efficient use of land in a sustainable location and satisfies policy H1 of the DPD. The principle of development on this site is therefore considered acceptable subject to the proposal being appropriate in all other regards.

7.5 As such, there are no Officer objections in this regard.

### **Character and Appearance of the Area**

7.6 The fencing which defines the private garden to the 'annexe' is not obtrusive and does not have an adverse impact upon the streetscene. The application does not seek to alter the existing appearance of the 'annexe' and, whilst there may be an increase in the number of

vehicles associated with the site, there are no Officer objections based on the impacts upon the character and appearance of the area.

### **Residential Amenity**

- 7.7 As a result of the subdivision both units have private garden areas which are felt to be appropriate and commensurate with the size of property. There are not considered to be any associated issues from overlooking or loss of privacy given the location and type of openings, orientation and single storey scale.
- 7.8 The parking arrangements on site are currently that the residents of 32 Cranfield Way park in front of the 'annexe' and the occupant of the 'annexe' parks on the gravelled driveway. This arrangement is unsatisfactory from an amenity and 'neighbourly' approach given the close proximity of the spaces in front of the 'annexe' to the 'annexe' bedroom. However the additional plan received proposes the spaces to the front of the 'annexe' to be for the occupants of the 'annexe', thereby removing the concerns of residential amenity based upon noise and disturbance. These arrangements can be secured by condition.
- 7.9 Based on this, there are no Officer objections as a result of the impacts upon residential amenity.

### **Highway Safety**

- 7.10 As detailed above, the parking arrangements now proposed seek to provide two parking spaces for the 'annexe' and one for No. 32. The principle of a shared access is considered acceptable and, based upon the nature of the residential area and relatively quiet highway, it is not considered that there being no turning area within the site is a reason for refusal in this instance.
- 7.11 The parking provision is in accordance with the Council's current parking policies which seek a maximum of two spaces per dwelling in locations such as Brampton. Therefore, whilst comments about parking on the highway are noted, this is a self regulating matter based on highway legislation for on-road parking and proximity to corners and junctions.
- 7.12 Regard is also given to the level of movements which could be created from the fallback position of the building being retained as an annexe with links to the main dwellinghouse. The space available within the unit is considered to be a determining factor as it is unlikely that more than two people would occupy the unit whether it be as an ancillary or separate unit of accommodation; furthermore, the size of the curtilage is such that this is unlikely to change with room for any extension minimal.
- 7.13 It is therefore not considered that a recommendation of refusal could be upheld on highway safety grounds.



## Other Matters

- 7.14 Whilst the matter of precedent is noted, all planning applications are assessed on their own merits and precedent is not a material reason to refuse the application.
- 7.15 The proximity of the unit to the electricity sub-station is accepted, Environmental Health advised that this relationship was acceptable for the creation of the annexe initially and have raised no objections to this proposal.

## Conclusion

- 7.16 The proposed development is considered to be compliant with the relevant national and local policy as it:
- \* Is an acceptable form of development in principle;
  - \* Would not have a harmful impact upon the character and appearance of the residential area;
  - \* Would not have a detrimental impact upon the amenity of neighbours;
  - \* Would not have a significantly adverse impact upon highway safety.

Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that planning permission be granted, subject to the imposition of appropriate conditions relating to parking arrangements.

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:

**Nonstand** Parking arrangements provided within 14 days and thereafter retained in perpetuity

## CONTACT OFFICER:

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

# Huntingdonshire

DISTRICT COUNCIL

Pathfinder House St Mary's Street Huntingdon PE29 3TN

Head of Planning Services

Pathfinder House

St. Mary's Street

Huntingdon

Cambridgeshire PE 29 3TN

<b>APPLICATION NUMBER:</b>	1101350FUL	<b>CASE OFFICER:</b>	Ms Charlotte Fox
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<b>PROPOSAL:</b>	Retention of annexe as detached dwelling
<b>LOCATION:</b>	32 Cranfield Way Brampton PE28 4QZ

## OBSERVATIONS OF BRAMPTON PARISH COUNCIL

REFUSE

**Recommend Refusal:** Object. Over development. This type of residential development is not in keeping with the general layout and character of the estate. It will also if approved set a precedence for other similar applications on this estate and throughout the village. The site is on a corner at the entrance to the estate, there is not enough room to park 4 cars on the drive. When visiting the site there were 3 cars on the drive and 1 parked on the corner on the road.

*ADM 14.9.11  
CF*

..... Assistant Clerk to Brampton Parish Council.

Date: 14 Sep 2011

Failure to return this form within the time indicated will be taken as an indication that the Town or Parish Council do not express any opinion either for or against the application.

**PLANNING SERVICES**

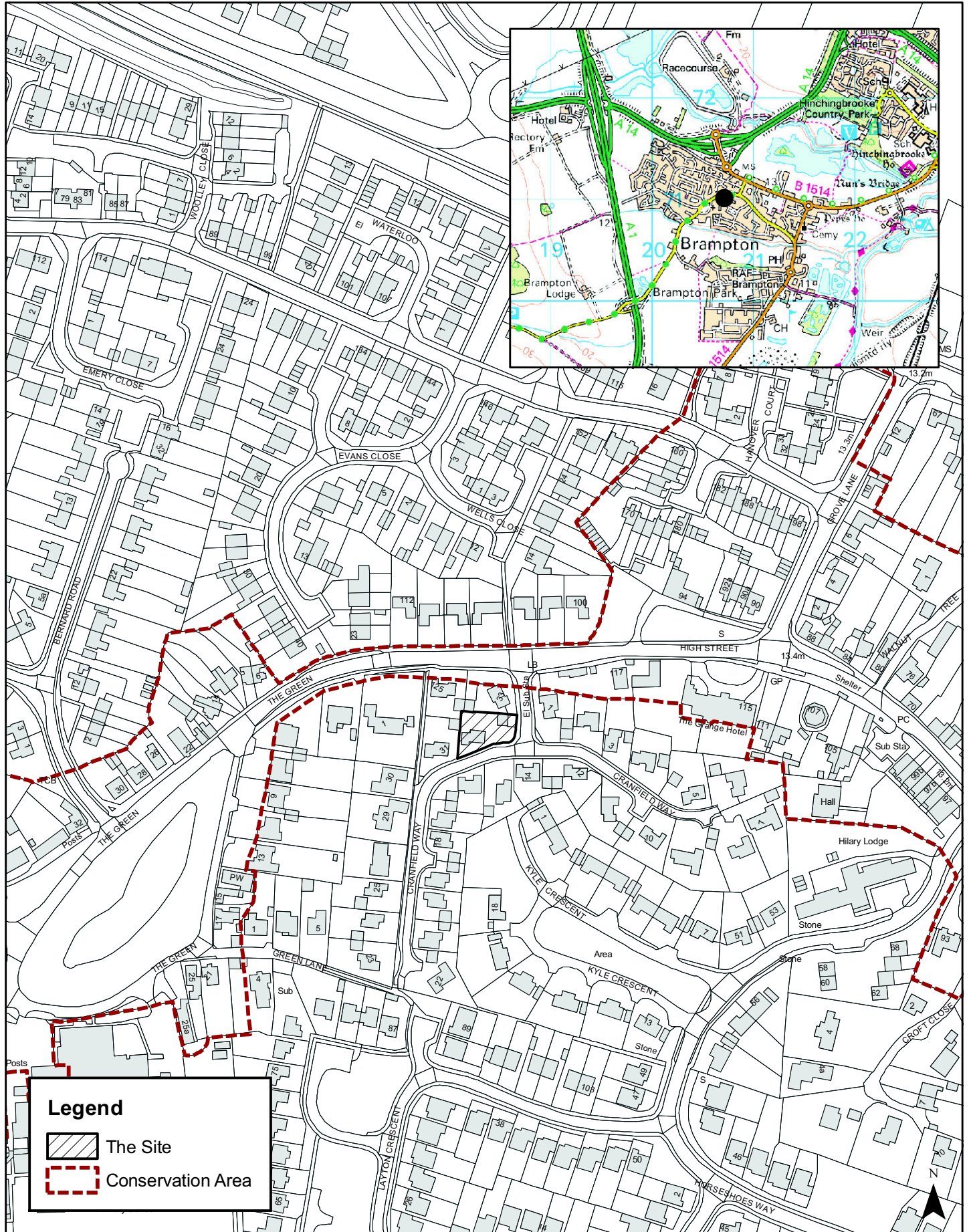
dcparish.rtf

# Development Management Panel

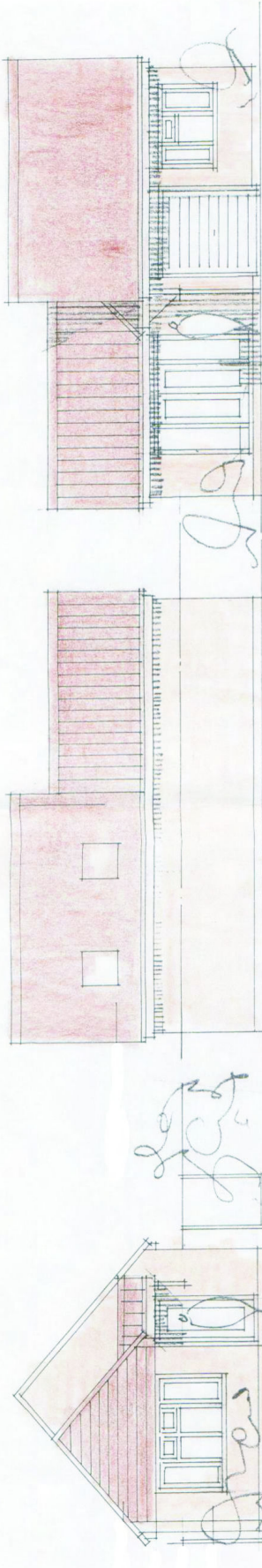
Application Ref: 1101350FUL

Location: Brampton

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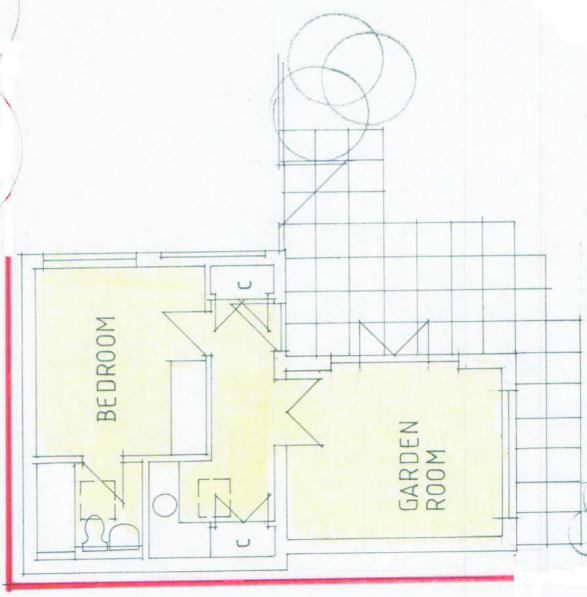
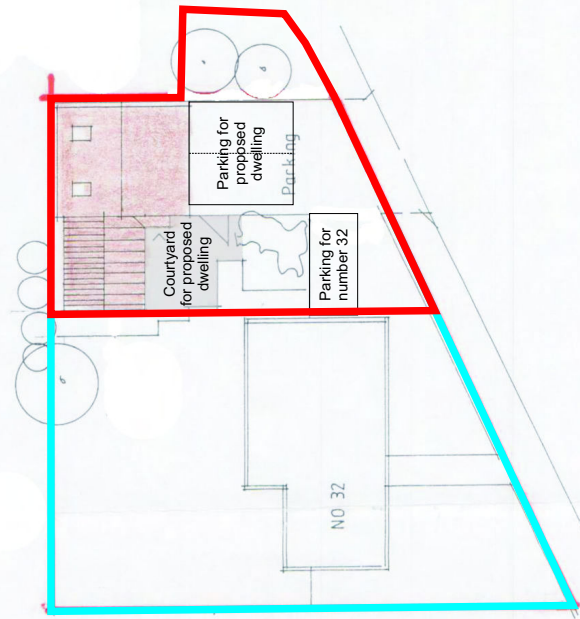
Scale: 1:2500



FRONT

REAR

SIDE



S I T E P L A N . 1 / 2 5 0

P L A N

REV	DATE	REVISION NOTES
A	22/09/11	Red line amended
B	23/09/11	Additional information

10 Manor Mews Bridge Street St Ives Huntingdon Cambs PE27 5UW Tel: 01480 484569 Fax: 01480 483939 Email: enquiries@partnersinplanning.co.uk		
PROJECT <b>CHANGE OF USE FROM ANNEX TO DWELLING, 32 CRANFIELD WAY, BRAMPTON, HUNTINGDON.</b>		
DRAWING TITLE <b>ELEVATIONS, FLOOR AND BLOCK PLAN</b>		
DRAWN	DJM	SCALE 1:250 & 1:100
DATE	JUL 11	DWG NO. 11.26.LP2 REV B

DEVELOPMENT MANAGEMENT PANEL

17 OCTOBER 2011

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**Case No:** 1101436FUL (FULL PLANNING APPLICATION)  
**Proposal:** PROPOSED ADDITIONAL DWELLING AND GARAGE  
**Location:** 4 THE CLOSE PE29 2DU  
**Applicant:** MR T SMITH  
**Grid Ref:** 525070 270349  
**Date of Registration:** 22.08.2011  
**Parish:** GODMANCHESTER

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## RECOMMENDATION - APPROVAL

### 1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The site relates to a flat fronted semi detached dwelling with projecting and attached single garage. The site is located in a corner plot at the end of the cul de sac in The Close, which is characterised by semi detached dwellings. The area is characterised by other similar style dwellings in this large residential area.
- 1.2 The site is located in Flood Zone 2 and 3 of the Environment Agency flood maps.
- 1.3 The proposal seeks the demolition of the existing garage and erection of a new dwelling to be adjoined to No. 4 The Close in the form of a two storey side extension, approximately 4.3 metres in width by 7.5 metres in depth. The proposal also includes the erection of a single pitched roof garage approximately 3.2 metres in width by 6.43 metres in depth to serve the new dwelling.
- 1.4 The application includes the submission of a Flood Risk Assessment.

### 2. NATIONAL GUIDANCE

- 2.1 **PPS1: "Delivering Sustainable Development" (2005)** contains advice on the operation of the plan-led system.
- 2.2 **PPS3: "Housing" (2011)** sets out how the planning system supports the growth in housing completions needed in England.
- 2.3 **PPS25: "Development and Flood Risk" (revised 2010)** 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.

- 2.4 **Draft National Planning Policy Framework: Consultation (2011)** - sets out the Government's key economic, social and environmental objectives and the planning policies to deliver them. The intention is that these policies will provide local communities with the tools they need to energise their local economies, meet housing needs, plan for a low-carbon future and protect the environmental and cultural landscapes that they value. It seeks to free communities from unnecessarily prescriptive central government policies, empowering local councils to deliver innovative solutions that work for their local area.

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- 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.
- **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.

- 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)
- **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.
  - **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.
  - **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)
- **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.
- 3.5 Policies from the Adopted Huntingdonshire Local Development Framework Core Strategy 2009 are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning then click on Planning then click on Planning Policy and then click on Core Strategy where there is a link to the Adopted Core Strategy.
- **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. Including reducing water consumption and wastage, minimising impact on water resources and water quality and managing flood risk.
  - **CS3: “The Settlement Hierarchy”** – Identifies Godmanchester as a ‘Key Service Centre’ in which development schemes of moderate and minor scale and infilling may be appropriate within the built up area.
- 3.6 Policies from the Development Management DPD: Proposed Submission 2010 are relevant.

- **C1: “Sustainable Design”** – development proposals should take account of the predicted impact of climate change over the expected lifetime of the development.
- **C5: “Flood Risk and Water Management”** – development proposals should include suitable flood protection / mitigation to not increase risk of flooding elsewhere. Sustainable drainage systems should be used where technically feasible. There should be no adverse impact on or risk to quantity or quality of water resources.
- **E1: “Development Context”** – development proposals shall demonstrate consideration of the character and appearance of the surrounding environment and the potential impact of the proposal.
- **E2: “Built-up Areas”** – development will be limited to within the built-up areas of the settlements identified in Core Strategy policy CS3, in order to protect the surrounding countryside and to promote wider sustainability objectives.
- **E10: “Parking Provision”** – car and cycle parking should accord with the levels and layout requirements set out in Appendix 1 ‘Parking Provision’. Adequate vehicle and cycle parking facilities shall be provided to serve the needs of the development.
- **H7: “Amenity”** – development proposals should safeguard the living conditions for residents and people occupying adjoining or nearby properties.

3.7 Huntingdonshire Landscape and Townscape Assessment (2007)

3.8 Huntingdonshire Design Guide (2007)

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

4.1 1100510FUL - Two storey side extension and single detached garage – permission granted (Copy attached as green papers)

#### **5. CONSULTATIONS**

5.1 **Godmanchester Town Council** – recommend refusal (**copy attached**)

5.2 **Environment Agency** – the proposed development shall only be acceptable if the floor levels of the dwelling are no lower than 10.46 metres above Ordnance Datum Newlyn.

#### **6. REPRESENTATIONS**

6.1 None received



## 7. SUMMARY OF ISSUES

- 7.1 The main issues to consider are the principle, the impact on the character and appearance of the area, impact on residential amenity, parking and highway safety and flood risk.

### Principle

- 7.2 Godmanchester is identified as a Key Service Centre in policy CS3 of the Adopted Core Strategy in which development schemes of moderate and minor scale and infilling may be appropriate within the built-up area. The site lies in an existing residential area and within the built-up area of the Town; the principle of residential development is therefore acceptable subject to other material considerations.

### The Proposal

- 7.3 It is important to note that planning permission already exists for the two storey extension to the existing dwelling and erection of a single garage. This application seeks to alter the appearance of the extension to form a new two bedroom dwelling. Alterations include:
- increasing the size of the first floor window to the front elevation to match the ground floor window;
  - omitting the single window to the ground floor and relocating the access door on the side elevation (main entrance to the additional dwelling), as well as the insertion of a window at ground floor to serve a WC and insertion of a window at first floor to serve the landing; and
  - insertion of two windows to the rear elevation at first floor, one to serve the bathroom and one to serve the rear bedroom, in place of the approved single window.

### Character and appearance of the area

- 7.4 When looking at No. 4 The Close from the highway the proposed dwelling would appear as a subservient extension to No. 4, being set back from the front elevation of the main dwelling (allowing access to the proposed garage) and set down from the ridge of the main dwelling. It is recognised that an additional dwelling, which would then create a small row of terraced properties, is not characteristic of the form of development in this area. However, the appearance of the proposed new dwelling is in keeping with the scale and proportions of the existing dwelling, and would appear to be an extension to the existing dwelling, with the entrance door to the proposed dwelling being on the side elevation. The proposal is not considered, whilst a different form of development, to be harmful to the area.
- 7.5 The erection of the new dwelling would remove the existing parking for No. 4 The Close and as a result the application proposes to provide two parking spaces in front of the existing dwelling. This arrangement shall necessitate the removal of the existing low boundary wall; this is not considered to require permission. Although this shall alter the appearance of the front of the site, hard surfaced front gardens are not uncommon and provided the area is permeable this does not require the benefit of planning permission. It is also recognised that this effectively may result in the front of the site being visually more dominated by vehicles, however this situation may also arise as a

result of the applicant constructing the extension and garage. It is not considered that this would justify refusing this application, especially as much of the works would not necessarily require the benefit of planning permission.

- 7.6 The garage is single width and pitched roof and set within the rear/side amenity space of the application site. It would appear that the siting of the garage would necessitate the removal of soft landscaping in the site, whilst not desirable this was also part of the previous permission.
- 7.7 Having regard to the proposed developments, it is not considered that this would result in a harmful impact on the character and appearance of the area. The new dwelling would still appear as an extension to No. 4 The Close with an additional detached garage.

#### Residential amenity

- 7.8 Previously it was determined that the erection of the two storey extension would not significantly harm residential amenity by reason of overlooking, overshadowing or being overbearing. It is therefore necessary to consider whether the creation of a separate residential unit and associated curtilage and the proposed changes to the fenestration would be acceptable in this location.
- 7.9 In terms of the overall mass of the proposed dwelling, this has not changed from the approved extension, however fenestration detail has changed. At the first floor this application proposes a bathroom and bedroom to the rear. The distance from the centre point of these windows to the boundary to the rear is approximately 7.4 metres and 8.6 metres respectively. Having regard to the proposed separation distance to the neighbouring properties to the rear, the existing permission which already permits an extension and represents the applicant's fallback position, it is not considered that this proposal would result in a significant detrimental impact on residential amenity in terms of overlooking.
- 7.10 A single window is also proposed at the first floor side elevation of the new dwelling to serve the landing area. The addition of this window having regard to its siting in relation to the surrounding residential properties and area that it serves, the landing, it is not considered that this shall have a significant detrimental impact on residential amenity by reason of overlooking.
- 7.11 To provide access to the rear of the existing dwelling and proposed dwelling an access route is proposed to the rear of the site with access onto the adjoining footway. The remaining curtilage for No. 4 would be approximately 5.5 metres in width by 10.8 metres at the nearest point and 12.5 metres at the furthest point in depth. A 2 metre fence shall define the boundaries.
- 7.12 The proposed dwelling's curtilage shall form a corner plot and as such the maximum depth of the rear curtilage shall be 8 metres (although it is 9 metres to the boundary with the property to the rear) and minimum 5.4 metres. It is approximately 6.4 metres to the side elevation of the garage to the south east.

- 7.13 It is evident from the site plan that the creation of the curtilages is not representative of the curtilages of the existing dwellings in the locality. However it is not considered that the size of the proposed curtilages are unacceptable, they still retain an appropriate amenity space to serve the dwellings. It is not considered that the curtilages proposed are so unsympathetic to the locality that this would warrant refusing this application, as there is no obvious visual difference when viewing the dwellings from the highway.
- 7.14 The proposed garage is intended to be sited adjacent the boundary to the footpath to Tudor Road. An electricity substation separates this from the residential dwelling to the north east/east and the footpath forms the divide between the application site and number 5 The Close. Having regard to the scale of the garage and siting in relation to neighbours, it is not considered that the proposal would significantly harm residential amenity.

#### Parking and highway safety

- 7.15 The proposal indicates a single garage and driveway to serve the proposed dwelling and two spaces to the front of No. 4 to serve the existing dwelling. This accords with the standards set out in the DM DPD.
- 7.16 The addition of a new dwelling in this residential area is not considered to harm highway safety.
- 7.17 The application provides an area for cycle parking on both sites to serve the respective dwellings. This proposal is considered acceptable.

#### Flood risk

- 7.18 The floor level of the proposed dwelling shall be above the existing at 10.46 compared to 10.4 (existing) and surface water drainage will be to infiltration systems in the garden, to ensure no off site impact.
- 7.19 A condition shall be imposed to ensure these measures are undertaken to ensure that the development is appropriately flood resilient and resistant.

#### Sustainability measures

- 7.20 As part of this application the proposal includes a water butt to serve the new dwelling. This is considered to be acceptable and it is recommended that this is secured by condition.

#### Town Council comments

- 7.21 The Town Council consider that the site does not lend itself to the creation of a new dwelling on this small close and this would represent overdevelopment of the site with no garden or parking provision. For the reasons considered in this report, an additional dwelling would be acceptable in this location.

- 7.22 Noting the second point, the site plan clearly shows that both the existing and proposed dwellings would benefit from garden space and parking on site.

### Conclusion

- 7.23 The proposed erection of the 2 bedroom dwelling and garage building are considered to be of an acceptable appearance and design, would not harm the character and appearance of the area, would not have a significant detrimental impact on residential amenity, provides adequate parking and would not have a adverse impact on highway safety and has appropriately considered flood risk in the development.
- 7.24 In approving the application, the relevant guidance and policies were identified as PPS1, PPS3, PPS25, policies SS1, H1, ENV7 and WAT4 of the East of England Plan, policies H31, H32, En25 and CS8 of the Local Plan, policy HL5 of the Local Plan Alteration, policies CS1 and CS3 of the Adopted Core Strategy, policies C1, C5, E1, E2, E10 and H7 of the Development Management DPD Submission, the Huntingdonshire Design Guide and the Huntingdonshire Landscape and Townscape Assessment (2007).
- 7.25 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.

## **8.0 RECOMMENDATION**

<b>02003</b>	Time Limit (3yrs)
<b>Nonstand</b>	Materials to match
<b>Nonstand</b>	Provision of parking area
<b>Nonstand</b>	Floor levels etc
<b>Nonstand</b>	Water butt

### **CONTACT OFFICER:**

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

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

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

Head of Planning Services  
Pathfinder House  
St. Mary's Street  
Huntingdon  
Cambridgeshire PE 29 3TN

*MN*  
*16/9/11*

Application Number: 1101436FUL Case Officer Michelle Nash

**Proposal: Proposed additional dwelling and garage**

**Location: 4 The Close Godmanchester Huntingdon**

**Observations of Godmanchester Town/Parish Council.**

Please ✓ box as appropriate

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

Recommend **refusal** because...(please give relevant planning reasons in space below)  
The site does not lend itself to the creation of an additional dwelling on this small close and this would represent overdevelopment of the site with no garden or parking provision

No observations either in favour or against the proposal

*M. Watered*  
.....Clerk to Godmanchester Town/Parish Council.

Date: *16/9/11*

Failure to return this form within the time indicated will be taken as an indication that the Town or Parish Council do not express any opinion either for or against the application.

*MN*  
*W*

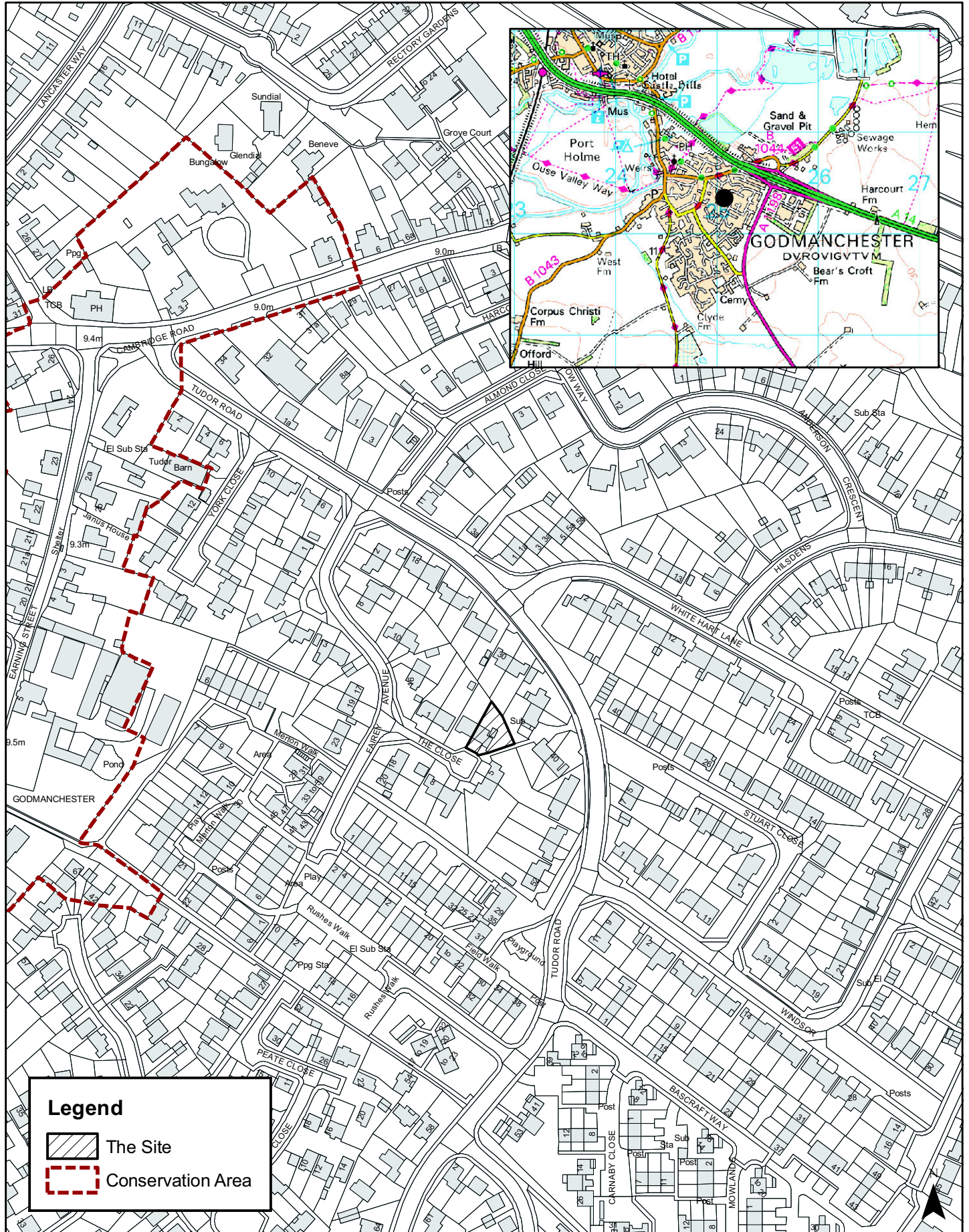
HDC DOC. CENTRE  
19 SEP 2011  
RECEIVED

# Development Management Panel

Application Ref: 1101436FUL

Location: Godmanchester

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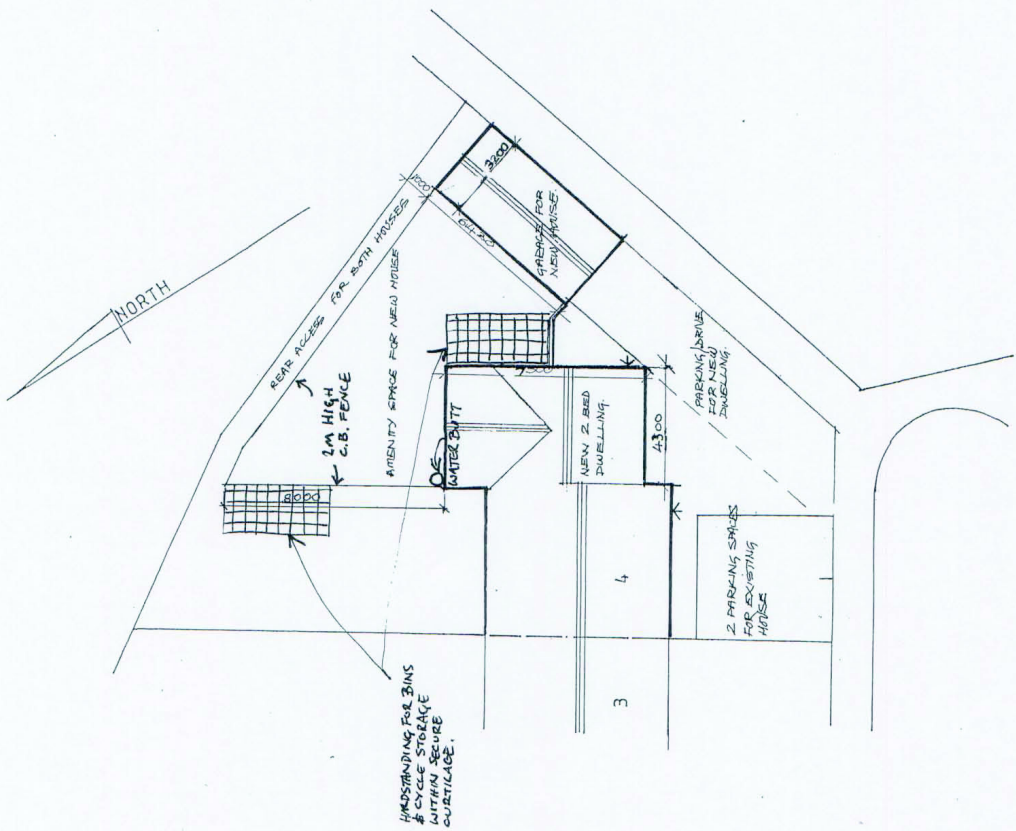
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 22 AUG 2011  
 RECEIVED  
 VIA CSC

11101436

37



LOCATION PLAN - 1:1250



EXTENSION 4 THE CLOSE GODMANCHESTER

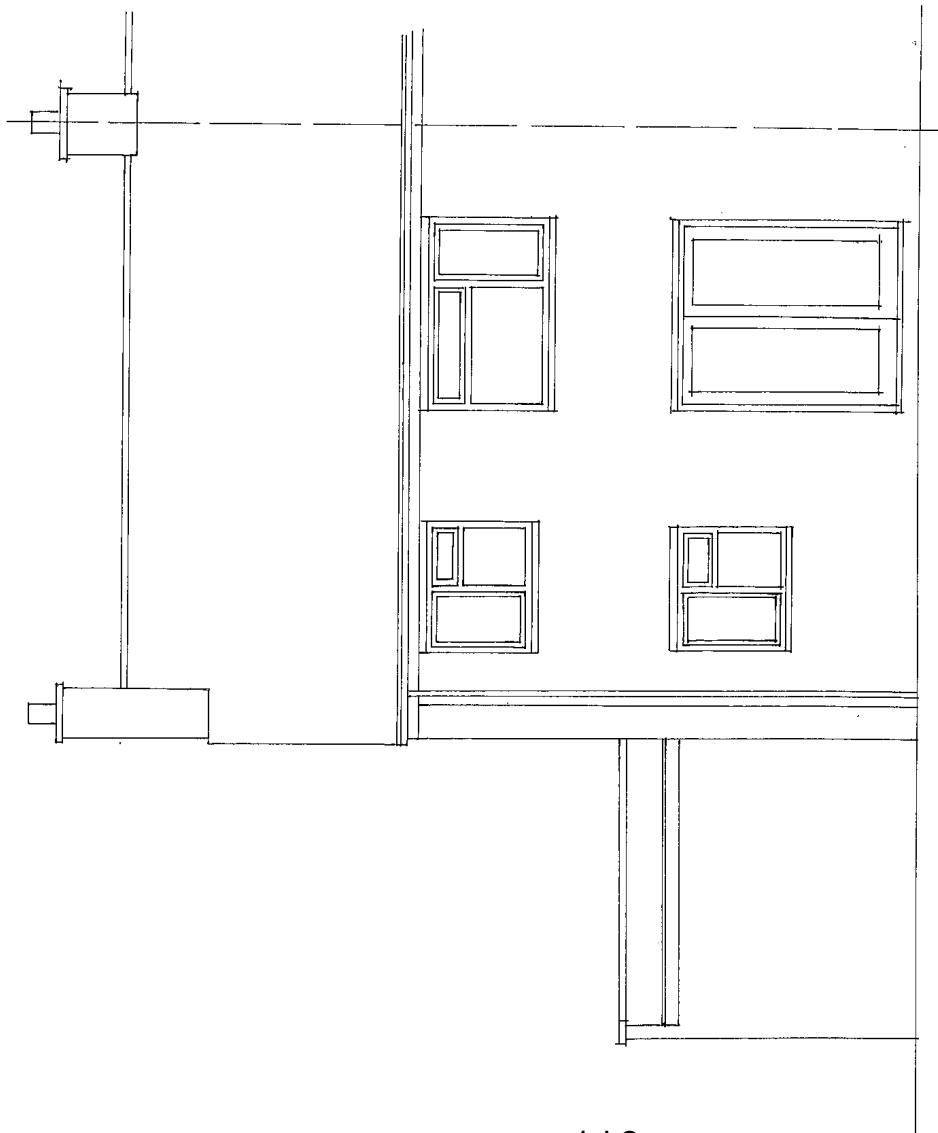
Block Plan

Scale: 1:200

PROPOSED TWO STOREY SIDE EXTENSION AND GARAGE, 4 THE CLOSE,  
 GODMANCHESTER  
 LOCATION & BLOCK PLAN  
 CLIENT: MR T SMITH  
 SCALE: 1:1250 & 1:200  
 DATE: JUNE 2011  
 NO. 11/5/1a  
 NWV LTD  
 P O BOX 580, HUNTINGDON, CAMBS PE29 9EB

HDC DOC. CENTRE  
22 AUG 2011  
RECEIVED  
VIA CSC

1101436



REAR ELEVATION EXISTING

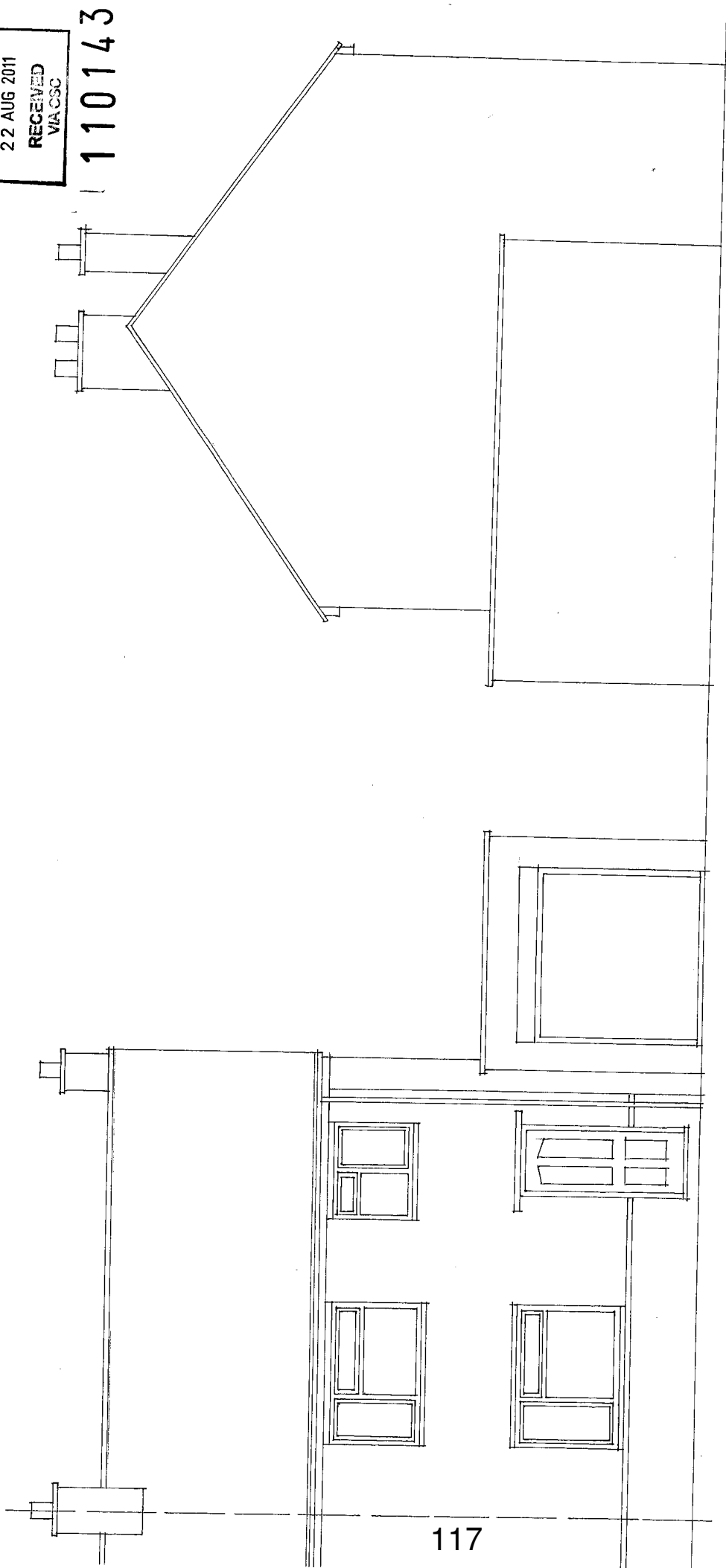
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PROPOSED TWO STOREY SIDE EXTENSION AND GARAGE, 4 THE CLOSE,  
GODMANCHESTER  
REAR ELEVATION AS EXISTING  
CLIENT: MR T SMITH  
SCALE: 1:50  
DATE: JUNE 2011  
NO. 11/5/4a  
NWV LTD  
P O BOX 380, HUNTINGDON, CAMBS PE29 9EB



HDC DOC. CENTRE  
22 AUG 2011  
RECEIVED  
VIA CSC

1101436



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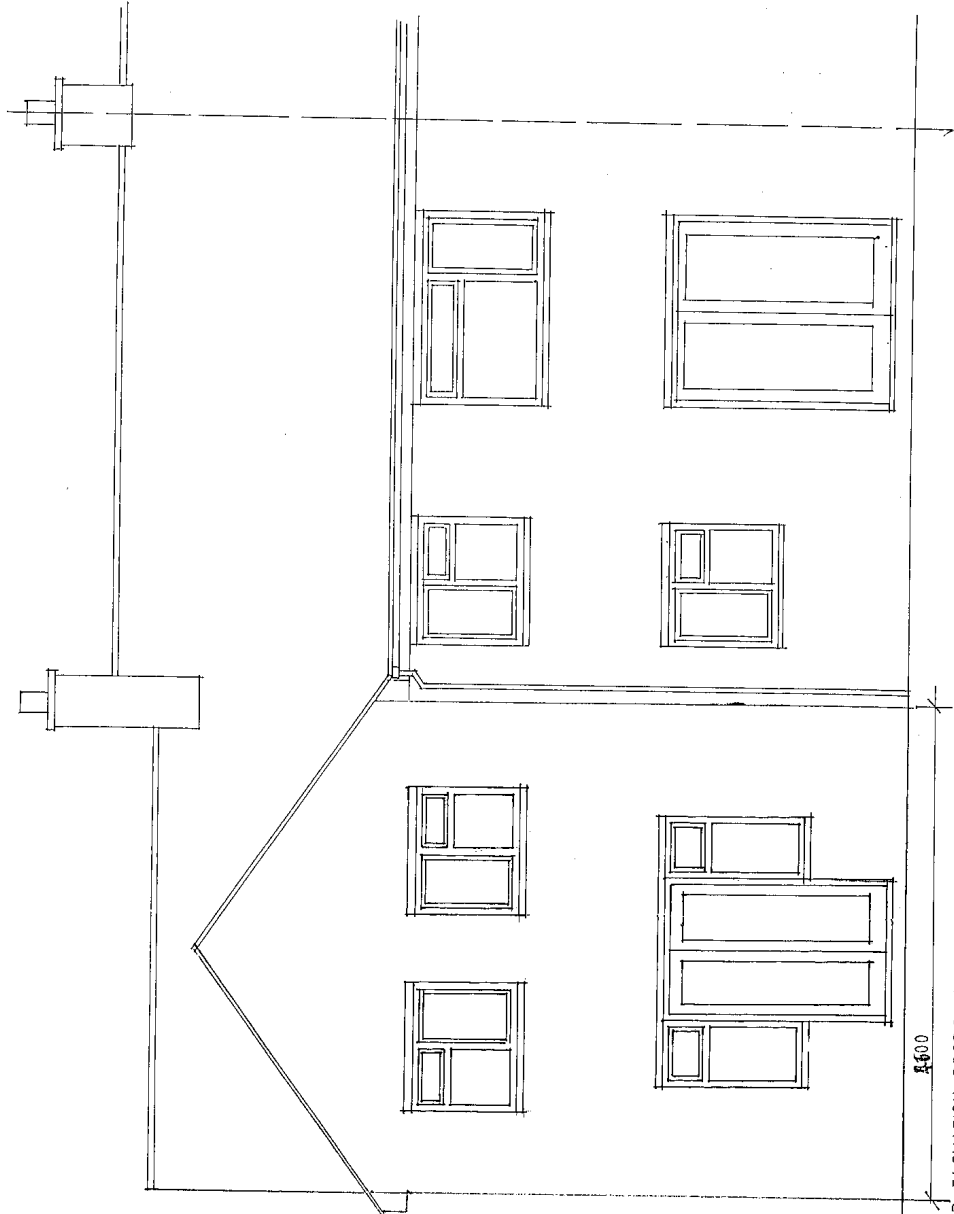
SIDE ELEVATION EXISTING

3

PROPOSED TWO STOREY SIDE EXTENSION AND GARAGE, 4 THE CLOSE,  
GODMANCHESTER  
FRONT AND SIDE ELEVATION AS EXISTING  
CLIENT: MR. T SMITH  
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DATE: JUNE 2011  
NO. 11/5/3a  
NWV LTD  
P O BOX 580, HUNTINGDON, CAMBS PE29 9EB

HDC DOC. CENTRE  
22 AUG 2011  
RECEIVED  
VIA CSC

1101436



REAR ELEVATION PROPOSED

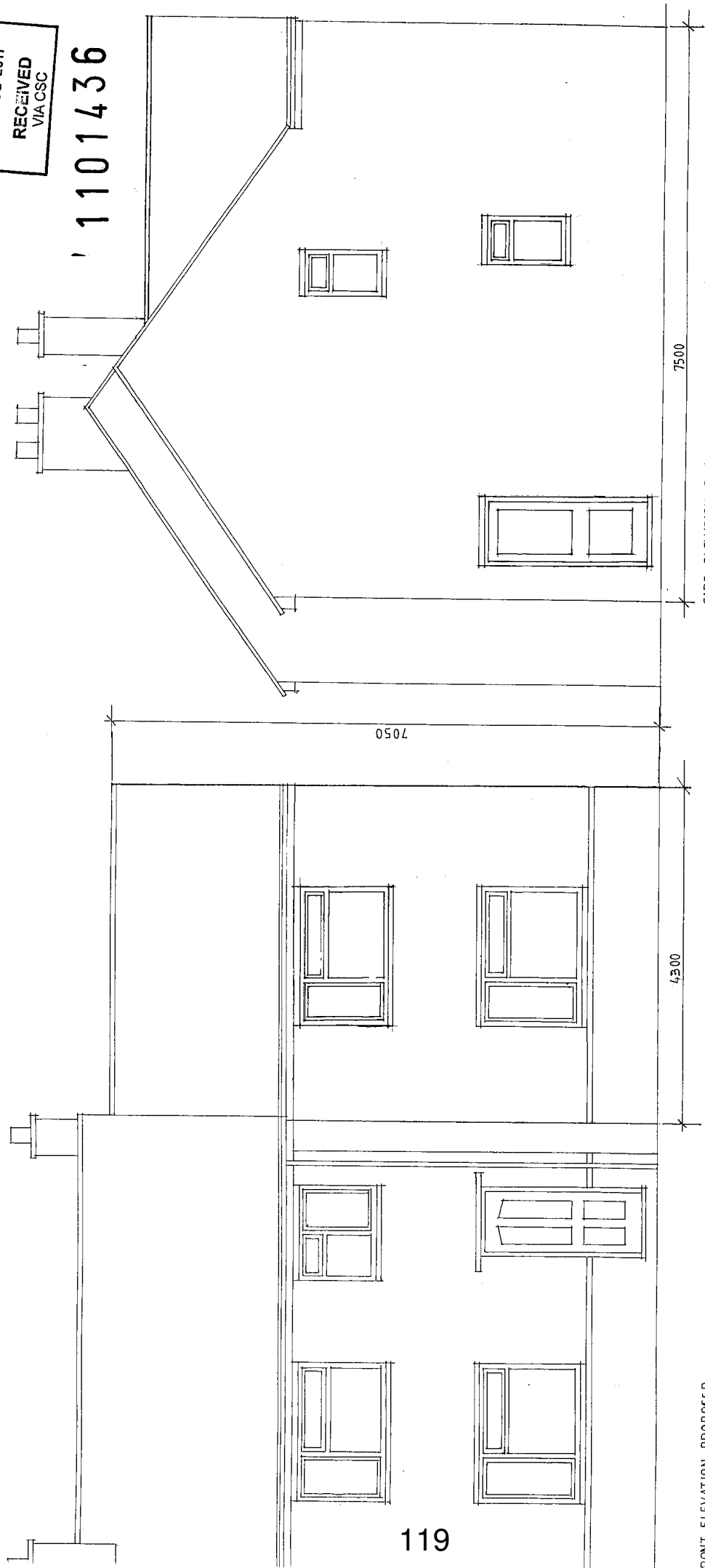
SIDE ELEVATION PROPOSED

23

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DATE: JUNE 2011  
NO. 11/5/7a  
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VIA CSC

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FRONT ELEVATION PROPOSED

SIDE ELEVATION PROPOSED

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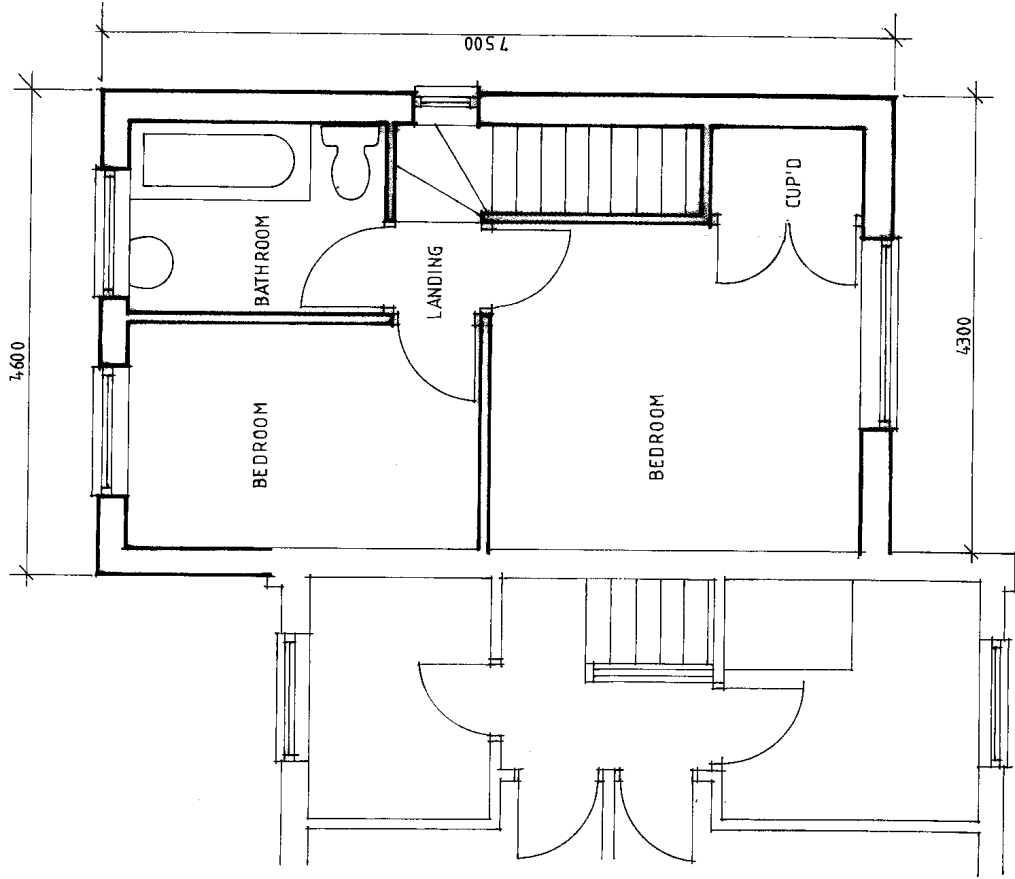
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GODMANCHESTER  
FRONT & SIDE ELEVATION AS PROPOSED  
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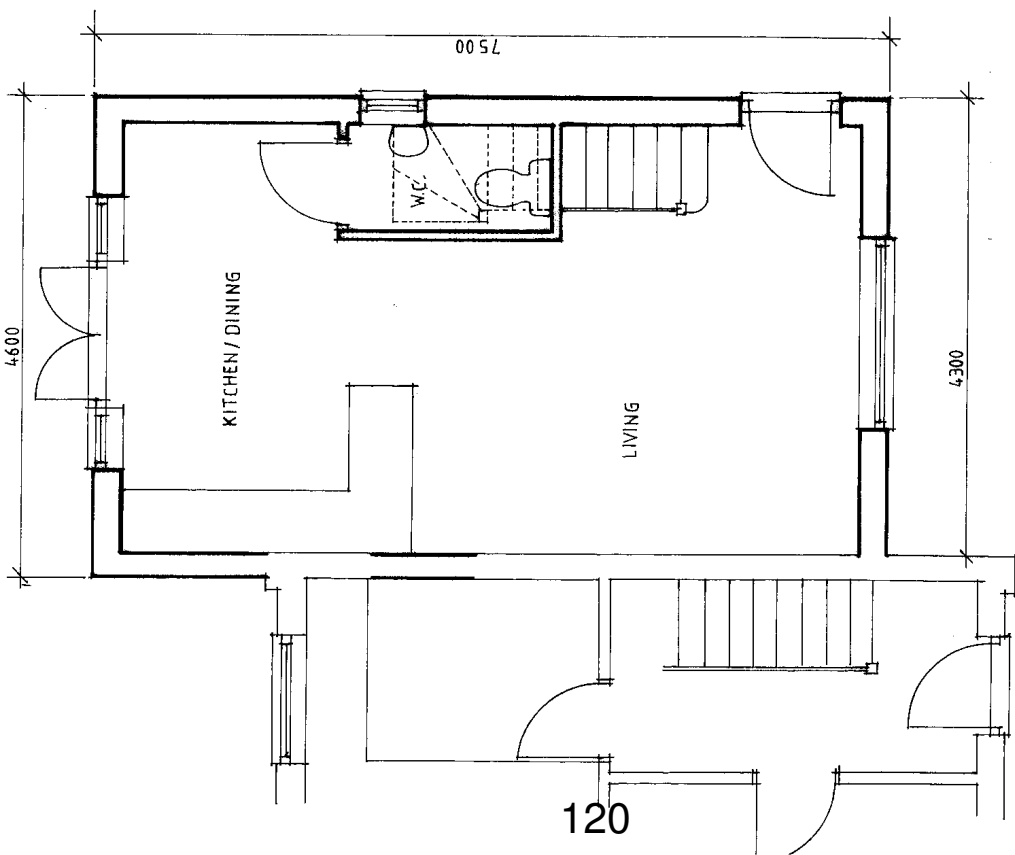
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RECEIVED  
VIA CSC

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2



FLOOR PLAN

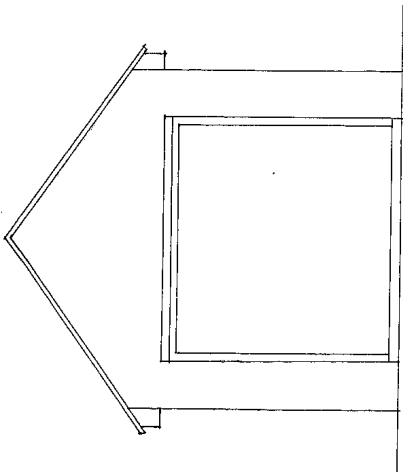


GROUND FLOOR PLAN

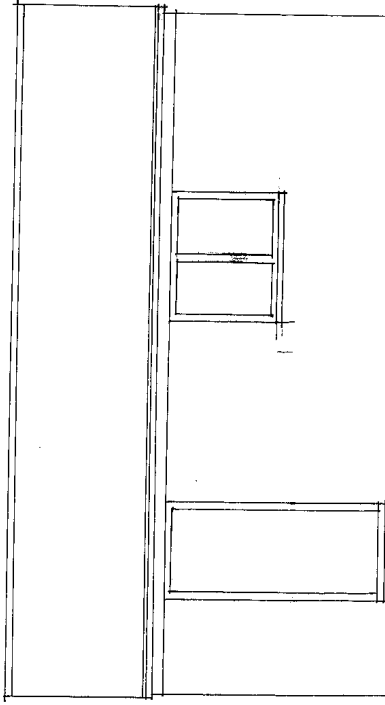
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GODMANCHESTER  
GROUND & FIRST FLOOR AS PROPOSED  
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DATE: JUNE 2011  
NO. 11/5/5a  
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HDC DOC. CENTRE  
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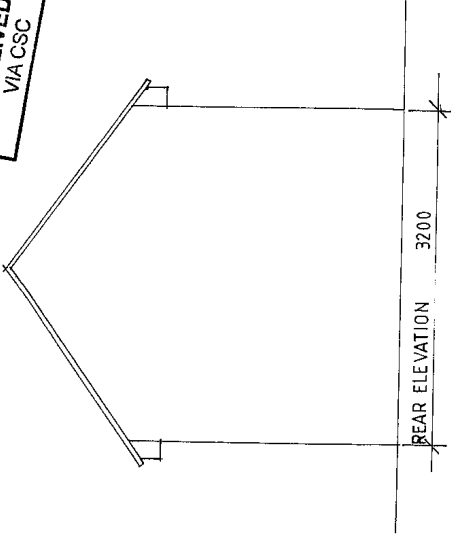


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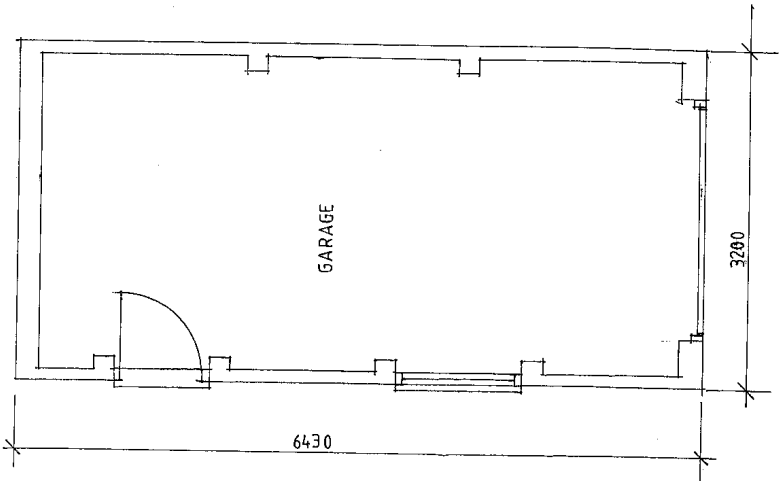
SIDE ELEVATION

6430



REAR ELEVATION

3200



PLAN

6430

3200

GARAGE

121

SIDE ELEVATION

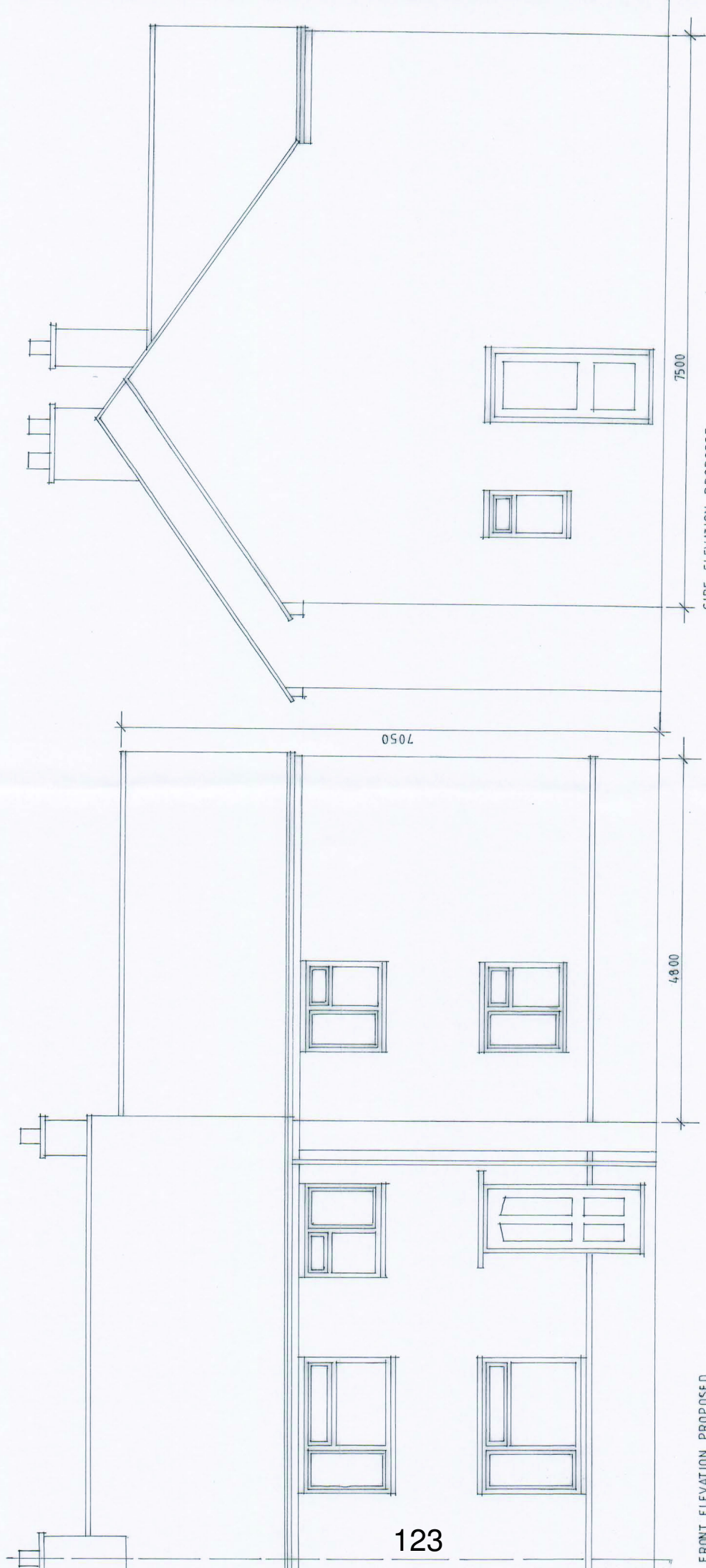
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23

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GODMANCHESTER  
GARAGE ELEVATIONS  
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SCALE: 1:50  
DATE: JUNE 2011  
NO. 11/5/8a  
NWV LTD  
P O BOX 580, HUNTINGDON, CAMBS PE29 9EB

**GREEN PAPERS FOLLOW**

1100510



123

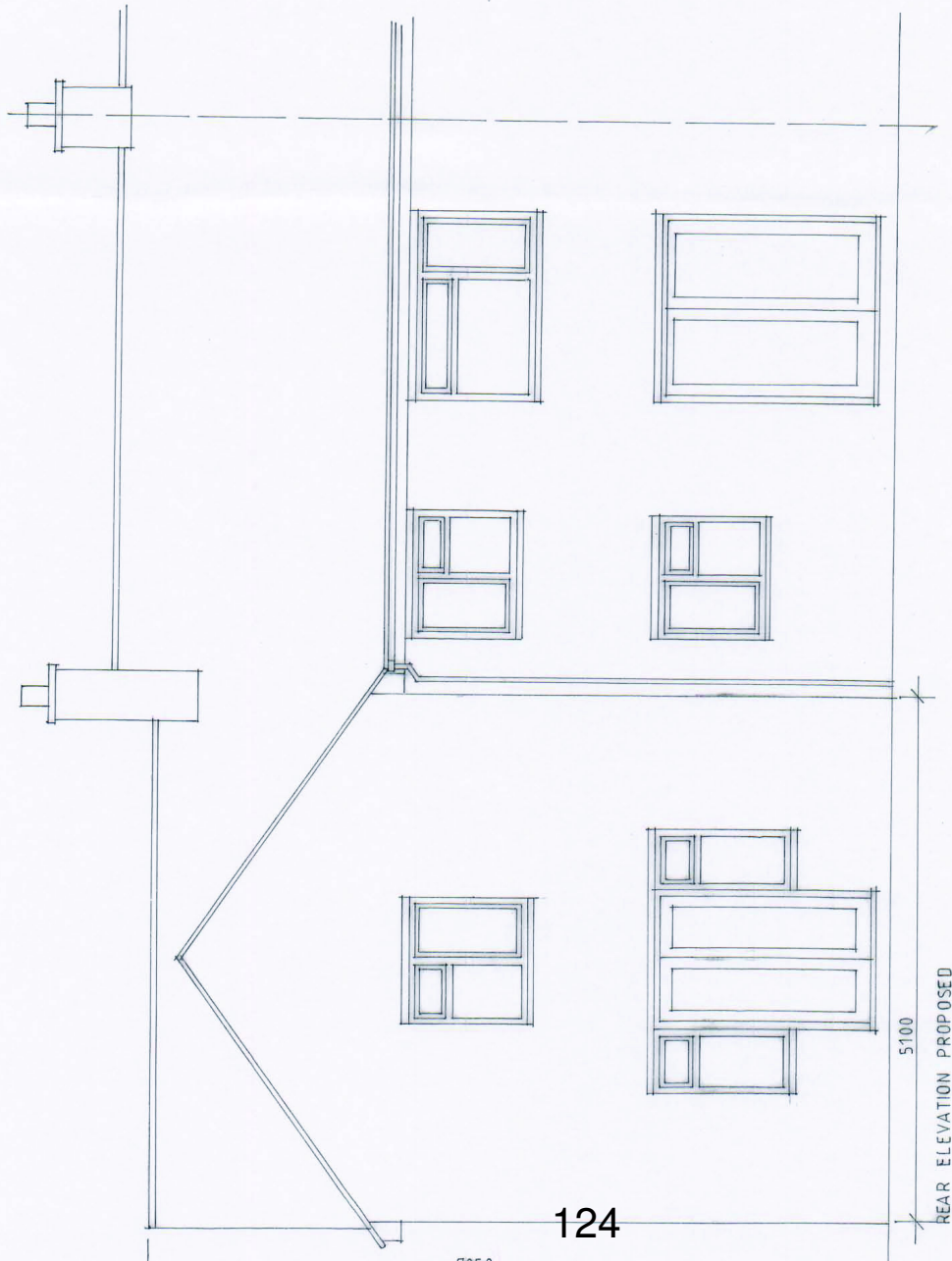
FRONT ELEVATION PROPOSED

SIDE ELEVATION PROPOSED

HODDCC CENTRE  
 28 MAR 2011  
 11:00 AM

PROPOSED TWO STOREY SIDE EXTENSION AND  
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 FRONT & SIDE ELEVATION AS PROPOSED  
 CLIENT: MR T SMITH  
 SCALE: 1:50  
 DATE: MARCH 2011  
 NO. 11/5/6  
 NWV LTD  
 P O BOX 580, HUNTINGDON, CAMBS PE29 9EB

1100510



PROPOSED TWO STOREY SIDE EXTENSION AND  
GARAGE, 4 THE CLOSE, GODMANCHESTER  
REAR ELEVATION AS PROPOSED  
CLIENT: MR T SMITH  
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DATE: MARCH 2011  
NO. 11/5/7  
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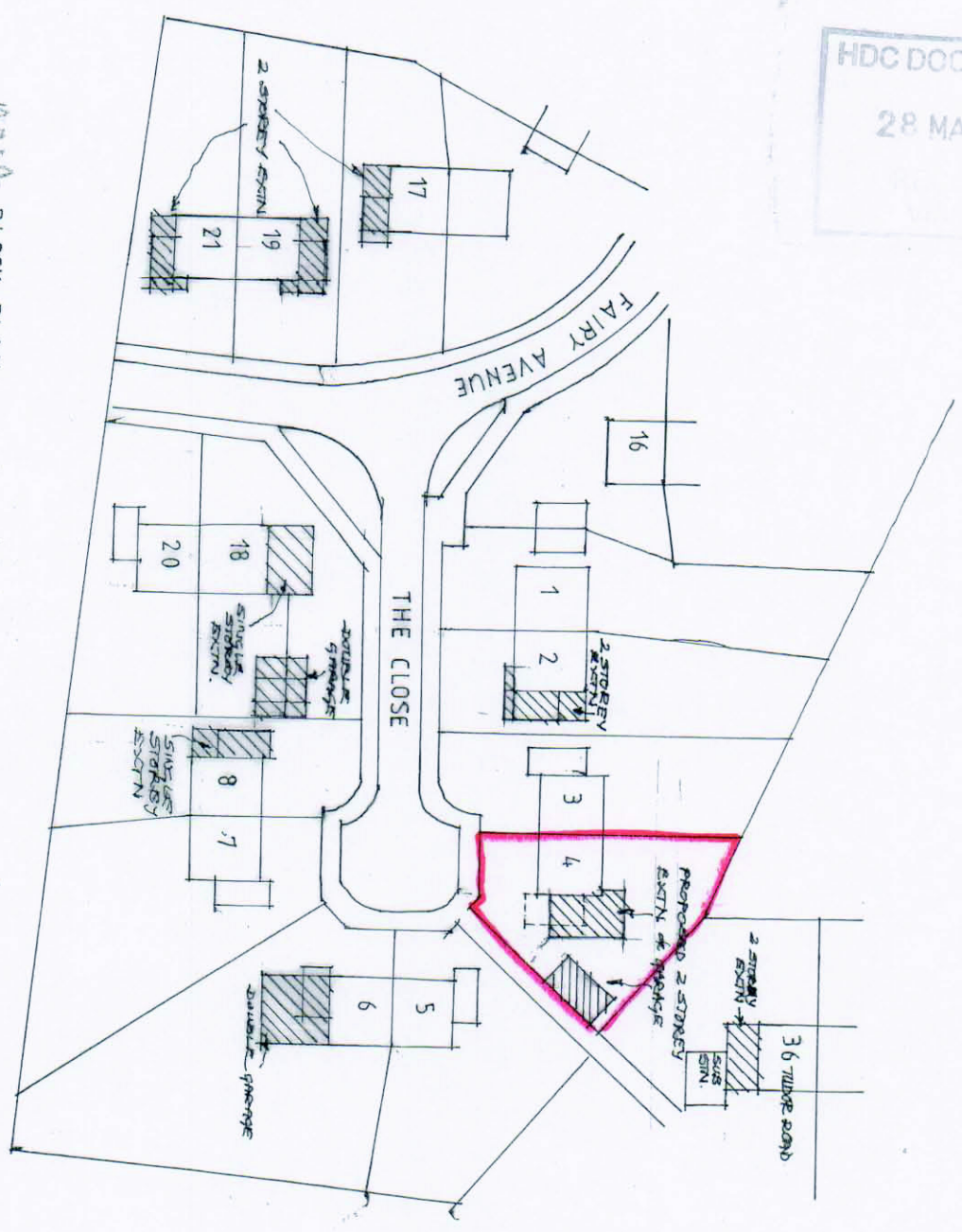
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26 MAR 2011



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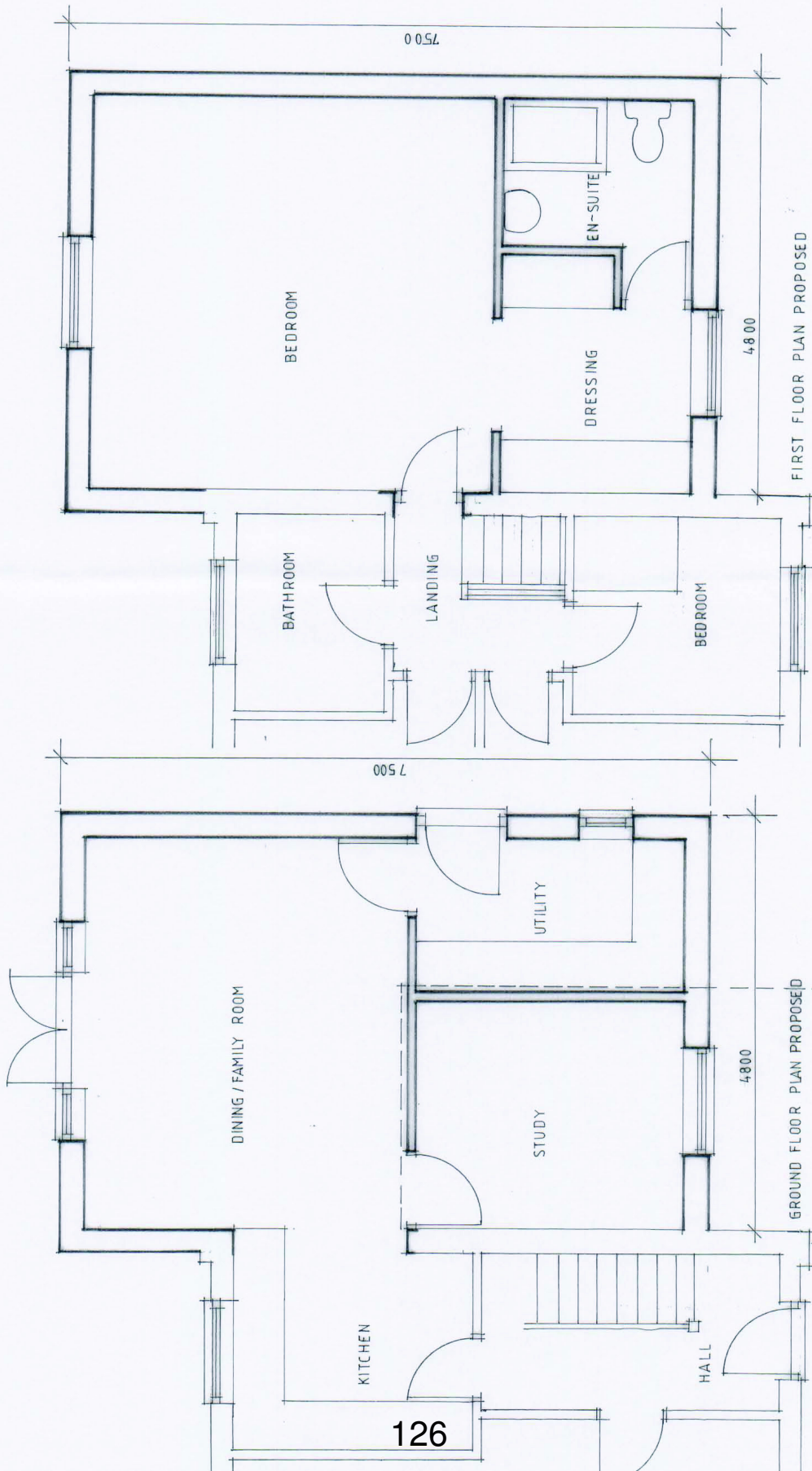
28 MAR 2011

AREA BLOCK PLAN



PROPOSED TWO STOREY SIDE EXTENSION AND GARAGE, 4 THE CLOSE, GODMANCHESTER BLOCK PLAN AREA  
CLIENT: MR T SMITH  
SCALE: NTS  
DATE: MARCH 2011  
NO. 11/5/1  
NWV LTD  
P O BOX 580, HUNTINGDON, CAMBS PE29 9EB

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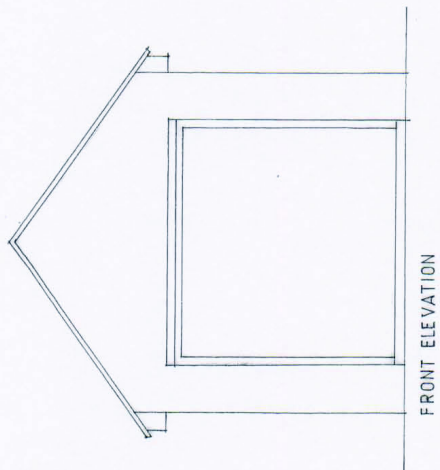
EXTENSION 4 THE CLOSE GODMANCHESTER

PROPOSED TWO STOREY SIDE EXTENSION AND  
 GARAGE, 4 THE CLOSE, GODMANCHESTER  
 GROUND & FIRST FLOOR AS PROPOSED  
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 NO. 11/5/5  
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 P O BOX 580, HUNTINGDON, CAMBS PE29 9EB

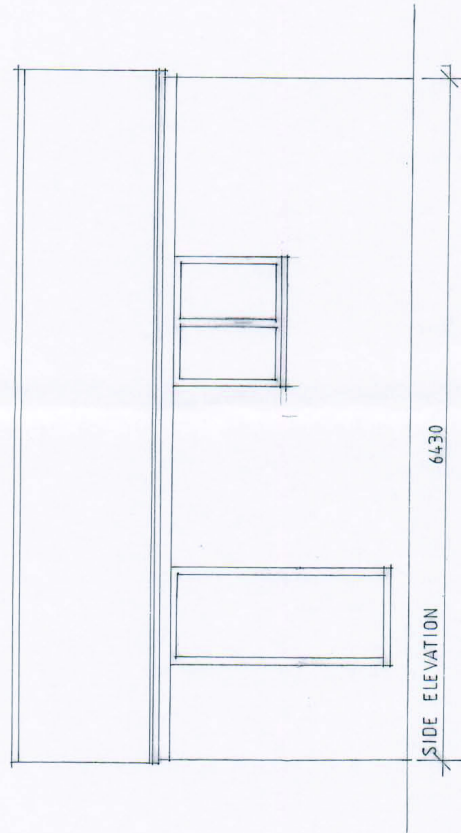
HDC/DC  
 28 MAR 2011  
 NWV LTD

126

1100510

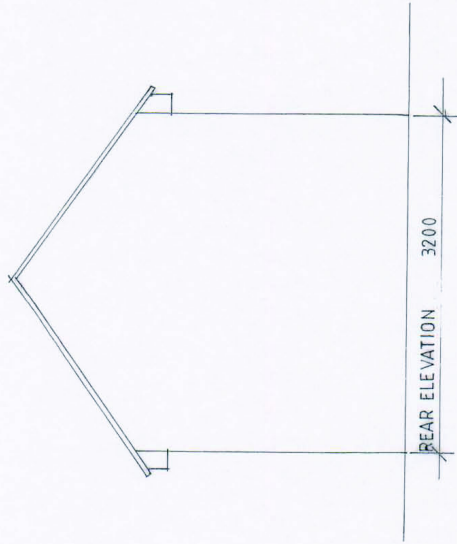


FRONT ELEVATION



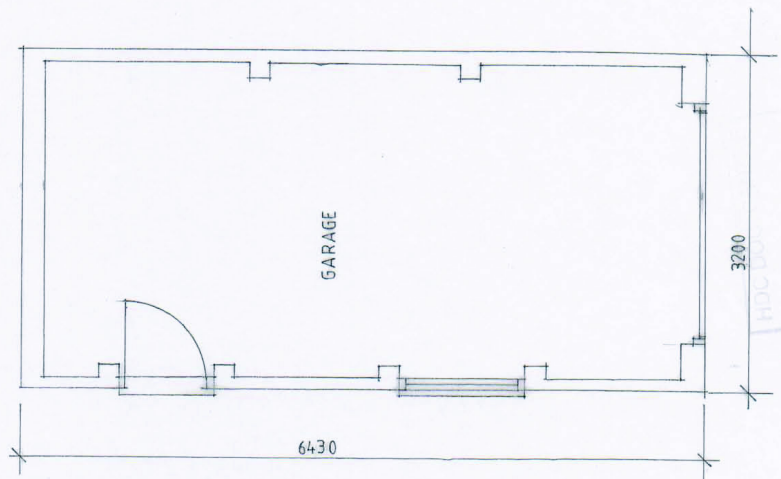
SIDE ELEVATION

6430



REAR ELEVATION

3200



PLAN

6430

3200

GARAGE

HDC 2011

20 MAR 2011

PROPOSED TWO STOREY SIDE EXTENSION AND  
 GARAGE, 4 THE CLOSE, GODMANCHESTER  
 GARAGE ELEVATIONS  
 CLIENT: MR T SMITH  
 SCALE: 1:1250  
 DATE: MARCH 2011  
 NO. 11/5/8  
 NWV LTD  
 P O BOX 580, HUNTINGDON, CAMBS PE29 9EB

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17 OCT 11

## DEVELOPMENT MANAGEMENT PANEL

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**Case No:** 1101525FUL (FULL PLANNING APPLICATION)

**Proposal:** SUBDIVISION OF EXISTING DWELLING AND ERECTION OF EXTENSIONS TO FORM A NEW TWO BED DWELLING

**Location:** 13 WINDSOR ROAD PE29 2DD

**Applicant:** MRS S PANESAR

**Grid Ref:** 525213 270238

**Date of Registration:** 07.09.2011

**Parish:** GODMANCHESTER

---

### RECOMMENDATION - APPROVE

#### 1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 This application relates to a two storey semi-detached dwelling with a single-storey front projection on a prominent corner plot in a residential area. There is a low wall in front of the house and a wall approximately 1.6m high around the north-western boundary. There is a lawn with low shrubs and a hardstanding at the front of the site and lawns to the side and rear.
- 1.2 The proposal is to extend and convert the existing house into two dwellings: one 2-bed and one 3-bed.
- 1.3 The extensions include:
  - \* a front lean-to canopy with a porch
  - \* a garage extension to the side/northwest and
  - \* a single-storey lean-to extension to the rear/northeast.
- 1.4 Three new car parking spaces are proposed: one in the new garage and two in front of the property.
- 1.5 The proposal also entails the reduction of part of the northwestern garden boundary wall to 0.6m in height in order to improve visibility.
- 1.6 The private amenity space would be subdivided with a 1.8m high fence.
- 1.7 Bins would be stored in the rear gardens and a new gate would be provided in the northwestern perimeter wall so that the bins and garden of the southeastern unit could be accessed directly from the public footpath.

## 2. NATIONAL GUIDANCE

- 2.1 **PPS1:** “Delivering Sustainable Development” (2005) contains advice on the operation of the plan-led system.
- 2.2 **PPS3:** “Housing” (2011) sets out how the planning system supports the growth in housing completions needed in England.
- 2.3 **PPG13:** “Transport” (2011) sets out the objectives to integrate planning and transport at the national, strategic and local level and to promote more sustainable transport choices both for carrying people and for moving freight.
- 2.4 **Draft National Planning Policy Framework: Consultation (2011)** - sets out the Government’s key economic, social and environmental objectives and the planning policies to deliver them. The intention is that these policies will provide local communities with the tools they need to energise their local economies, meet housing needs, plan for a low-carbon future and protect the environmental and cultural landscapes that they value. It seeks to free communities from unnecessarily prescriptive central government policies, empowering local councils to deliver innovative solutions that work for their local area.

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.
- **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.

### 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):

- **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.
- **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.
- **H34:** "Extensions to Dwellings" – should have regard to the amenity and privacy of adjoining properties.
- **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.
- **T18:** "Access requirements for new development" states development should be accessed by a highway of acceptable design and appropriate construction.

### 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):

- **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.

### 3.5 **Adopted Huntingdonshire Local Development Framework Core Strategy 2009**

Policies from the Adopted Huntingdonshire Local Development Framework Core Strategy 2009 are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning then click on Planning then click on Planning Policy and then click on Core Strategy where there is a link to the Adopted Core Strategy:

- **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 Godmanchester as a ‘Key Service Centre’ in which development schemes of moderate and minor scale and infilling may be appropriate within the built up area.

### **3.6 Development Management DPD: Proposed Submission 2010**

Policies from the Development Management DPD: Proposed Submission 2010 are relevant:

- **C1:** “Sustainable Design” – development proposals should take account of the predicted impact of climate change over the expected lifetime of the development.
- **E1:** “Development Context” – development proposals shall demonstrate consideration of the character and appearance of the surrounding environment and the potential impact of the proposal.
- **E10:** “Parking Provision” – car and cycle parking should accord with the levels and layout requirements set out in Appendix 1 ‘Parking Provision’. Adequate vehicle and cycle parking facilities shall be provided to serve the needs of the development.
- **H1:** “Efficient Use of Housing Land” – housing developments will optimise density taking account of the nature of the development site; character of its surroundings and need to accommodate other uses and residential amenities such as open space and parking areas.
- **H1:** “Efficient Use of Housing Land” – to help reduce the need to travel, proposals will be supported which include higher densities in locations in close proximity to concentrations of services and facilities and integrate commercial and community uses amongst new homes of a scale and nature appropriate to their location.
- **H7:** “Amenity” – development proposals should safeguard the living conditions for residents and people occupying adjoining or nearby properties.

### **3.7 Supplementary Planning Document:**

- Huntingdonshire Design Guide Supplementary Planning Document 2007.

## **4. PLANNING HISTORY**

- 7600577FUL – Extension – permission granted.
- 8300448FUL – Extension – permission granted.
- 0701378FUL – Erection of garage and extension and alterations to dwelling - permission refused.



- 0801780FUL - Erection of garage, extensions to front and rear – permission granted. The plans also detail the conversion of the current garage to a family room, which is permitted development. (COPY OF PLANS ATTACHED). The development has begun with the construction of the foundations of the garage.
- 1100972FUL - Subdivision of existing dwelling and erection of extensions to form a new 2 bed dwelling – Withdrawn.

## **5. CONSULTATIONS**

5.1 Godmanchester Town Council: At the time of application 1100972FUL, which was for substantially the same development as now proposed, the Town Council recommended refusal on the grounds of “Overdevelopment of site, concerns re proposed shared driveway and size and layout of proposed properties and garden areas”. Any comments received in relation to this application will be reported to Panel.

5.2 HDC Transportation: Recommend approval.

## **6. REPRESENTATIONS**

6.1 None received. Any response will be reported to Panel.

## **7. SUMMARY OF ISSUES**

7.1 The main issues are the principle of the additional dwelling, the impact on the character and appearance of the area, the adequacy of the amenities of existing and future occupiers and the impact on highway safety.

### **Principle:**

7.2 The site is in an accessible built-up area of Godmanchester and is close to shops and services. Therefore the proposal for the additional dwelling is in a sustainable location and is acceptable in principle subject to the other issues being satisfactorily addressed.

7.3 The proposal accords with PPS1, PPS3 and Draft National Planning Policy Framework: Consultation (2011), policy SS1 of the East of England Plan - Revision to the Regional Spatial Strategy (May 2008), CS3 of the Adopted Huntingdonshire Core Strategy 2009 and H1 of the Development Management DPD Proposed Submission 2010.

### **Character and appearance of the area:**

7.4 The external appearance of the extensions and alterations to the building would be identical to a previously approved scheme (0801780FUL) and of acceptable design and appearance. A condition can be imposed to secure suitable external materials.

7.5 The development will entail the loss of soft landscaping to provide additional hardstanding and car parking at the front of the site, which is acceptable. A greater intensity of use of the front of the site for car parking is likely but this would not harm the character or appearance of

the site or area unduly, as it is not uncommon within residential localities.

- 7.6 The proposal entails the subdivision of the rear garden which will result in two small private amenity areas:  
\* the garden for the southeastern, 3-bed, dwelling would measure approximately 5-5.5m x 17.3m and  
\* the garden for the northwestern 2-bed dwelling being approximately L-shaped and measuring from approximately 2.5-6.7m x 0.5-9.5m.
- 7.7 These dwellings and curtilages would be smaller than the neighbouring properties. However, it is considered that the size of the properties would not be unduly incongruous or harmful.
- 7.8 The proposal has no harmful effect on the character and appearance of the area.
- 7.9 The proposal therefore accords with policies ENV7 of the East of England Plan - Revision to the Regional Spatial Strategy (May 2008), CS1 of the Adopted Huntingdonshire Core Strategy 2009 and H32 and En25 of the Huntingdonshire Local Plan 1995, HL5 of the Huntingdonshire Local Plan Alteration 2002 and E1 of the Development Management DPD Proposed Submission 2010 and the guidance of the Huntingdonshire Design Guide Supplementary Planning Document 2007.

**Amenities of existing and future occupiers including neighbours:**

- 7.10 The proposal will provide satisfactory amenities for the future occupiers of the two dwellings. The garden areas would be small but useable.
- 7.11 The back fence of the smaller unit would be approximately only 0.5m from the back/ kitchen window but this is acceptable as the room is also served by a large northwestern facing opening.
- 7.12 The provision of three car space for the two units is acceptable.
- 7.13 The rear extension would project approximately 3.9m beyond the rear wall of the adjoining property to the south east (15 Windsor Road). It is considered that as the extension would lie northwest of the neighbouring property, with a 0.3m gap between the side wall and common boundary, and as the extension would be of a lean-to design with the rear eaves being approximately only 2.4m high and the highest part approximately 3.6m high, the proposal will have no significant effect on the amenities of the occupiers of 15 Windsor Road. The exterior of the rear extension is also identical to the previously permitted rear extension (0801780FUL refers).
- 7.14 The back of the rear extension would be close to, approximately 4.8 metres, from the south-western side boundary of 2 Stuart Close. However, the proposed single storey rear extension and the garage are modest enough to have no significant impact on the amenity of the occupiers of 2 Stuart Close.
- 7.15 The front porch and canopy are modest enough to avoid harm to amenity.

- 7.16 The proposal is likely to increase the activity and disturbance on the site with two households in place of one and their associated visitors. However, the extra activity and disturbance, particularly the disturbance associated with vehicle movements, car lights and doors closing is unlikely to have any material adverse effects on the amenities of the neighbours bearing in mind that the garden is already used for vehicle movements and parking which is consistent with other front gardens in the area.
- 7.17 The proposal accords with policies CS1 of the Adopted Huntingdonshire Core Strategy 2009 and H31 and H34 of the Huntingdonshire Local Plan 1995 and H7 of the Development Management DPD Proposed Submission 2010.

**Highway safety:**

- 7.18 The access is considered to be of an acceptable design and construction, with appropriate visibility to ensure there is no harm to highway safety.
- 7.19 The submitted layout includes 2 on-site vehicle parking spaces and the garage. The car space in the garage would be suitably sited for the small unit and two spaces in front of the lounge would be suitable for the larger unit.
- 7.20 The manoeuvring space into and out of the garage is restricted but adequate. The Council's Transportation Team Leader advises that it is not essential for vehicles to enter and leave the site in forward gear, by virtue of the residential nature of the locality. The reduction in the height of the front part of the northern wall adjoining the access should be conditioned in order to enhance visibility in the interests of highway safety.
- 7.21 The provision of a total of 3 car parking spaces for the two dwellings satisfies the relevant part of policy E10 of the Development Management DPD Proposed Submission 2010, which is expressed as a maximum standard of up to 2 car spaces per dwelling.
- 7.22 The proposal includes adequate on-site parking provision and there is scope to park elsewhere in the highway without highway safety problems arising.
- 7.23 Cycle parking for each unit can be secured by condition to comply with policy E10 of the Development Management DPD Proposed Submission 2010.
- 7.24 The development is accompanied by satisfactory car parking and adequate cycle parking can be secured. The proposal will not detract from highway safety. The proposal therefore accords with PPG13 and policy T18 of the Huntingdonshire Local Plan 1995.

**Other matters:**

- 7.25 A condition can be imposed to encourage water conservation at the site in accordance with policies CS1 of the Adopted Huntingdonshire Core Strategy 2009 and C1 of the Development Management DPD Proposed Submission 2010.

**Conclusion:**

- 7.26 The proposed development is considered to be compliant with relevant national and local planning policy as the proposal:
- \* is acceptable in principle,
  - \* will have no material harmful effect on the character and appearance of the area,
  - \* will provide satisfactory amenities for the future occupiers of the two dwellings,
  - \* will have no significant adverse effects on the amenities of the neighbours,
  - \* the development is accompanied by satisfactory car parking and will not detract from highway safety and
  - \* adequate cycle parking can be secured.
- 7.27 The application complies with PPS1, PPS3, PPG13 and the Draft National Planning Policy Framework: Consultation (2011) and policies SS1 ENV7 of the East of England Plan - Revision to the Regional Spatial Strategy (May 2008), H31 H32 H34 En25 T18 of the Huntingdonshire Local Plan 1995, HL5 of the Huntingdonshire Local Plan Alterations (2002), CS1 CS3 of the Approved Core Strategy, C1 E1 E10 H1 H7 of the Development Management DPD Proposed Submission 2010, and the guidance of Huntingdonshire Design Guide Supplementary Planning Document 2007.
- 7.28 Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is therefore recommended that planning permission should be granted.

**8. RECOMMENDATION - APPROVE** subject to the following conditions

**02003** Time Limit (3yrs)

**Nonstandard** materials

**Nonstandard** car parking

**Nonstandard** cycle parking

**Nonstandard** water conservation measures

**Nonstandard** reduce wall height for visibility

**BACKGROUND PAPERS:**

Planning Application File References: 1101525FUL, 1100972FUL, 0801780FUL.

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

Adopted Huntingdonshire Core Strategy 2009

Development Management DPD Proposed Submission 2010

Huntingdonshire Design Guide SPD.

**CONTACT OFFICER:**

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

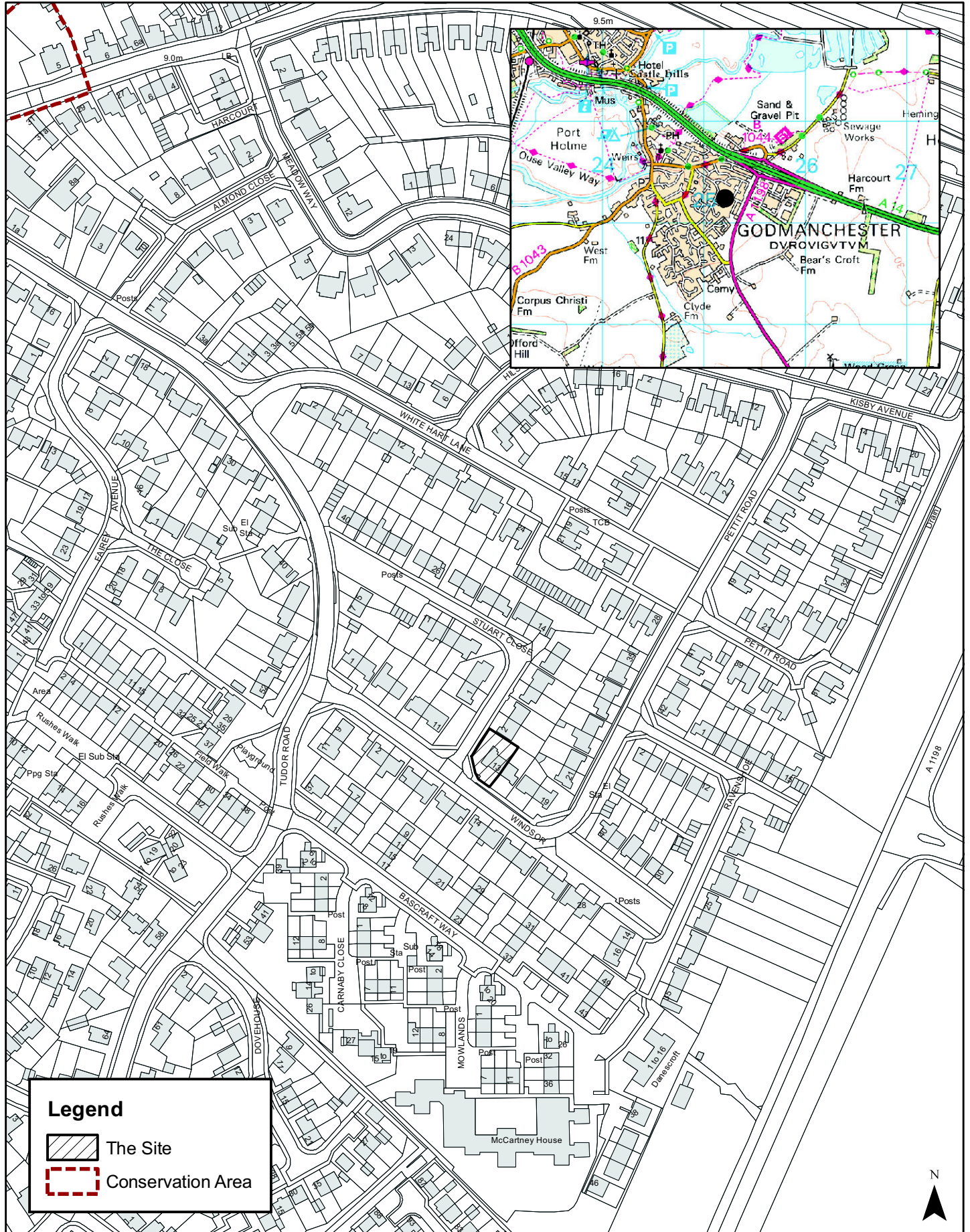
If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

# Development Management Panel

Application Ref: 1101525FUL

Location: Godmanchester

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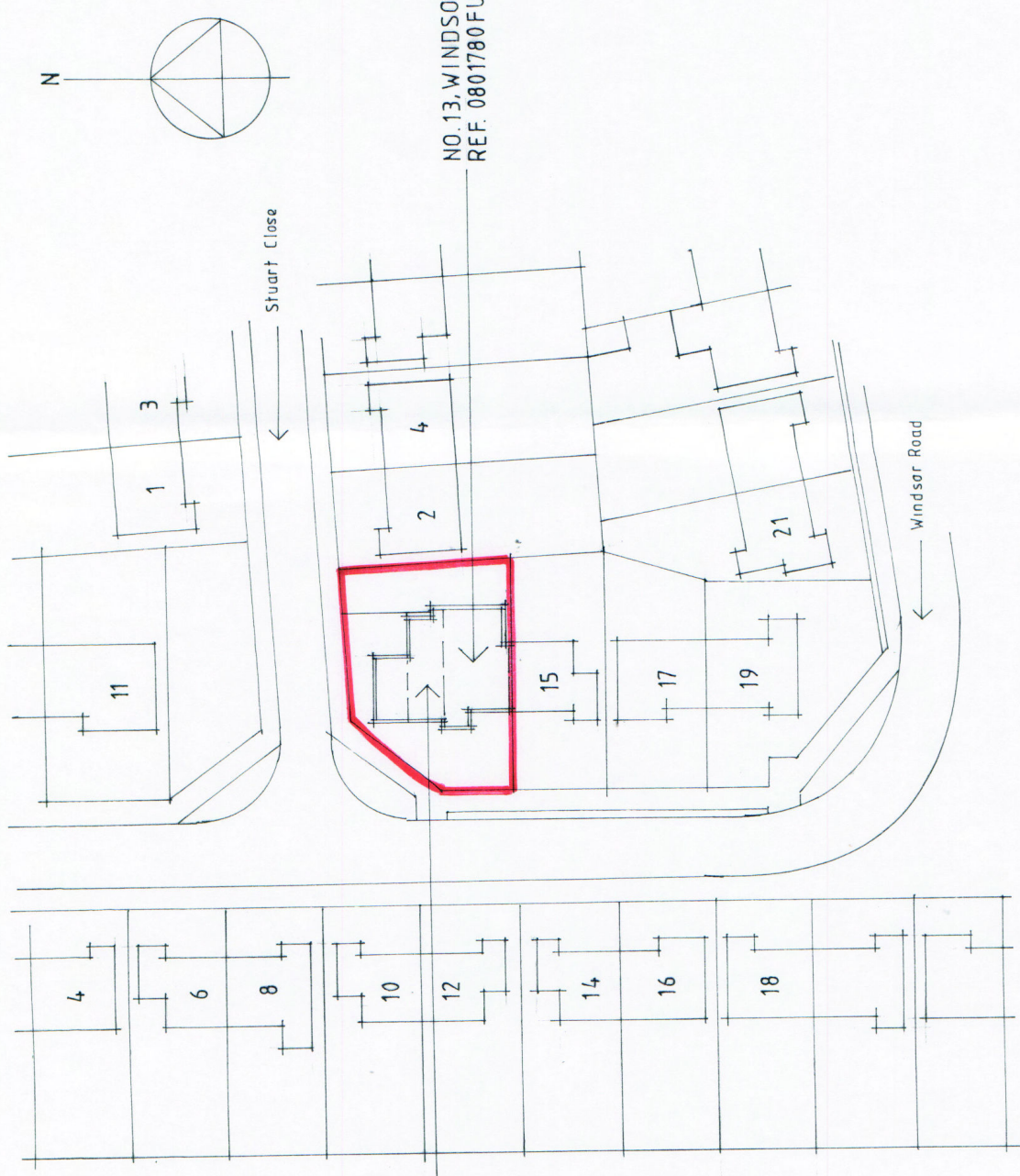


1101525

LOCATION PLAN  
2011/08/08A  
SEPTMBER 2011  
AS SHOWN

Drwg Title:  
Drwg No. 6  
Date:  
Scale:

Project  
NO. 13, WINDSOR ROAD, GODMANCHESTER, HUNTINGDON, CAMBS. PE 29 2DD.  
AT  
EXTENSIONS TO FORM A NEW TWO BEDROOM DWELLING.  
PROPOSED SUB-DIVISION OF EXISTING DWELLING AND ERECTION OF



HDC DOC. CENTRE  
7 SEP 2011  
RECEIVED  
VIA CSC

THIS APPLICATION

LOCATION PLAN / 1 : 500

BUILDING DESIGN CONSULTANCY  
Jack E Tyler. Telephone: 01480 394877

101525

EXISTING ELEVATIONS

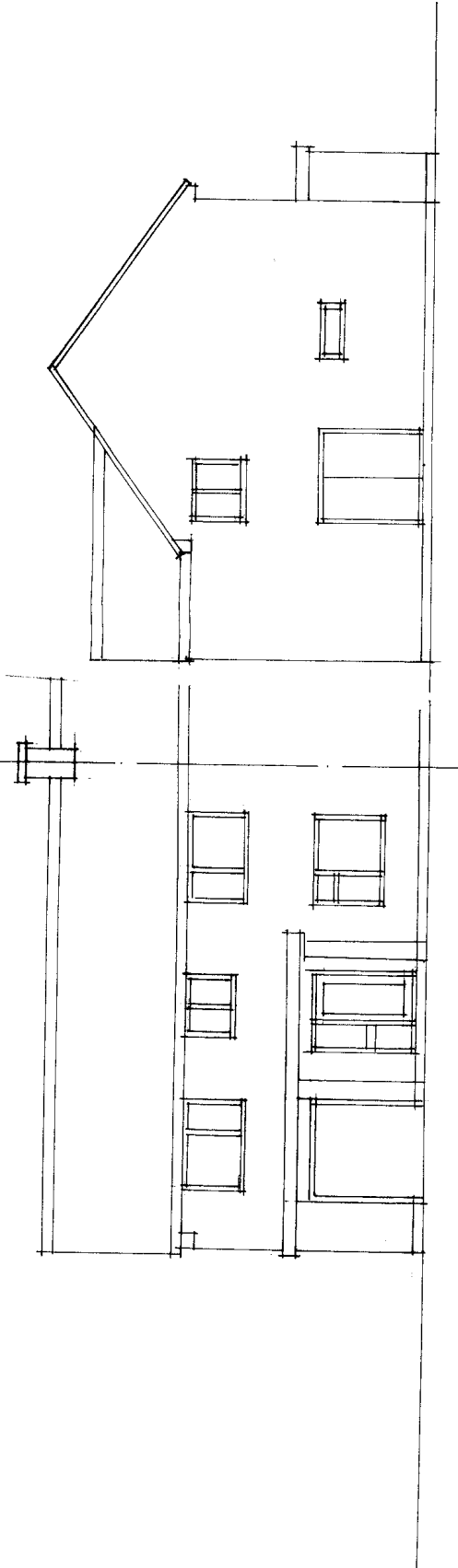
2011/08/01A  
SEPTEMBER 2011

1/100

Drwg Title:  
Date:  
Scale:

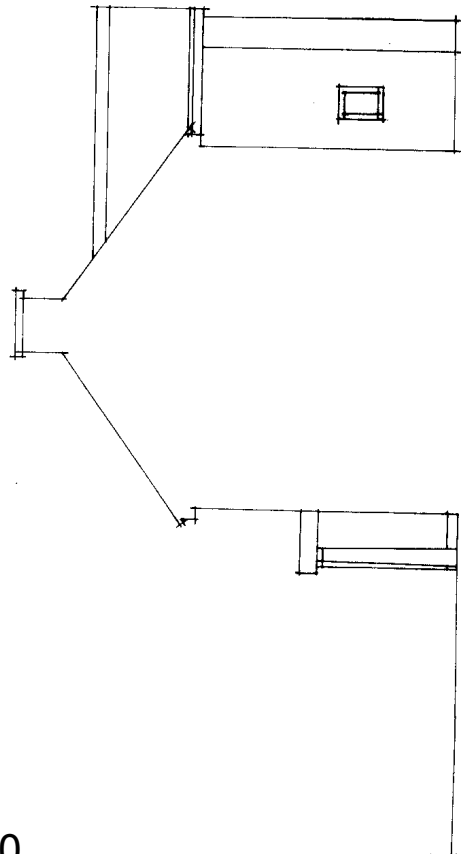
Project  
PROPOSED SUB-DIVISION OF EXISTING DWELLING AND ERECTION OF  
EXTENSIONS TO FORM A NEW TWO BEDROOM DWELLING.  
AT  
NO. 13, WINDSOR ROAD, GODMANCHESTER, HUNTINGDON, CAMBS, PE 29 2DD.

BUILDING DESIGN CONSULTANCY  
Jack E. Tyler. Telephone: 01480 394877

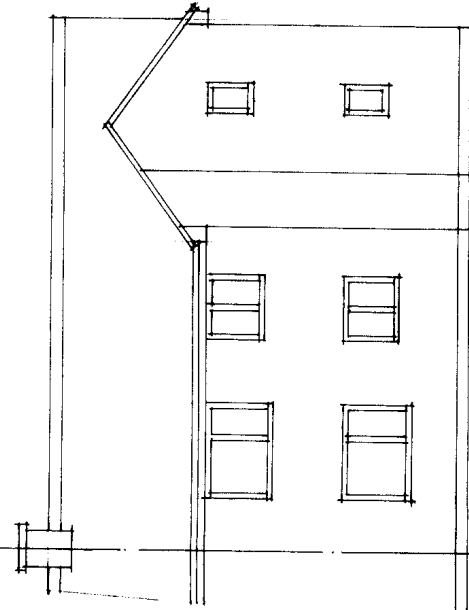


FRONT

SIDE



SIDE / SECTION



REAR



Rev A. Line of external front wall to First Floor, corrected, August 2011 101123

EXISTING FIRST FLOOR  
2011/08/03A  
SEPTEMBER 2011  
1/100

Drwg Title:  
Drwg No.  
Date:  
Scale:

Project  
AT  
NO. 13, WINDSOR ROAD, GODMANCHESTER, HUNTINGDON, CAMBS. PE 29 2DD.  
PROPOSED SUB-DIVISION OF EXISTING DWELLING AND ERECTION OF  
EXTENSIONS TO FORM A NEW TWO BEDROOM DWELLING.

APPROVED  
-7 SEP 2011  
J. E. TYLER



FIRST FLOOR PLAN / EXISTING

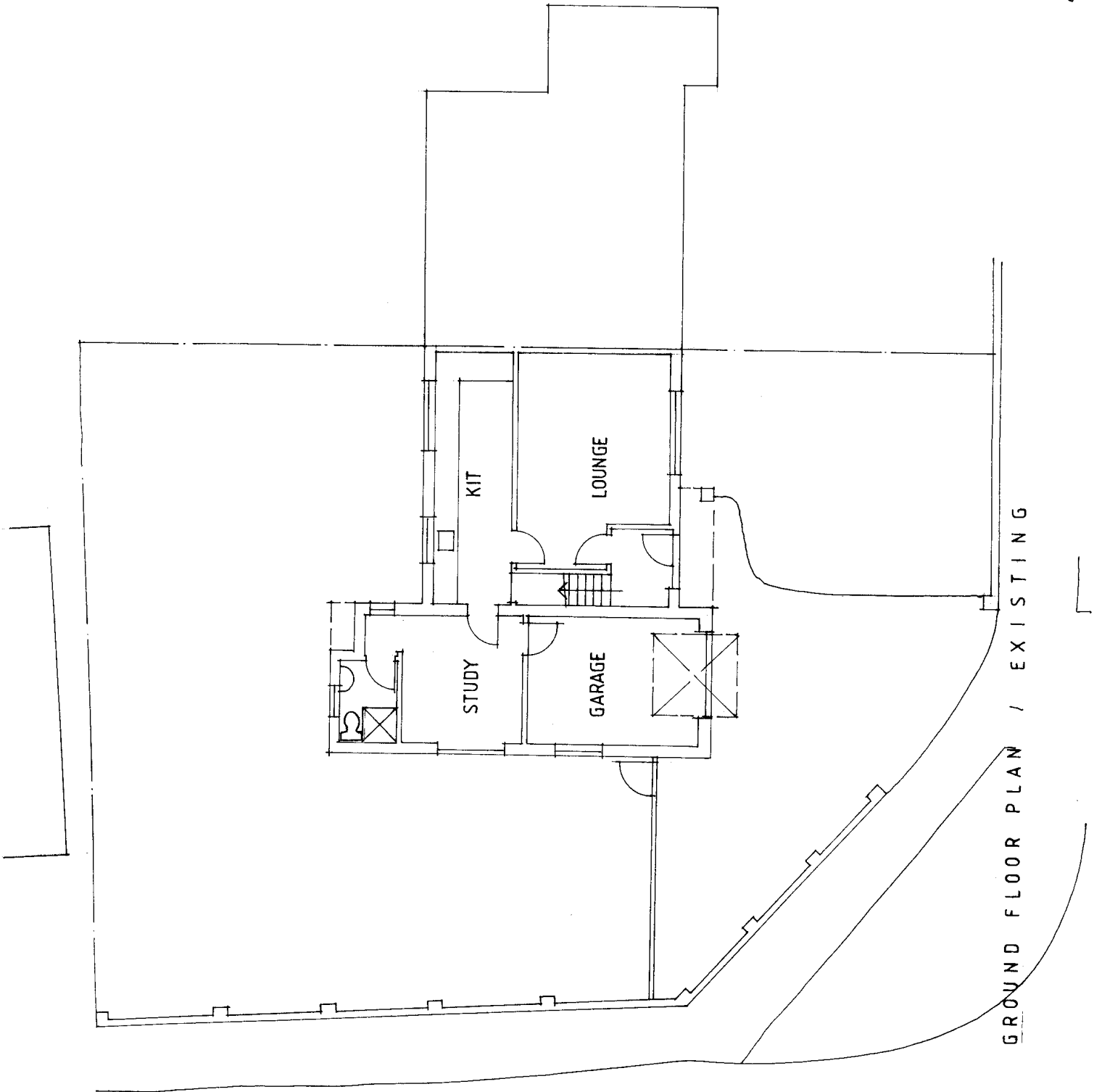
**BUILDING DESIGN CONSULTANCY**  
Jack E Tyler, Telephone: 01480 394877

EXISTING GROUND FLOOR  
2011/08/02A  
SEPTEMBER 2011  
1/100

Drwg Title:  
Drwg No.:  
Date:  
Scale:

Project  
PROPOSED SUB-DIVISION OF EXISTING DWELLING AND ERECTION OF  
EXTENSIONS TO FORM A NEW TWO BEDROOM DWELLING.  
AT  
NO. 13, WINDSOR ROAD, GODMANCHESTER, HUNTINGDON, CAMBS. PE 29 2DD.

BUILDING DESIGN CONSULTANCY  
Jack E Tyler, Telephone: 01480 394877



GROUND FLOOR PLAN / EXISTING

PROPOSED GROUND FLOOR  
 2011/08/06A  
 SEPTEMBER 2011  
 1/100

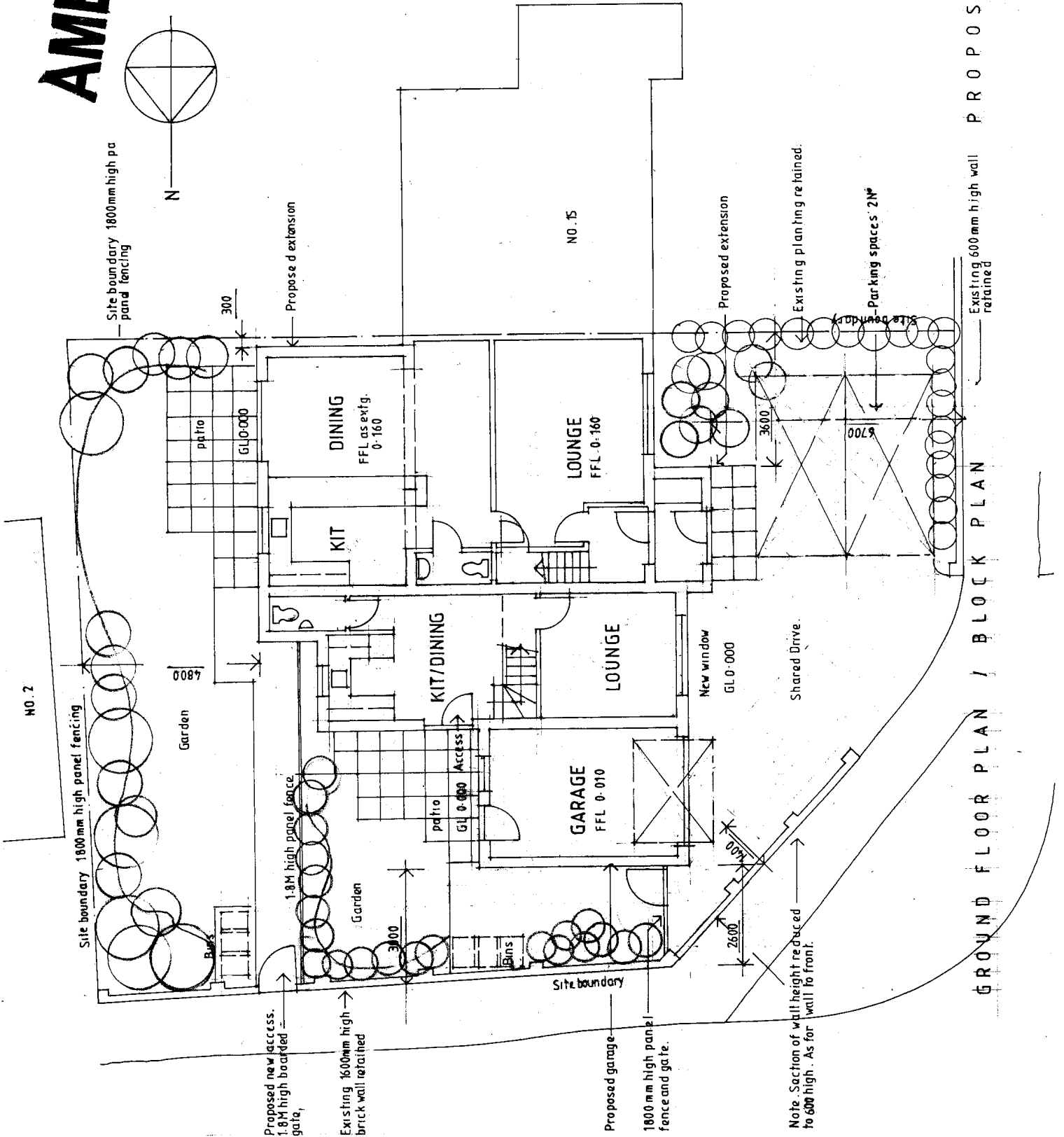
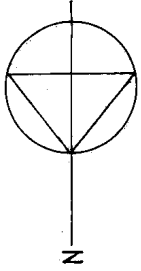
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 Drwg No.  
 Date  
 Scale

Project  
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 AT  
 NO. 13, WINDSOR ROAD, GODMANCHESTER, HUNTINGDON, CAMBS. PE 29 2DD.

**AMENDED**

1101525.FUL

RECEIVED  
 26 SEP 2011  
 PLANNING CENTRE



GROUND FLOOR PLAN / BLOCK PLAN PROPOSED

Note: Section of wall height reduced to 600 high. As for wall to front.

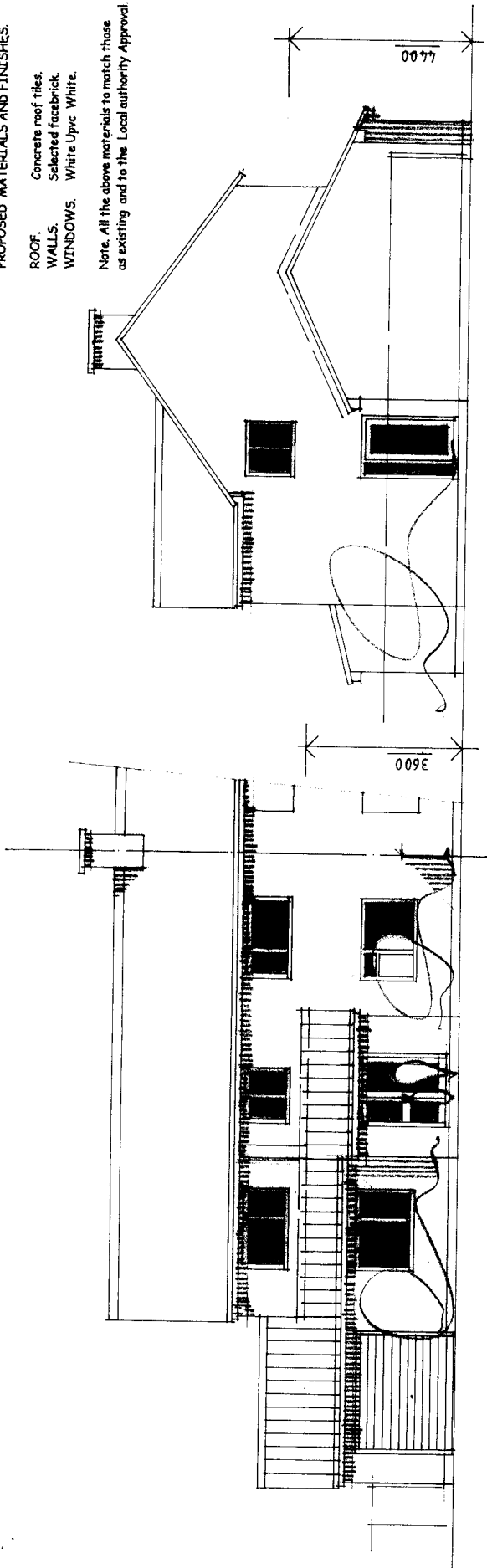
BUILDING DESIGN CONSULTANCY  
 Jack E Tyler. Telephone: 01480 394877

1101525

PROPOSED MATERIALS AND FINISHES:

- ROOF. Concrete roof tiles.
- WALLS. Selected facebrick.
- WINDOWS. White Upvc. White.

Note. All the above materials to match those as existing and to the Local authority Approval.



FRONT

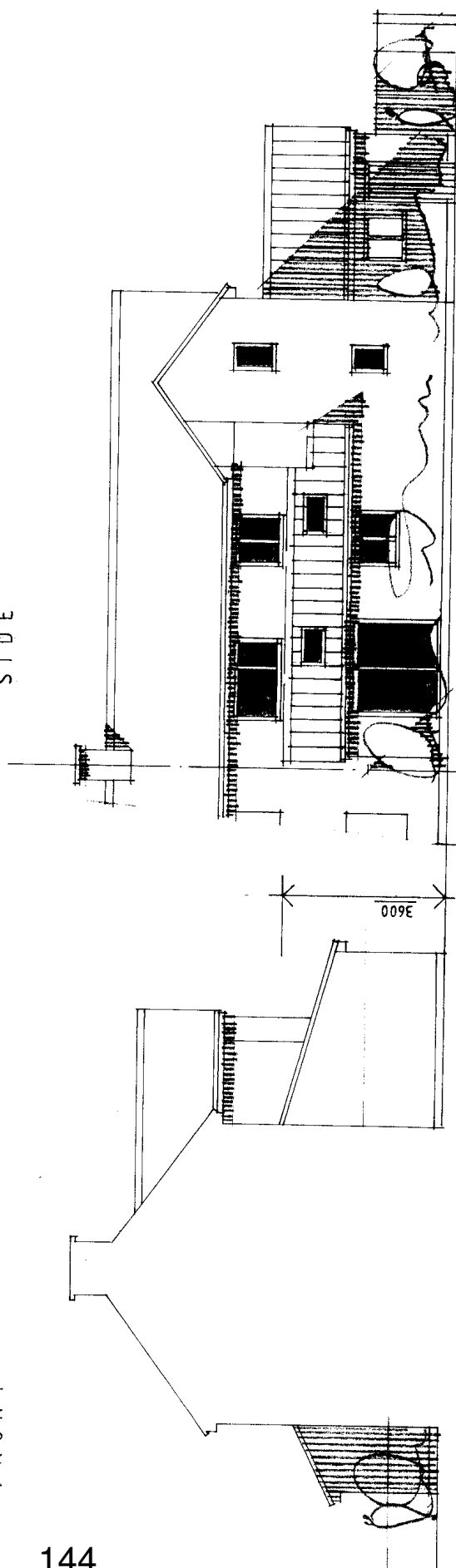
SIDE

144

PROPOSED ELEVATION  
 2011/08/05A  
 SEPTEMBER 2011  
 1/100

Drwg Title:  
 Drwg No.  
 Date:  
 Scale:

PROPOSED SUB-DIVISION OF EXISTING DWELLING AND ERECTION OF  
 EXTENSIONS TO FORM A NEW TWO BEDROOM DWELLING.  
 Project  
 AT  
 NO. 13, WINDSOR ROAD, GODMANCHESTER, HUNTINGDON, CAMBS. PE 29 2DD.



SIDE / SECTION

REAR

PROPOSED

RECEIVED  
 7 SEP 2011  
 BDC

Rev A. Line of external front wall to First Floor, corrected, August 2011

1101525

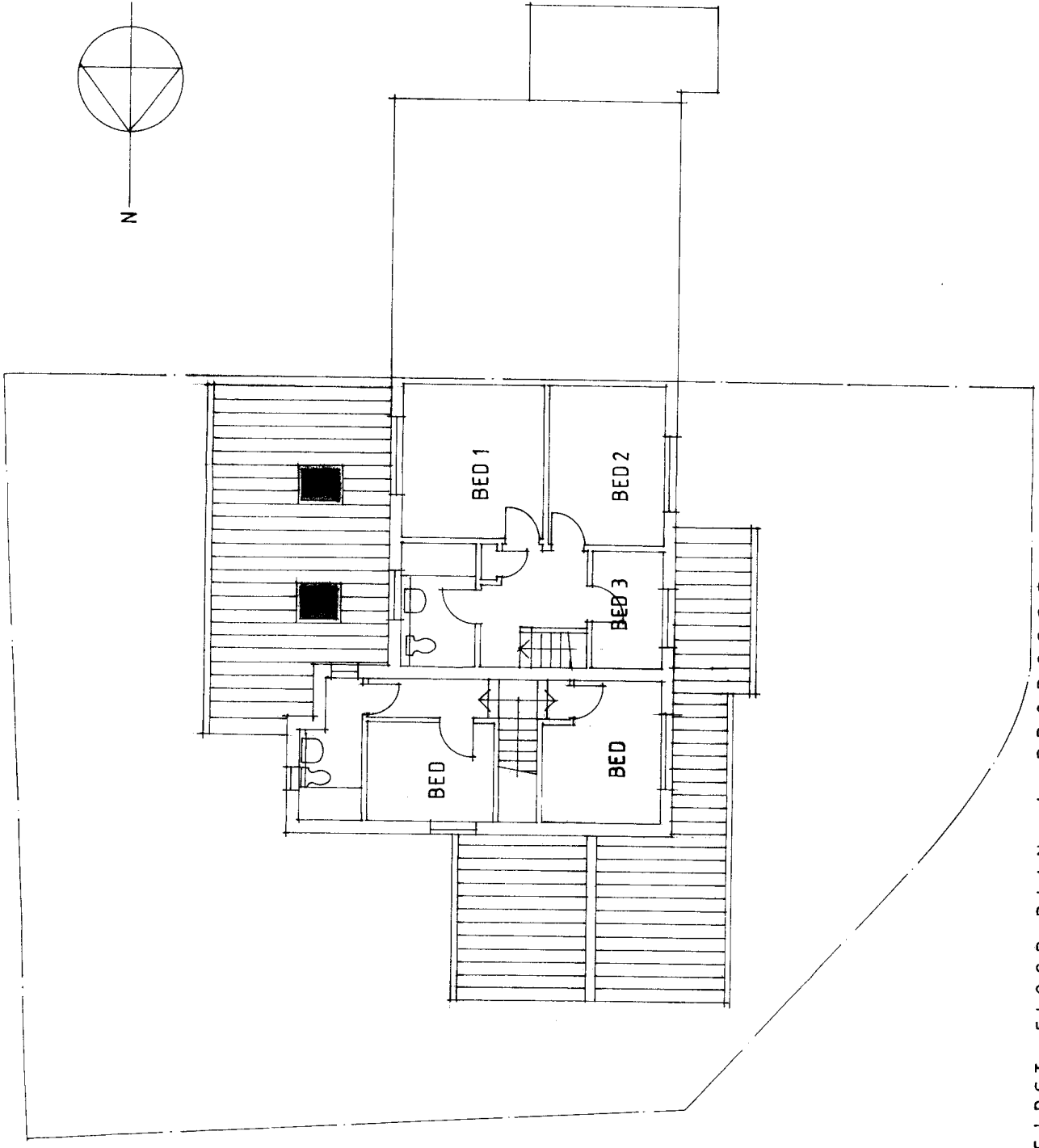
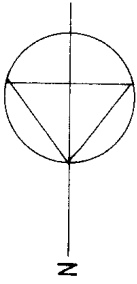
PROPOSED FIRST FLOOR

2011/08/07A  
SEPTEMBER 2011  
1/100

Drwg Title:  
Drwg No.:  
Date:  
Scale:

Project  
AT  
PROPOSED SUB-DIVISION OF EXISTING DWELLING AND ERECTION OF  
EXTENSIONS TO FORM A NEW TWO BEDROOM DWELLING.  
NO. 13, WINDSOR ROAD, GODMANCHESTER, HUNTINGDON, CAMBS. PE 29 2DD.

APPROVED  
-7 SEP 2011  
J. TAYLOR



FIRST FLOOR PLAN / PROPOSED

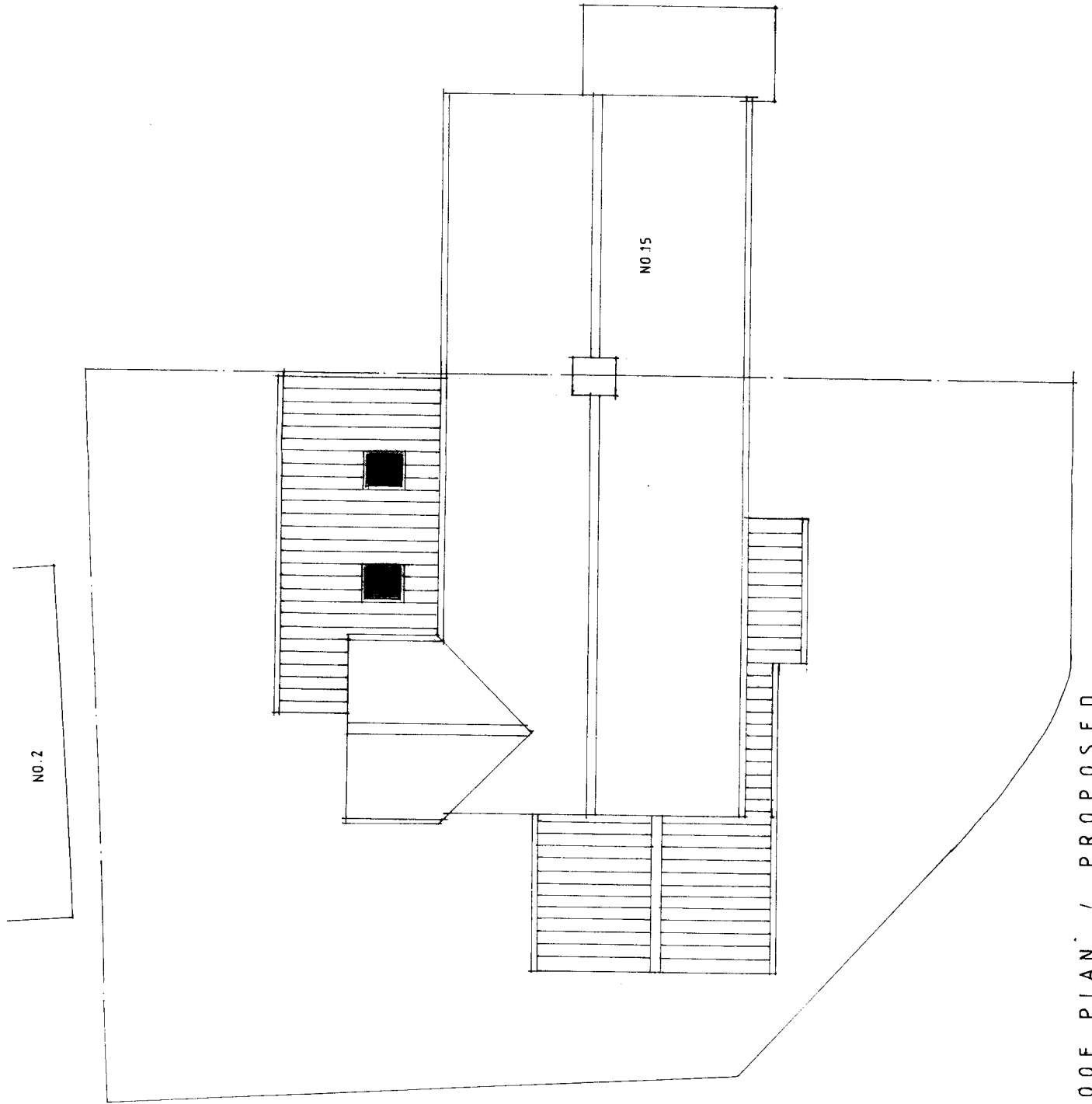
BUILDING DESIGN CONSULTANCY  
Jack E. Tyler, Telephone: 01480 394877

1101525

PROPOSED ROOF PLAN  
2011/08/04A  
SEPTEMBER 2011  
1/100

Drwg Title:  
Drwg No.  
Date:  
Scale:

Project  
AT  
NO. 13, WINDSOR ROAD, GODMANCHESTER, HUNTINGDON, CAMBS. PE 29 2DD.  
PROPOSED SUB-DIVISION OF EXISTING DWELLING AND ERECTION OF  
EXTENSIONS TO FORM A NEW TWO BEDROOM DWELLING.



ROOF PLAN / PROPOSED

BUILDING DESIGN CONSULTANCY  
Jack E. Tyler. Telephone: 01480 394877

**GREEN PAPERS FOLLOW**





0801780FUL: Previously approved elevations

PROPOSED ATTACHED GARAGE WITH SINGLE STOREY FRONT AND REAR EXTENSIONS AND INTERNAL ALTERATIONS.  
AT NO. 13, WINDSOR ROAD, GODMANCHESTER, HUNTINGDON, CAMBS. PE 29 2DD.

PROPOSED ELEVATIONS.  
DRWG. 2008/10/04  
DATE. JUNE 08  
SCALE. 1/100

NOTE. PROPOSED MATERIALS AND FINISHES.

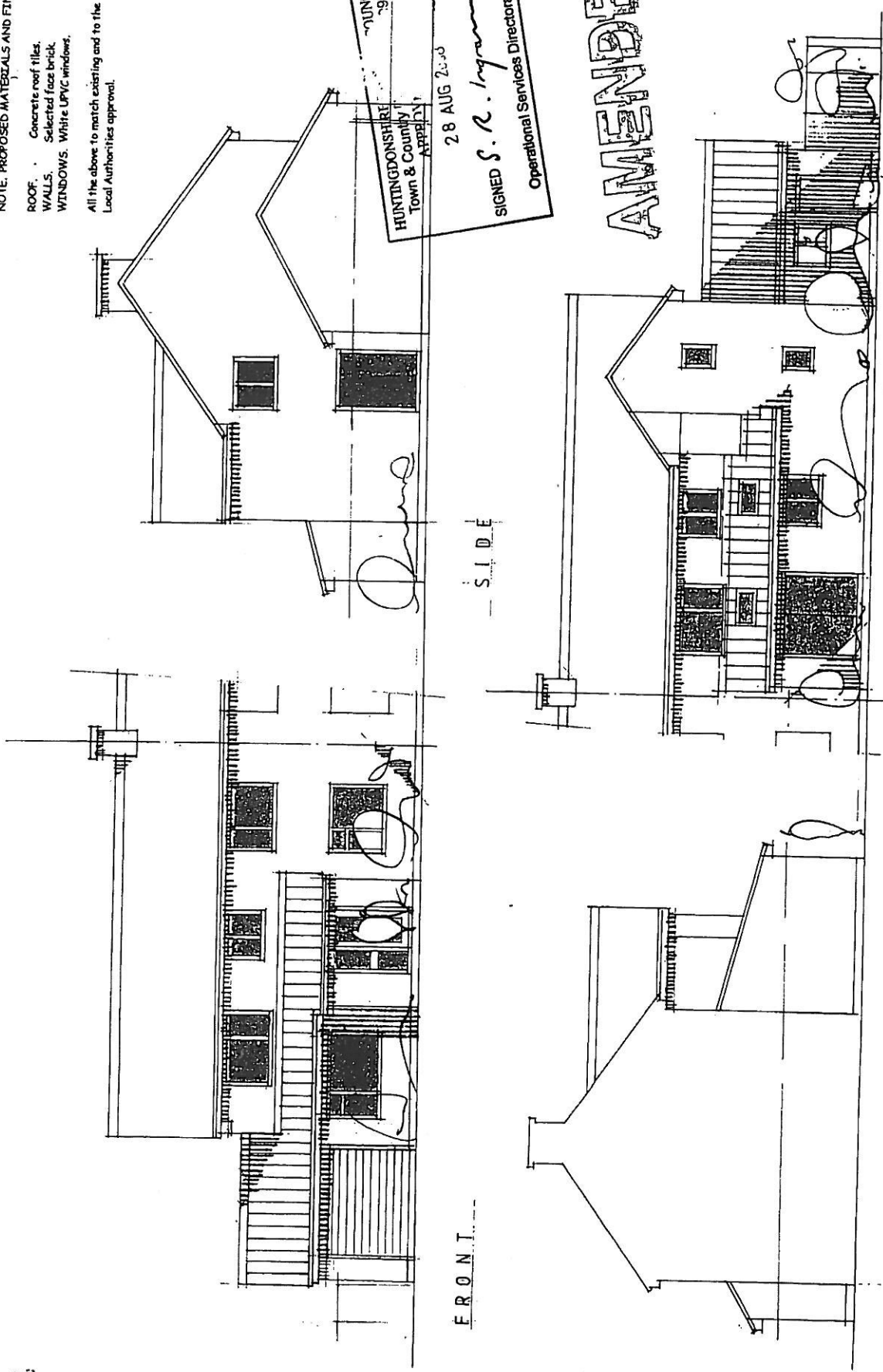
- ROOF. Concrete roof tiles.
- WALLS. Selected face brick.
- WINDOWS. White UPVC windows.

All the above to match existing and to the Local Authorities approval.

HUNTINGDONSHIRE  
Town & County  
Appeals  
28 AUG 2008  
SIGNED S. R. Ingram  
Operational Services Directorate

AMENDMENT

HDC CENTRE  
21 AUG 2008  
RECEIVED



FRONT

SIDE

REAR

SIDE / SECTION

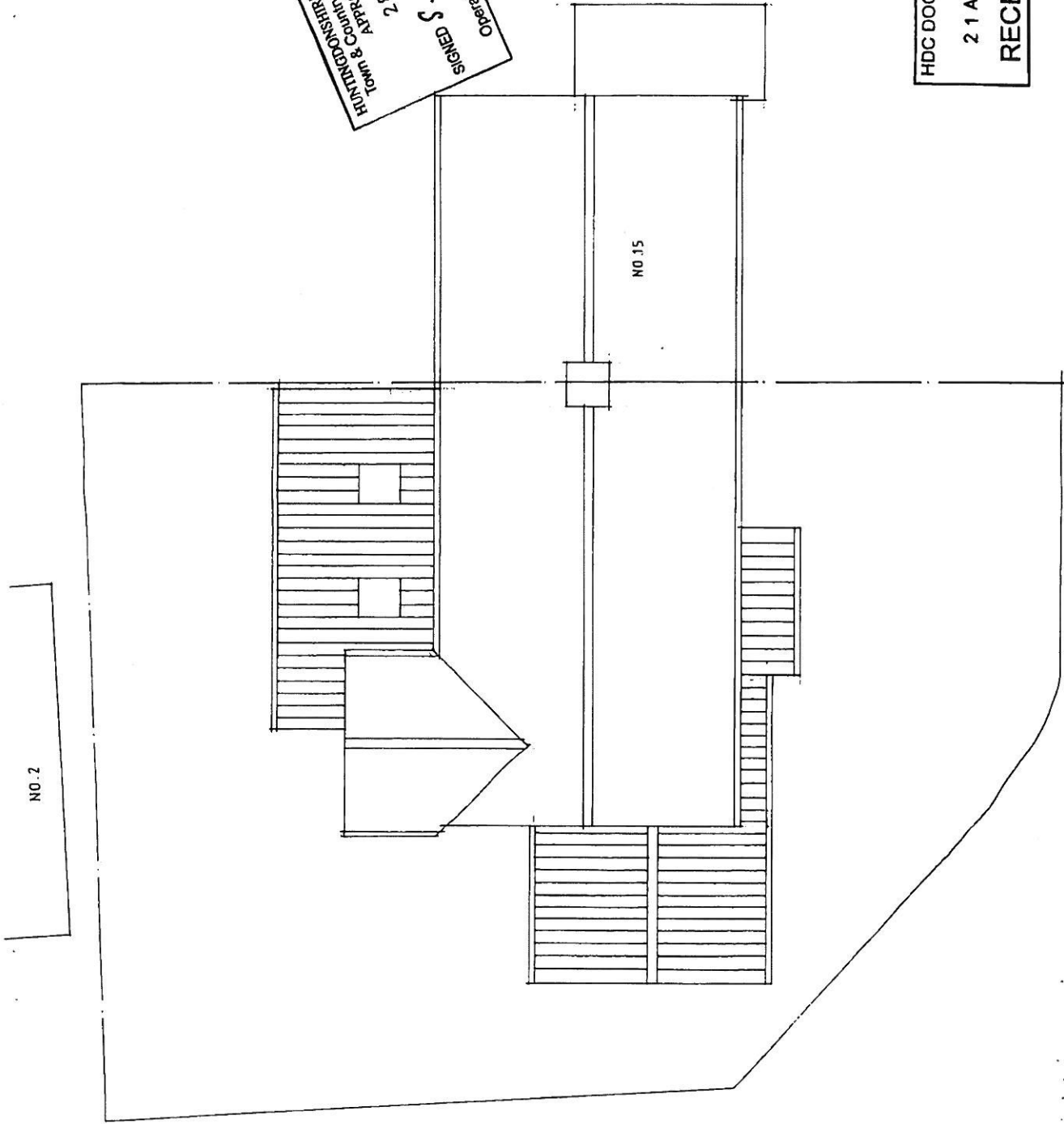
0801780FUL: Previously approved roof plan.

NO. 13, WINDSOR ROAD, GODMANCHESTER, HUNTINGDON, CAMBS. PE 29 2DD.  
AT  
EXTENSIONS AND INTERNAL ALTERATIONS.  
PROPOSED ATTACHED GARAGE WITH SINGLE STOREY FRONT AND REAR

PROPOSED ROOF PLAN.  
DRWG. 2008/10/03  
DATE: JUNE '08  
SCALE: 1/100.

HUNTINGDON DISTRICT COUNCIL  
TOWN & COUNTRY PLANNING ACT 1990  
APPROVED P.L.  
28 AUG 2008  
SIGNED: S. J. [Signature]  
Operational Services Directorate

HDC DOC. CENTRE  
21 AUG 2008  
RECEIVED



ROOF PLAN

DEVELOPMENT MANAGEMENT PANEL

17 OCTOBER 2011

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**Case No:** 1101264S73(RENEWAL OF CONSENT/VARY CONDITIONS)

**Proposal:** VARIATION OF CONDITION 1 OF PLANNING PERMISSION 0802184FUL TO EXTEND TEMPORARY CONSENT TO DECEMBER 2015 FOR CONTINUATION OF USE OF PORTABLE BUILDING AS 2 CLASSROOMS

**Location:** HUNTINGDONSHIRE REGIONAL COLLEGE CALIFORNIA ROAD PE29 1BL

**Applicant:** HUNTINGDONSHIRE REGIONAL COLLEGE (FAO MRS E MEGSON)

**Grid Ref:** 524224 272713

**Date of Registration:** 21.07.2011

**Parish:** HUNTINGDON

---

## RECOMMENDATION - APPROVE

### 1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 This application site is located within the Regional College site, towards the eastern corner of the campus. To the south and east of the site are residential properties.
- 1.2 The application is for the retention of a portable building which is sited within a car park area 'C' and used to provide two classrooms. The building is cream in colour and measures approximately 16.75m by 9.832m and 3.512m in height. There is a ramp to the temporary building to provide access for all.

### 2. NATIONAL GUIDANCE

- 2.1 **PPS1: "Delivering Sustainable Development" (2005)** contains advice on the operation of the plan-led system.
- 2.2 **Draft National Planning Policy Framework: Consultation (2011)** - sets out the Government's key economic, social and environmental objectives and the planning policies to deliver them. The intention is that these policies will provide local communities with the tools they need to energise their local economies, meet housing needs, plan for a low-carbon future and protect the environmental and cultural landscapes that they value. It seeks to free communities from unnecessarily prescriptive central government policies, empowering local councils to deliver innovative solutions that work for their local area.

- 2.3 **Policy Statement: planning for schools development (August 2011)** – applies to both change of use development and operational development necessary to the operational needs of the school and sets out Government's commitment to support the development of state-funded schools and their delivery through the planning system. The Government wants to enable new schools to open, good schools to expand and all schools to adapt and improve their facilities.

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
- **ENV7** - requires new development to be of high quality which complements the distinctive character and best qualities of the local area and promotes urban renaissance and regeneration.
- 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** - New development will respect the scale, form, materials and design of established buildings within the locality.
- 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)
- No specific policies from the Huntingdonshire Local Plan Alteration (2002) are relevant to this application.
- 3.5 Policies from the Huntingdonshire Local Development Framework Approved Core Strategy 2009 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. Criteria to be used to assess how a development proposal contributes to sustainable development includes: supporting the local economy and businesses by providing lifelong learning and skills development.

3.6 Policies from the Huntingdonshire LDF Development Management DPD: Proposed Submission 2010 are relevant

- **C1:** “Sustainable Design” – development proposals should take account of the predicted impact of climate change over the expected lifetime of the development.
- **E1:** “Development Context” – development proposals shall demonstrate consideration of the character and appearance of the surrounding environment and the potential impact of the proposal.
- **H7:** “Amenity” – development proposals should safeguard the living conditions for residents and people occupying adjoining or nearby properties.

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

- 4.1 Various applications for the site, including a number of temporary consents which have subsequently been renewed until December 2015 for the following:
- 4.2 1100152S73 - Renewal of planning permission 0600103FUL for continued siting of temporary building for use as 52 place nursery with play area
- 4.3 1100153S73 – Renewal of planning permission 0802896S73 for continued siting and use of 2 temporary buildings for horticultural and practical learning purposes
- 4.4 1100154S73 – Renewal of planning permission 0403660FUL for continuation of use of portable buildings as changing rooms for a temporary period
- 4.5 The other most recent application for the site is: 1001665FUL – extension to provide new main entrance layer and atrium with break out space over. Remodelling of front façade of main building, new parking arrangements – permission GRANTED and works underway.

#### 5. **CONSULTATIONS**

- 5.1 **Huntingdon Town Council** recommends APPROVAL (COPY ATTACHED).

#### 6. **REPRESENTATIONS**

- 6.1 No comments received within the consultation period.

## **7. SUMMARY OF ISSUES**

- 7.1 The main issues to consider with this application are the principle of the development and the impacts on the character and appearance of the area and on the residential amenity of surrounding properties.
- 7.2 This application has been referred to the Development Management Panel as the Town Council has recommended approval for the retention of the building until 2013 only. Given this recommendation and that the College are seeking approval until 2015, and that a previous temporary consent was granted for three years, the time period now sought cannot be approved under Delegated Powers.

### **Principle of Development**

- 7.3 The Regional College had planned to relocate to new premises in 2011 and as such, a number of temporary consents were granted for portable buildings to remain on site until this time. The relocation has not taken place and a long-term refurbishment scheme is now in place.
- 7.4 Given these long-term plans and the current economic climate, it is considered that a temporary consent can be considered acceptable in principle and the time period requested until 2015 seems reasonable to allow for more permanent arrangements to be made.

### **Character and Appearance of Area**

- 7.5 The building has been painted cream and is of a scale and form which does not appear out of keeping within the site which has a number of flat roofed buildings of a similar appearance. It is therefore not felt that the temporary building appears incongruous within the setting despite the public views.
- 7.6 Therefore, no Officer objections are raised to the siting of the buildings for a further period of time as a result of the impacts upon the character and appearance of the area.

### **Residential Amenity**

- 7.7 The closest residential dwellings adjoining the college site are situated approximately 25 metres from the application building. Given the separation distance and that the use of the building is for teaching purposes, it is not considered that the building has an adverse impact upon residential amenity.
- 7.8 It is therefore considered that the retention of the buildings will not be harmful to the residential amenity of the surrounding neighbours.

### **Conclusion**

- 7.9 The proposed development is considered to be compliant with the relevant national and local policy as it:
- \* Is acceptable in principle to aid the future development of the school;
  - \* Would not have a significantly harmful impact upon the character and appearance of the area;

\* Would not have a significant detrimental impact upon the amenity of neighbours.

- 7.10 Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that planning permission be granted, subject to the imposition of an appropriate condition requiring the removal of the building and the site returned to its original state (car parking) prior to the 31st December 2015.

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:

**Nonstand** Temporary permission until 31.12.2015 and the land restored to its former condition

**CONTACT OFFICER:**

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

HUNTINGDON TOWN COUNCIL

PAP/M8

PLANNING COMMENTS : 1<sup>st</sup> SEPTEMBER 2011

cf 6/9/11

1101235FUL BT Payphones, 11-13 Great Tower Street, London EC3R 5AQ	EAST
Replacement of telephone kiosk with kiosk combining public telephone and ATM machine - Land adjacent to Car Park Fronting 58 - 68 Mayfield Road, Huntingdon.	
<b>Recommend APPROVAL.</b>	
1101260FUL Mr & Dr Owen-Smith, 3 Old Houghton Road, Hartford PE29 1YB	EAST
Erection of detached dwelling with double garage and access driveway - Land at 3 Old Houghton Road, Hartford, PE29 1YB	
<b>Recommended APPROVAL. The dwelling will have no detrimental impact on the neighbouring properties or to the amenities of the neighbourhood.</b>	
1101263FUL Mr & Mrs D Brown, 31 Mill Road, Hartford, PE29 1YJ	EAST
Side and rear extensions to bungalow - 31 Mill Road, Hartford, PE29 1YJ	
<b>Recommend APPROVAL. The proposed extension is considered an appropriate development the existing dwelling.</b>	
1101264S73 Huntingdonshire Regional College, California Road, Huntingdon PE29 1BL	EAST
Variation of condition 1 of Planning Permission 0802184FUL to extend temporary consent to December 2015 for continuation of use of portable building as 2 classrooms - Huntingdonshire Regional College, California Road, Huntingdon PE29 1BL	
<b>Recommend APPROVAL. Planning permission should be subject to the time limitation of no more than two years. During that time the Panel would like to see a permanent solution resolved.</b>	
1101315FUL Mr M Weedon/Ms M Gathercole, 7 Florida Avenue, Hartford PE29 1PY	EAST
Single storey extension to rear of property - 7 Florida Avenue, Hartford, PE29 1PY	
<b>Recommend Approval.</b>	



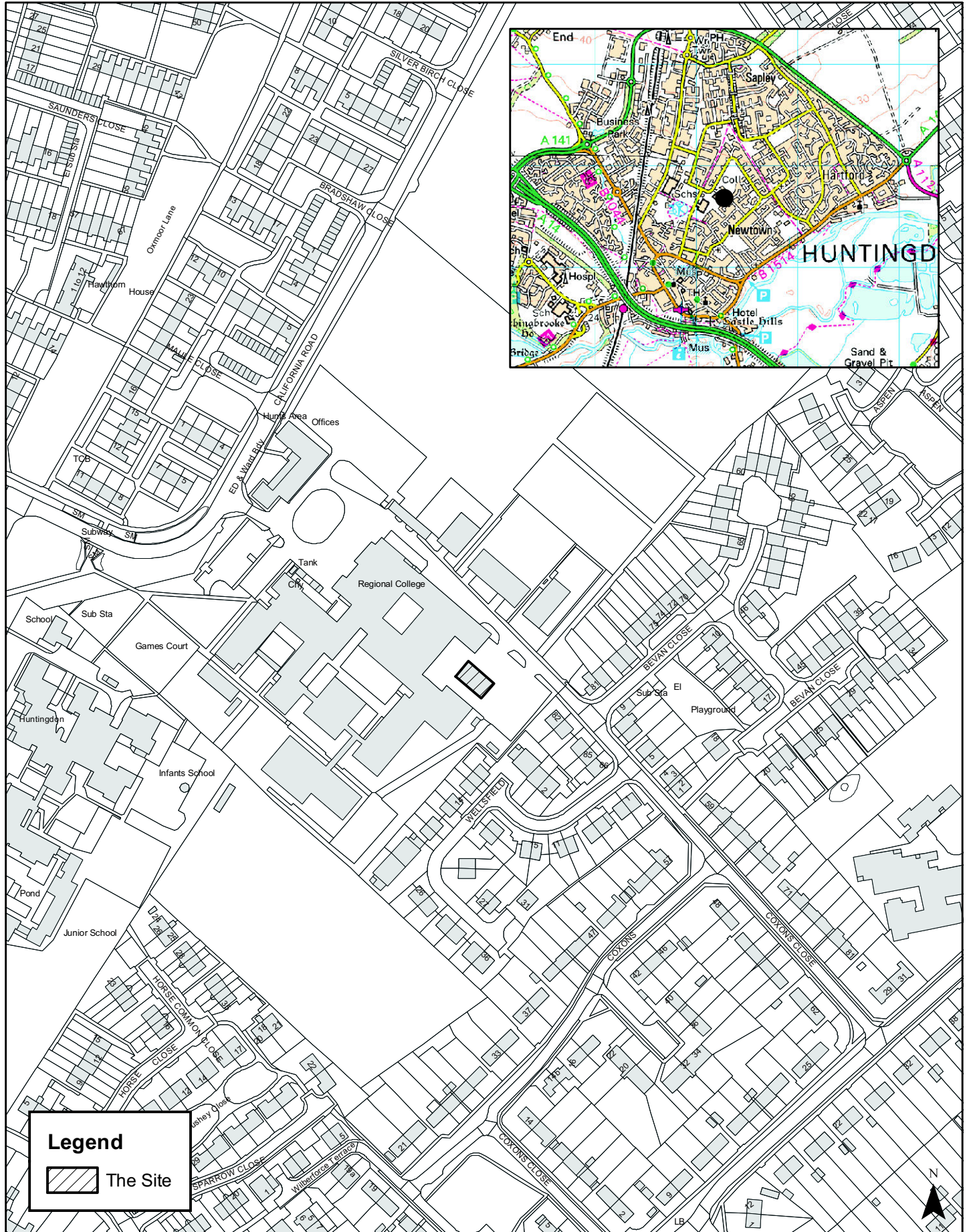
# Development Management Panel

Application Ref: 1101264S73

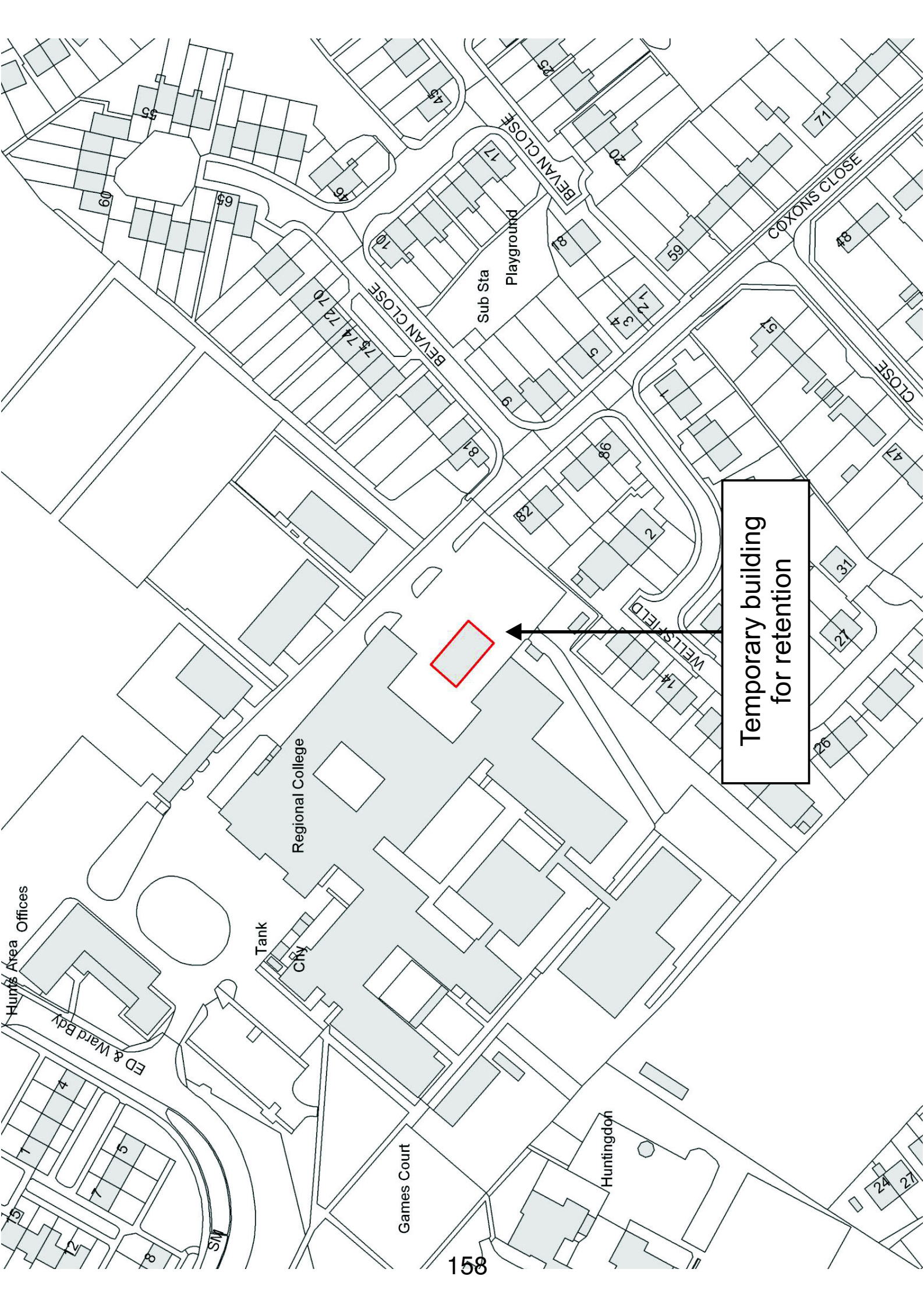
Location: Huntingdon



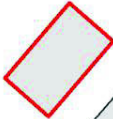
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Scale: 1:2500



Temporary building  
for retention



Regional College

Sub Sta

Playground

Hunts Area Offices

ED & Ward Bdy

Tank

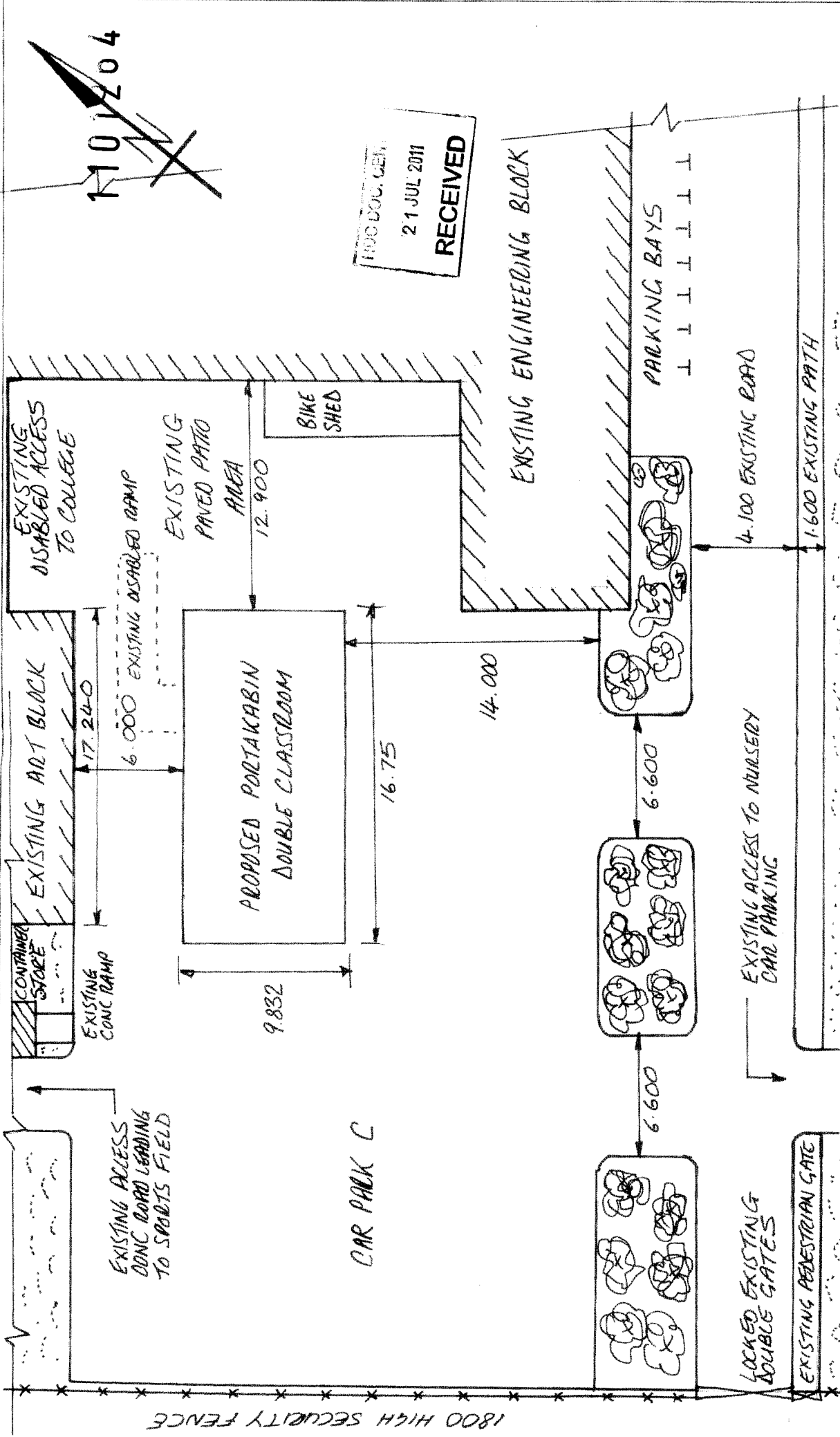
City

Games Court

Huntingdon


1101204

1996 DOC. GEN.  
21 JUL 2011  
RECEIVED

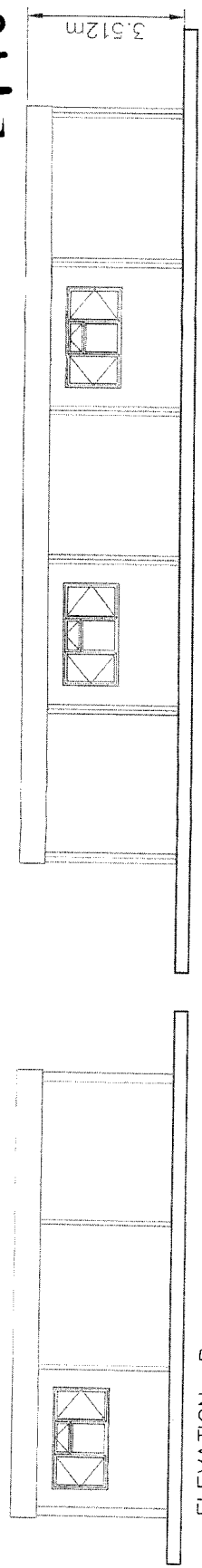


LOCATION	PROPOSED PORTAKABIN DOUBLE CLASSROOM FOR PATHFINDERES	DRAWN BY	T. LAWRENCE	DATE	29/10/08
TITLE	PROPOSED SITE PLAN	SCALE	1:200	DRG. NO.	CHRC/01

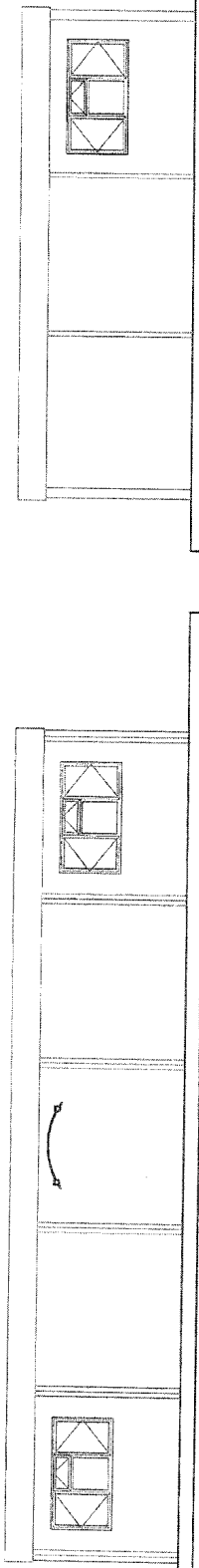
NOTE: ALL DIMENSIONS  
IN MM

  
**HUNTINGDONSHIRE**  
 REGIONAL COLLEGE  
 California Road  
 Huntingdon  
 Cambridgeshire  
 PE29 1BL  
 Tel: 01480 379100  
 Fax: 01480 379127

Do not scale off this drawing. All discrepancies to be reported to Portakabin Limited. 11012b4



ELEVATION C

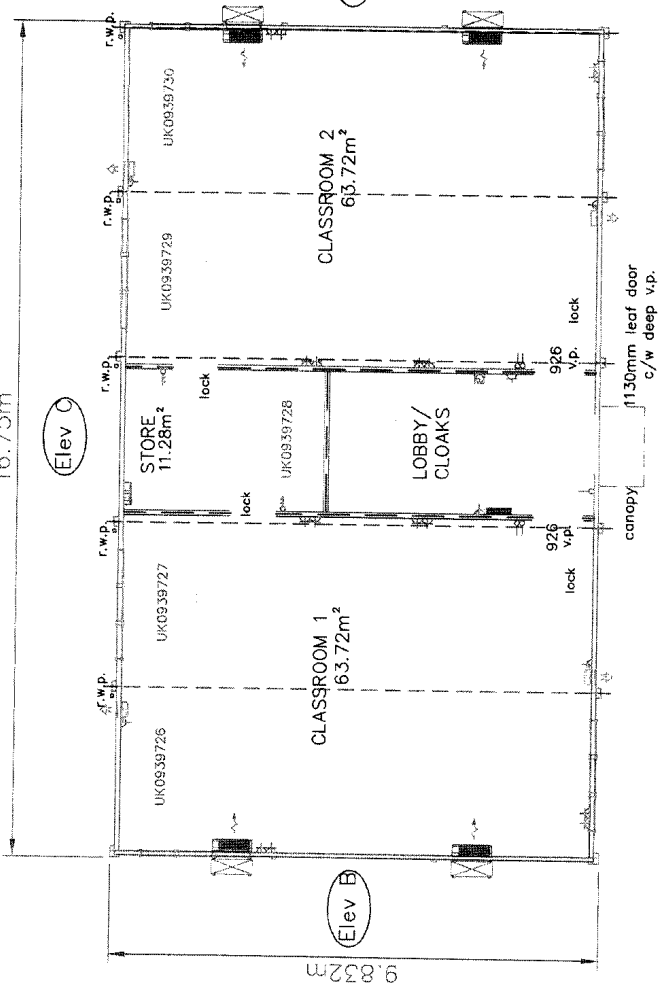


ELEVATION D

ELEVATION B

ELEVATION A

HDC  
21 JUL 2011  
RECEIVED



- 1 way switch
- 2 way switch
- switched fused spur
- single switched socket
- double switched socket
- three phase consumer unit
- 2kw convester heater
- 250mm Extractor Fan
- ACL Digital time control and thermostat
- 1 x 30w Fluorescent fitting c/w prismatic diffuser
- 2 x 30w Fluorescent fitting c/w prismatic diffuser

External Colour Scheme

Walls	Honesty	nearest BS
ref 10 C 31		
All Columns	Honesty	nearest BS ref
10 C 31		
All trims	Honesty	nearest BS
ref 10 C 31		
External Skirt	Honesty	nearest BS ref
10 C 31		
Roof	Colour	Silver
Aluzink		
Windows	White	nearest BS
ref 00 E 55		
Ent Door	Solent Blue	nearest BS
ref 18 E 53		

Notes

1. Internal ceiling height 2.6m
2. Partitioning 98mm wide (1/2hr c/w Rockwool Slab infill)
3. Windows PVC-U 2250 x 1250 2side, 1top hung openings
4. Floor covering 2mm polyflor vinyl colour flint grey
5. Internal doors American Oak

PLAN Total Floor Area 155.86m<sup>2</sup> (Elev A)



Portakabin Ultima

Portakabin Limited Huntingdon, York YO32 9PT  
Telephone 01904 611655 Fax 01904 611644

Project: Double Classroom  
Client: Huntingdonshire Regional College

Title	Date	Drawn
Plan & Elevations	09.09.08	D.Gath
Block	Scale	
2 Classroom	1:100	A3
Rev.	Drw. No.	
	U1515/01	

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DEVELOPMENT MANAGEMENT PANEL

17 OCT 11

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**Case No:** 1101200FUL (FULL PLANNING APPLICATION)

**Proposal:** REMOVAL OF BRICK WALL AND REPLACEMENT WITH 1.8M HIGH CLOSE BOARDED FENCE

**Location:** LAND OFF BYDAND LANE AND REAR OF PARK CRESCENT LITTLE PAXTON

**Applicant:** KIER HOMES (FAO MR J GRIFFITHS)

**Grid Ref:** 518777 262557

**Date of Registration:** 25.07.2011

**Parish:** LITTLE PAXTON

---

## RECOMMENDATION - APPROVE

### 1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 This application relates to a section of the perimeter wall of the former industrial estate, known locally as 'Bydand Lane'. The land has been cleared, in anticipation of future residential development, which has not been implemented and is the subject of ongoing discussions with the Local Planning Authority.
- 1.2 The applicant has identified that a section of wall, in their ownership, approximately 26m in length and 2.9m in height, to the rear of 29, 31 and 33 Park Avenue is structurally unsound and needs to be replaced. Unlike the wider walled perimeter, this section is constructed of a modern brick and not considered to be part of the historic wall.
- 1.3 This application is for the demolition of that section of wall and replacement with a gravel board, vertical close boarded fence and trellis with a cumulative height of approximately 2.5m. This will connect to the existing close boarded fencing forming the rear boundaries of 9-19 Park Crescent.

### 2. NATIONAL GUIDANCE

- 2.1 **PPS1:** "Delivering Sustainable Development" (2005) contains advice on the operation of the plan-led system.
- 2.2 **Draft National Planning Policy Framework: Consultation (2011)** - sets out the Government's key economic, social and environmental objectives and the planning policies to deliver them. The intention is that these policies will provide local communities with the tools they need to energise their local economies, meet housing needs, plan for a low-carbon future and protect the environmental and cultural

landscapes that they value. It seeks to free communities from unnecessarily prescriptive central government policies, empowering local councils to deliver innovative solutions that work for their local area.

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

**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.

- 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.

- 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 Adopted Huntingdonshire Local Development Framework Core Strategy 2009 are relevant and viewable at

<http://www.huntsdc.gov.uk> click on Environment and Planning then click on Planning then click on Planning Policy and then click on Core Strategy where there is a link to the Adopted Core Strategy.

**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. Including reducing water consumption and wastage, minimising impact on water resources and water quality and managing flood risk.

3.6 Policies from the Development Management DPD : Proposed Submission 2010 are relevant.

**E1:** “Development Context” – development proposals shall demonstrate consideration of the character and appearance of the surrounding environment and the potential impact of the proposal.

**H7:** “Amenity” – development proposals should safeguard the living conditions for residents and people occupying adjoining or nearby properties.

3.7 Supplementary Planning Document:  
The Huntingdonshire Design Guide 2007

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

The most relevant applications are

0401156OUT – Residential development – Allowed on appeal but now lapsed.

0802209REM – Approval of reserved matters in respect of appearance, layout and scale for the erection of 49 dwellings. – approved but now lapsed.

0802883REM – Approval of landscaping in respect of the erection of 49 dwellings – approved but now lapsed.

1002018REP – Replacement of planning permission 0401156OUT (Appeal App/H0520/A/04/1161944) for outline planning permission for residential development – Pending consideration

#### 5. **CONSULTATIONS**

**Little Paxton Parish Council** – recommend refusal (Copy Attached)

#### 6. **REPRESENTATIONS**

6.1 2 letters of objection have been received from one property objecting on the grounds of:

- \* Loss of privacy and security
- \* Established landscaping will be removed.
- \* Overlooking
- \* Works being undertaken to accommodate plot 46 (of the approved residential scheme)

1 letter supporting this proposal on the grounds of:

- \* Resident contacted Kier to advise wall was crumbling.
- \* Survey has confirmed wall to be unsafe and to be replaced.
- \* Concern that falling bricks will result in injury, particularly in high winds.
- \* Wall in current condition poses risk to family.

## **7. SUMMARY OF ISSUES**

7.1 The main issues for consideration are the principle of development, Impact on the amenity of neighbours and the design of the proposal.

### **7.2 The principle of development:**

As part of the 2008 approval of reserved matters for this site, it was conditioned that the historic wall shall be maintained. However, this particular section of wall is clearly not part of the historic wall, is constructed of a modern, industrial red fletton brick and is unstable. Given the modern construction of this section of wall, the existing timber fenced rear boundary of neighbouring properties on Park Crescent, future limited views of this section of wall and poor stability of the wall, the replacement of this section with a gravel board, vertical close boarded fencing and trellis is acceptable in principle.

### **7.3 Impact on residential amenity:**

Concerns have been expressed about increased overlooking. The plot immediately north of Nos. 29, 31 & 33 Park Avenue of the previously approved residential development was designed with 1 ground floor window serving a wc and one window between ground and 1st floors, serving the stairwell. There were no 1st floor windows on the southern elevation of the approved dwelling (plot 46).

7.4 The resulting boundary will be approximately 0.4m lower than the existing unstable wall. The upper 600mm of the boundary will be trellised, to allow for residents to transfer landscaping and encourage landscaping to mitigate any perceived overlooking. A new boundary 2.5m in height would maintain privacy and is not considered to be detrimental to the amenity of residents.

### **7.5 The design of the proposal:**

The fencing detail has been designed to replicate the 1.8m close boarded fence to the rear of properties on Park Crescent. However additional height has been created by way of the gravel board and trellis. This design is considered to be in keeping with the immediate area and is therefore acceptable.

### **Other matters raised:**

### **7.6 Mature landscaping on the boundary wall:**

The applicant has confirmed that notification of the unstable wall was sent to residents in July. One neighbour has objected to this proposal on the grounds of mature landscaping on the section of wall to the rear of the property. The applicant has confirmed that they are the owners of the wall. This is a matter of civil law between the owners of the landscaping and the owner of the wall. However, a trellis has been



proposed with the hope that landscaping can be transferred where possible. For that reason this consideration can be given very limited weight.

**7.7 Conclusion:**

This proposal is recommended for support as it is considered that it complies with planning policy and will not be significantly detrimental to the amenity of residents, will not be detrimental to the existing historic wall and is in keeping with the locality. The proposal is considered acceptable whether or not the 'Bydand Lane' site is redeveloped. In light of National Guidance, Development Plan Policies and other material considerations, permission may be granted for the development as proposed.

7.8 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)**

**Nonstand - Stain of fence**

**CONTACT OFFICER:**

Enquiries about this report to **Clara Kerr Development Management Officer**  
**01480 388434**

**Parker-Seale, Debra (Planning)**

---

**From:** Little Paxton Parish Council [littlepaxton@hotmail.com]  
**Sent:** 02 September 2011 11:06  
**To:** Kerr, Clara (Planning Serv); DevelopmentControl  
**Subject:** 1101200 FUL Land off Bydand Lane and rear of Park Crescent

*Clara  
6/9/11*

Clara

The Parish Council does not support this application and would wish this historic wall repaired and made good.

Jenny

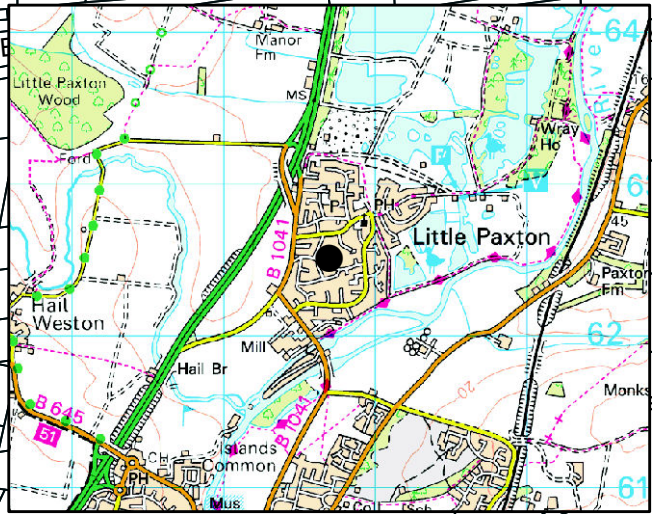
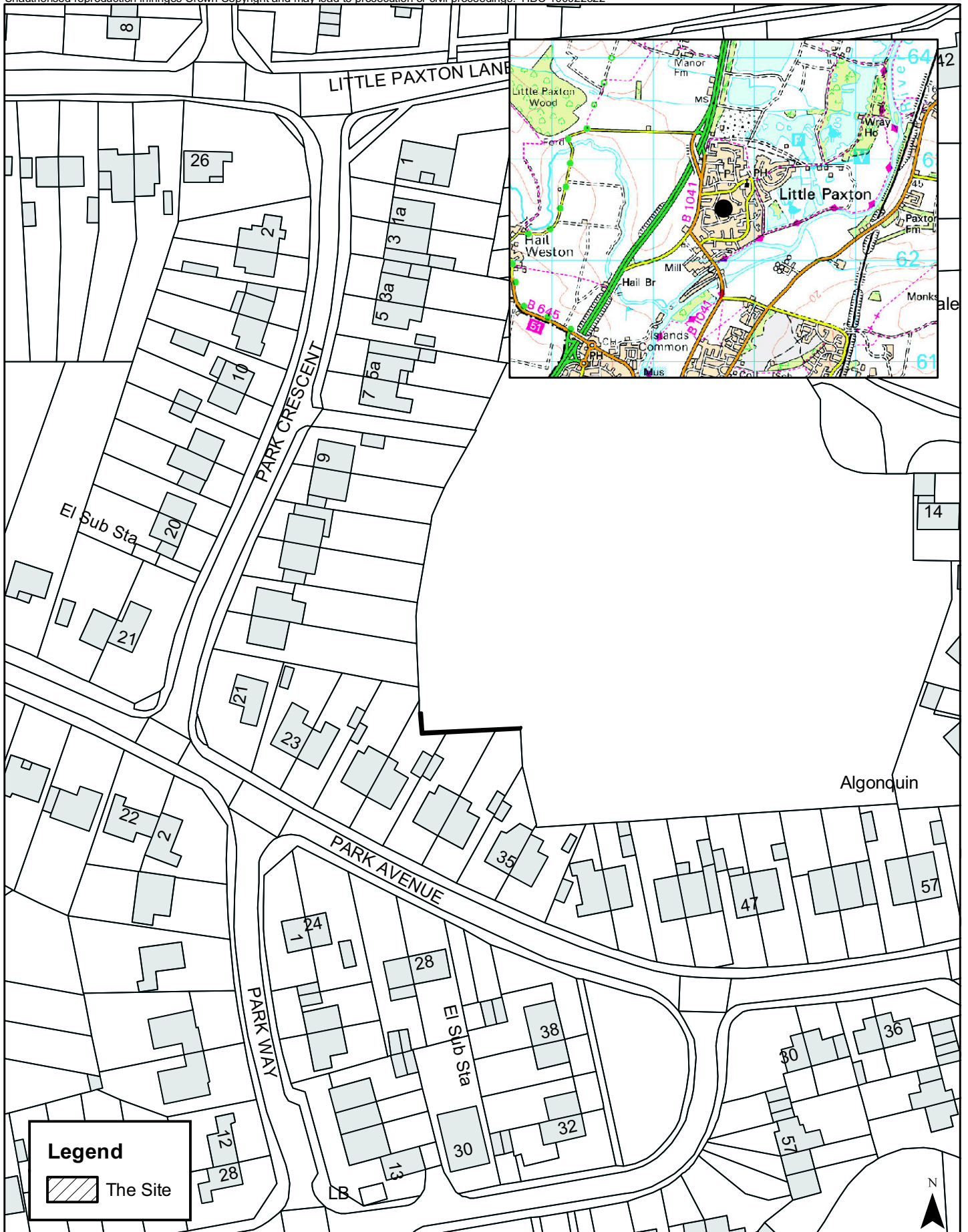
Mrs. Jennifer Gellatly, Parish Clerk, Little Paxton Parish Council. Tel: (01480) 470193 email: littlepaxton@hotmail.com  
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# Development Management Panel

Application Ref: 1101200FUL

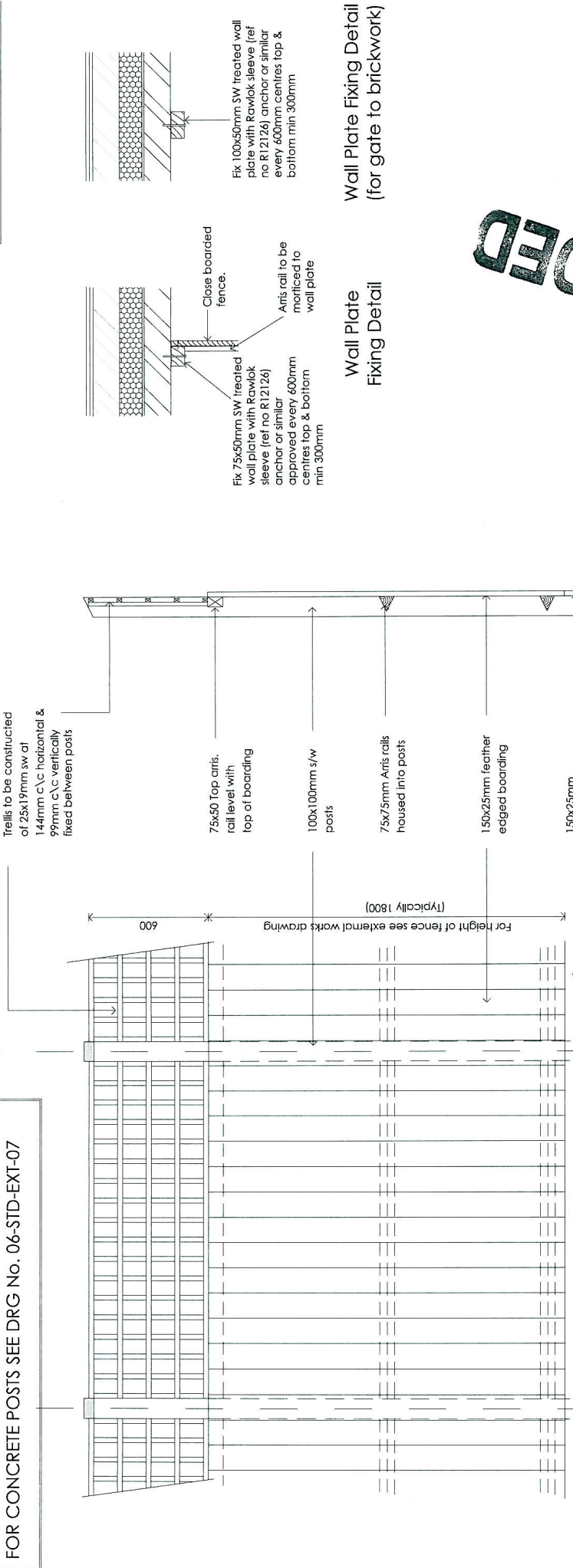
Location: Little Paxton

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DRAWING REVISIONS	
Rev	Date
-	-
-	-

FOR TIMBER POSTS SEE DRG No. 06-STD-EXT-05  
 FOR CONCRETE POSTS SEE DRG No. 06-STD-EXT-07



**Wall Plate Fixing Detail**  
(for gate to brickwork)

**Wall Plate Fixing Detail**

**TWIGDEN**  
— Homes —

The Shrubbery  
Cambridge  
St. Neots  
Cambridgeshire  
PE19 2BY  
Tel: 01480 472728 Fax: 01480 222837  
Email: twigdenhomes@twigdenhomes.co.uk  
Twigden Homes Limited is an Equal Opportunity Company

Project: **STANDARD DETAIL**

Drawing: **Close Boarded Fence With Trellis On Timber Posts**

Drawing file location: E:\Cad Drawings\Standard Detail Pack Part

Drawn by: NH  
Checked by:

Scale: 1:20 @ A3  
Date: 01.05.06

This drawing is © copyright protected. All dimensions to be checked on site. Any discrepancies to be reported to the Architect immediately. This drawing should not be scaled.

Drawing no: **06-STD-EXT-06**  
Revision: -

**ELEVATION**

**SECTION**

**PLAN**

NB. All timber to be treated sawn softwood prepared to relieve specified stain to approved limit.

Concrete foundations to be as per structural engineers details

1800 cts.

100x100 s/w posts.

Line of 75x75 aris rails housed into posts

75x50 splayed aris rail to top of trellis shown dashed

*By e-mail to CMK 24/8/11*

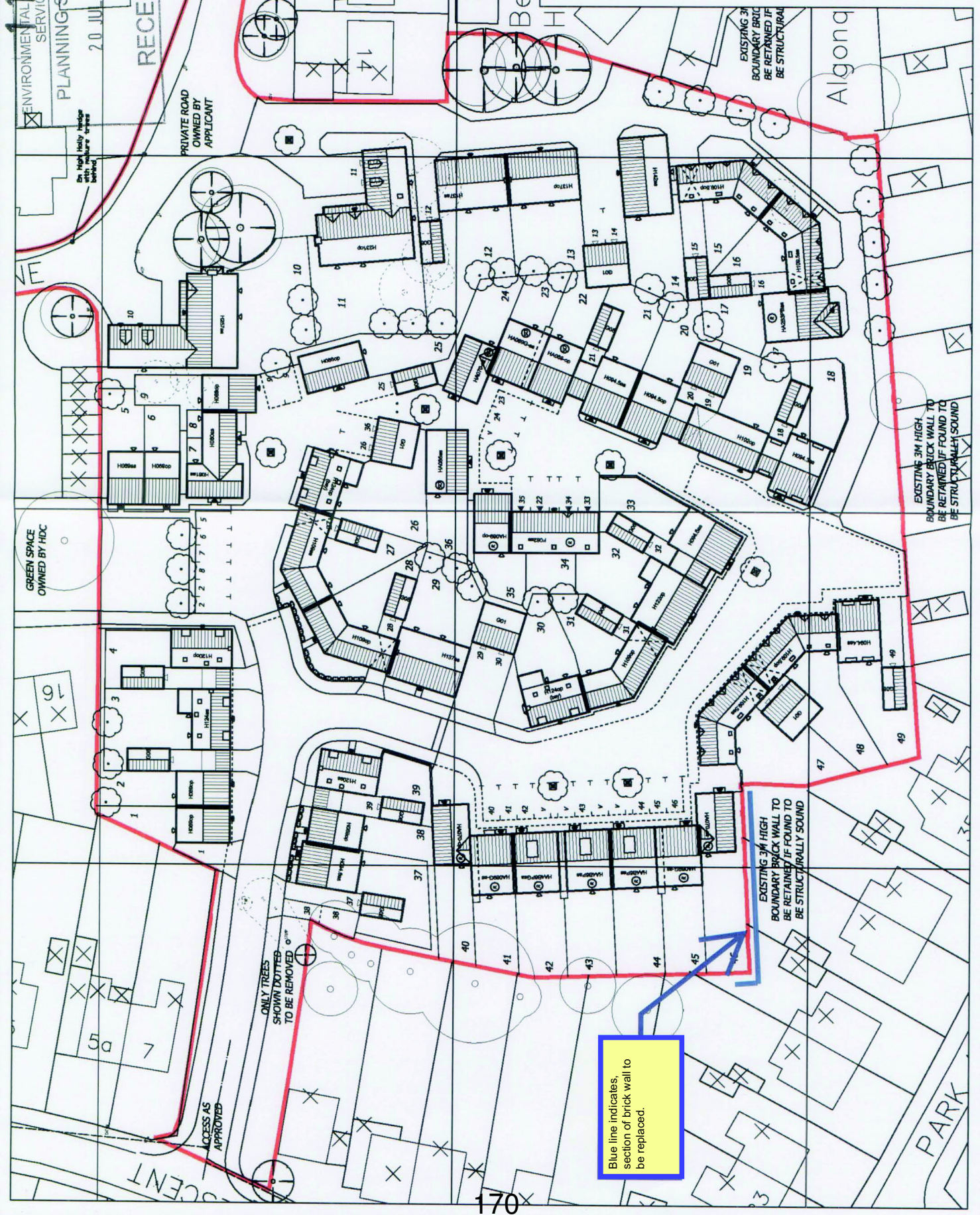
**GREEN PAPERS FOLLOW**

1101200  
 ENVIRONMENTAL & PLANNING SERVICES  
 20 JUL 2001

RECEIVED

C - 15/07/08 - Layout amended for HDC.  
 B - 12/06/08 - House names amended.  
 A - 03/06/08 - Schedule amended.  
 Louise Michele Cooper - Architect  
 11 Main Street  
 Lyddington  
 Rutland  
 LE15 9LR  
 Tel/Fax 01572 820185  
 Mobile 07965 943743

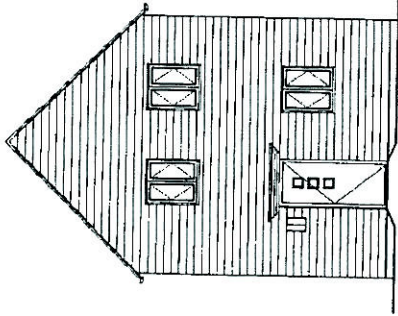
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Ten:	Land off Bydand Lane Little Paxton
Drawing:	Site Plan
Scale:	1:500
Sheet Size:	A3
Date:	29/05/08
Drawn:	IMC
Checked:	
Drawing Number:	167-PL-03
Rev:	C



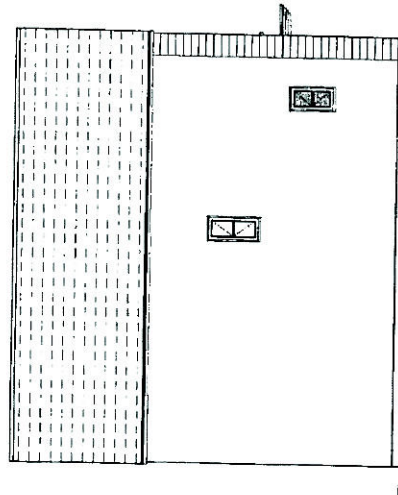
Blue line indicates, section of brick wall to be replaced.

Do not scale off or measure from this drawing. This drawing should be used in conjunction with the specification and structural details. All intellectual property rights are the property of Louise Michele Cooper (IMC).

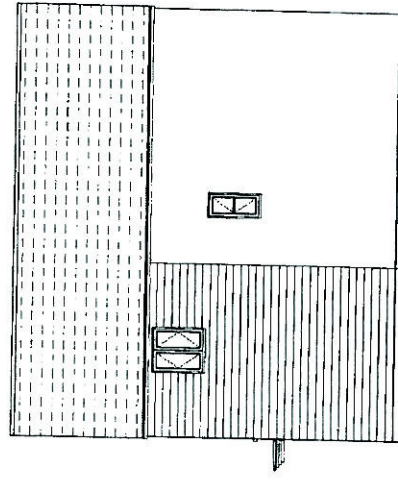
Plot 46



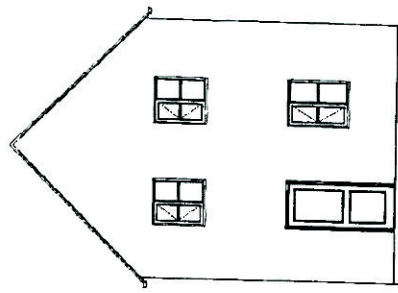
Front Elevation



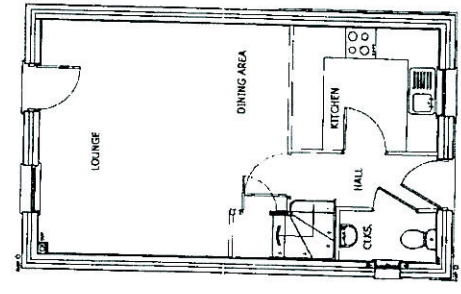
Side Elevation



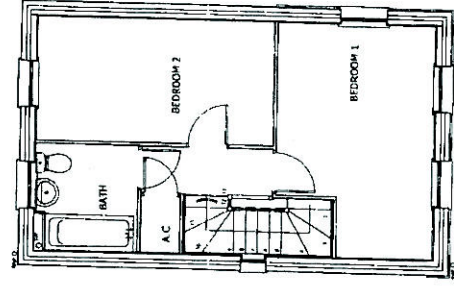
Side Elevation



Rear Elevation



Ground Floor



First Floor

Rev	Date	By	Details
The Site Agency Church Street St. Neots Cambridgeshire PE19 1EJ Tel: 01480 472728 Fax: 01480 228837 Email: technical.department@twigdenhomes.co.uk twigdenhomes.com Twigden Homes Limited is a UK Residential Company			
Project:		Bydand Lane Little Paxton	
Drawing:			
Planning Layout			
Drawing File Location: E:\User Drawings\Site files\257\Bydand Lane			
Drawn by:		Checked by:	
Scale:	1:100 @ A3	Date:	18.11.07
This drawing is © copyright protected All dimensions to be checked on site Any discrepancies to be reported to the Architect immediately. This drawing should not be used for			
Drawing No:			Rev. No.
257/H070 - HA			

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# Agenda Item 7

AGENDA ITEM NO.

DEVELOPMENT MANAGEMENT PANEL

17 October 2011

## APPEAL DECISIONS

(Report by Planning Services Manager (Development Management))

### WRITTEN REPRESENTATIONS

1.     **Appellant:**     Mr Daniels and Mr Westwood  
          **Agent:**         Partners in Planning  
                          Erection of two dwellings and raised  
                          planting bed, following demolition of wall and  
                          two metal sheds  
  
                          Between Great Northern Street Car Park  
                          and 67 Ermine Street  
                          Huntingdon

**Dismissed**  
**01.09.11**
  
2.     **Appellant:**     Mr I Barrett  
          **Agent:**         Grounds and Co  
  
                          Residential development  
                          67 Station Road,  
                          Warboys

**Dismissed**  
**02.09.11**
  
3.     **Appellant:**     Mr & Mrs Wright  
          **Agent:**         Paul Mitchell & Co  
  
                          Pitched roof addition on flat roofed stables  
                          Two Hoots Farm, Sawtry Way  
                          Wyton

**Dismissed**  
**08.09.11**
  
4.     **Appellant:**     Mr & Mrs Death  
          **Agent:**         Andrew S Campbell Associates  
  
                          Residential development (2 dwellings)  
                          North of 2 and 3 Home Farm Close  
                          Colne

**Dismissed**  
**08.09.11**
  
- Application for Costs Against Council**

**Refused**

## WRITTEN REPRESENTATIONS

**1. 1001673FUL                      Erection of two dwellings and raised planting beds  
following demolition of wall and two metal sheds  
Between Great Northern Street and 67 Ermine Street  
Huntingdon  
Mr Daniels and Mr Westwood**

Planning permission was refused by Development Management Panel at its meeting held on 20 December 2010 contrary to the recommendation of the Town Council for the following reasons:-

1. The poor design, scale, proportions and siting of the dwellings are not in keeping with the surrounding development and would create an incongruous development. The proposal would be overdominant and cause a detrimental impact to the visual amenity of the area and would not protect, preserve or enhance the historic asset of the Huntingdon Conservation Area. The proposal is therefore contrary to Development Plan Policy and Development Management DPD proposed submission 2010.
2. The setting, bulk and mass of the dwellings would cause an unacceptable overbearing impact on the existing adjacent dwellings to the detriment of their residential amenity. The application also fails to demonstrate that there will be no adverse odour impact on the occupiers of the proposed dwellings from ventilation sources associated with the adjacent restaurant. The proposal is therefore contrary to Development Plan Policy and Development Management DPD proposed submission 2010.

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

- The appeal site lies at the edge of Huntingdon town centre within the Conservation Area. It lies behind development fronting Ermine Street and together with the Bongo Raj restaurant projects into the car park, reflecting the original pattern of long narrow plots. The proposed pair of two storey semi-detached dwellings would be aligned at right angles to the Ermine Street frontage. The use of gault brick, slate and stained timber would reflect the traditional materials in the area and the Inspector accepted the removal of the sheds would result in a tidier appearance. However, the scale of the buildings would appear incongruous and would be too high to reflect the subordinate relationship to the existing buildings that would be expected here. The Inspector concluded that the development would fail to preserve or enhance the character or appearance of the Conservation Area.
- The gable end of the dwellings would be prominent and overbearing in the outlook from the first floor flats at 67 Ermine Street and their neighbours. The Inspector was concerned about the relationship between the amenity/bin store and the new dwellings. If this space was available to be shared between several flats and the new dwellings it would be next to a living room window of the dwelling and could result in noise and disturbance for the occupiers and loss of privacy. He concluded that the development would be harmful to the living conditions of the occupants of the neighbouring and proposed dwellings.

**The appeal was dismissed.**

**2. 1001289OUT Residential development  
67 Station Road  
Warboys  
Mr I Barrett**

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

1. The dwelling as shown as plot 2 is outside of the built-up area of Warboys and within the countryside. A new dwelling in this position would be detrimental to the character and appearance of the countryside by eroding the loose knit pattern of development on the edge of the settlement. As such the proposal would be contrary to Development Plan Policy and Development Management DPD proposed submission 2010.
2. Noise and disturbance generated by the more intensive use of the vehicle access would be detrimental to the amenities of the bungalow at No. 67 contrary to Development Plan Policy and Development Management DPD proposed submission 2010.

**The Inspector's Reasons**

- The proposed development would be in the long garden to the rear of 67 Station Road, with one bungalow close to the centre of the site and the other close to the south western boundary. While there is some development in depth at Ash Close and Coronation Avenue, from Nos. 67 to 101 the dwellings have very long back gardens where there is no backland development. The Inspector found it more important to establish whether the site relates more to the open countryside than lies within the open countryside. He accepted that the boundary at the end of the garden marks the start of open countryside and considered that the garden becomes more closely related to the countryside the further it is from the dwelling. He found that the dwelling on plot 2 would relate more to the open countryside and would therefore be subject to policies for development in the countryside.
- The access to the bungalows would be along the existing narrow drive to the side of No. 67. In the Inspector's judgement the traffic generated by two dwellings would result in unacceptable noise and disturbance for the occupants of No. 67.

**The appeal was dismissed.**

**3. 1100334FUL Erection of pitched roof addition onto existing flat roof  
stable to be used as storage  
Two Hoots Farm  
Sawtry Way  
Wyton  
Mr & Mrs Wright**

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

1. The scale and form of the proposed development (9 metres by nearly 18 metres and 4.6 metres in height including two staircases) fails to have regard to the scale and simple form of the existing stable block and its addition would appear out of

keeping with its context and have an adverse impact on the rural landscape contrary to Development Plan Policy and Development Management DPD proposed submission 2010.

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

- The appeal site consists of an open area that is mainly grassed. There is a cluster of relatively large buildings at Manor Farm which is separated from the site by a field. To the south and west are adjoining fields, and as such the surrounding area is predominantly open countryside. The Inspector considered the proposal would not only more than double the height of the building but would also effectively increase its depth. The proposed structure would be above the existing hedge and would be prominent in views from Sawtry Way, the adjacent footpath and the surrounding countryside. In addition, the proposal would give the appearance of a top heavy structure, accentuated by the projecting front gable which together with the expanse of slate roof would make it appear as an incongruous building in its rural setting. The Inspector concluded that the proposal would have an adverse effect on the character and appearance of the surrounding countryside.

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

- 4. 1001043OUT Residential development (2 dwellings)  
North of Home Farm Close  
Bluntisham Road  
Colne  
Mr and Mrs C Death**

Planning permission was refused by Development Management Panel at its meeting held on 20 September 2010 contrary to the recommendation of the Parish Council for the following reason:-

1. The site is outside the built up area of Colne and in the countryside for the purposes of the Development Plan and emerging planning guidance. Development in the countryside will only be permitted where it is essential to the operation of agriculture and other uses appropriate to a rural area. The proposal would represent a harmful visual intrusion which would adversely affect the character and appearance of the site and the setting of the area in general. As such the proposal would be contrary to Development Plan Policy and Development Management DPD proposed submission 2010.

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

- The site consists of a mainly grassed area of land adjacent to Home Farm Close and to the west of York House. It is accessed from a driveway that provides access to 2 large dwellings which have been converted from their agricultural use. To the west of the site are open fields, although a timber fence gives the boundary a domestic appearance, the surrounding area has a rural character and appearance. The built-up area defined in the LDFCS lists three exceptional circumstances one of which is gardens at the edge of the settlement where these relate more to the surrounding countryside than the built-up parts of the village. The Inspector could see no significant change to the built-up parts of the village since the previously dismissed appeal in 1995 and the proposal would not represent an infill development within Colne.
- Although the site has a hedgerow and fence along its boundary to the west, the proposed buildings would be seen above this in views across the

surrounding countryside. They would appear as additional built development beyond the garden to York House. As such the proposal would harm the green and open rural character and appearance of that area.

- The Inspector considered the representations made with regard to the draft National Planning Policy Framework (NPPF), but attached reduced weight to it as it is a consultation draft document that could be changed. It reinforces the presumption in favour of sustainable development and he accepted that in this respect the appeal site is in a relatively sustainable location close to a school, the services and facilities of Colne and Bluntisham and access to bus services to St Ives. However, the Inspector found that the proposal would not accord with development plan policies in that it would be outside of the built-up area of Colne.

**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 03/2009 and all relevant circumstances. He was satisfied that the reason for refusal was complete, precise, specific and relevant to the application and the Council has given relevant consideration. The evidence produced does not support the applicants' claims that Council members were given misleading advice by the Council officers. Although the definition of the built-up area is open to some degree of interpretation, the report to DMP gives reasons why the applicants' arguments regarding inclusion of the site as part of the built-up area of the village cannot be accepted. The Inspector agreed with the officers' conclusions on this matter. He concluded that the Council has not prevented or delayed development which clearly should be permitted and its evidence provides a respectable basis for the reason for refusal.

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

**FORTHCOMING APPEALS**

**NONE**