

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, 19 NOVEMBER 2012** at **7:00 PM** and you are requested to attend for the transaction of the following business:-

## **APOLOGIES**

**1. MINUTES** (Pages 1 - 8)

To approve as a correct record the Minutes of the meeting held on 15th October 2012.

**2. MEMBERS' INTERESTS**

To receive from Members declarations as to disclosable pecuniary or other interests in relation to any Agenda Item – see Notes below.

**3. HOUGHTON AND WYTON CONSERVATION AREA - CHARACTER ASSESSMENT AND BOUNDARY REVIEW** (Pages 9 - 30)

To consider a report by the Head of Planning and Housing Strategy.

Copies of the Boundary Review and Character Assessment documents are appended to Members' copies only. Hyperlinks to each document are as follows –

<http://www.huntingdonshire.gov.uk/SiteCollectionDocuments/HDCCMS/Documents/Planning%20Documents/Conservation%20Areas/Houghton%20and%20Wyton%20Conservation%20Area%20Boundary%20Review.pdf>

<http://www.huntingdonshire.gov.uk/SiteCollectionDocuments/HDCCMS/Documents/Planning%20Documents/Conservation%20Areas/Houghton%20and%20Wyton%20Character%20Assessment.pdf>

**4. DEVELOPMENT MANAGEMENT - OTHER APPLICATION: CHANGE OF USE FROM DERELICT LAND TO STAFF CAR PARK FOR RAMSEY SPINNING INFANTS SCHOOL - LAND REAR OF 3 TO 11 SCHOOL LANE, RAMSEY** (Pages 31 - 44)

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

**5. APPLICATIONS REQUIRING REFERENCE TO DEVELOPMENT MANAGEMENT PANEL**

**(a) Brampton** (Pages 45 - 68)

Erection of two, two bedroom semi-detached dwellings – land at and including 2 Mandeville Road,

- (b) **Little Paxton** (Pages 69 - 92)  
Erection of dwelling – land at 5 Hall Close.
- (c) **Ramsey** (Pages 93 - 108)  
Erection of occupational dwelling and double garage for existing farm and fishery – Hollow Head Farm, Hollow Lane.
- (d) **Sawtry** (Pages 109 - 140)  
Replacement of PP 0901078OUT for industrial development (B2/B8) – Black Horse Farm, Old Great North Road.
- (e) **St. Neots** (Pages 141 - 154)  
Proposed new dwelling – land at The Lord John Russell, Russell Street.
- (f) **Warboys** (Pages 155 - 170)  
1200867FUL – Change of use from agriculture to equestrian etc, - land south of Broadpool Farm, Fenside Road.  
To consider reports by the Planning Service Manager (Development Management).
- 6. APPEAL DECISIONS** (Pages 171 - 172)  
To consider a report by the Planning Service Manager (Development Management).
- 7. DEVELOPMENT MANAGEMENT PROGRESS REPORT - 1ST JULY - 30TH SEPTEMBER 2012** (Pages 173 - 176)  
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 16th November 2012.

- 8. LATE REPRESENTATIONS** (Pages 177 - 194)

Dated this 9th day of November 2012





Head of Paid Service

## **Notes**

### **A. Disclosable Pecuniary Interests**

- (1) *Members are required to declare any disclosable pecuniary interests and unless you have obtained dispensation, cannot discuss or vote on the matter at the meeting and must also leave the room whilst the matter is being debated or voted on.*
- (2) *A Member has a disclosable pecuniary interest if it*
  - (a) *relates to you, or*
  - (b) *is an interest of -*
    - (i) *your spouse or civil partner; or*
    - (ii) *a person with whom you are living as husband and wife; or*
    - (iii) *a person with whom you are living as if you were civil partners*

*and you are aware that the other person has the interest.*
- (3) *Disclosable pecuniary interests includes -*
  - (a) *any employment or profession carried out for profit or gain;*
  - (b) *any financial benefit received by the Member in respect of expenses incurred carrying out his or her duties as a Member (except from the Council);*
  - (c) *any current contracts with the Council;*
  - (d) *any beneficial interest in land/property within the Council's area;*
  - (e) *any licence for a month or longer to occupy land in the Council's area;*
  - (f) *any tenancy where the Council is landlord and the Member (or person in (2)(b) above) has a beneficial interest; or*
  - (g) *a beneficial interest (above the specified level) in the shares of any body which has a place of business or land in the Council's area.*

### **B. Other Interests**

- (4) *If a Member has a non-disclosable pecuniary interest or a non-pecuniary interest then you are required to declare that interest, but may remain to discuss and vote.*
- (5) *A Member has a non-disclosable pecuniary interest or a non-pecuniary interest where -*
  - (a) *a decision in relation to the business being considered might reasonably be regarded as affecting the well-being or financial standing of you or a member of your family or a person with whom you have a close association to a greater extent than it would affect the majority of the council tax payers, rate payers or inhabitants of the ward or electoral area for which you have been elected or otherwise of the authority's administrative area, or*

*(b) it relates to or is likely to affect any of the descriptions referred to above, but in respect of a member of your family (other than specified in (2)(b) above) or a person with whom you have a close association*

*and that interest is not a disclosable pecuniary 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 Carolyn Chegwiddden - Tel No. 01480 388420 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, 15 October 2012.

PRESENT: Councillor D B Dew – Chairman.

Councillors Mrs M Banerjee,  
Mrs B E Boddington, P L E Bucknell, G J Bull,  
E R Butler, N J Guyatt, R B Howe,  
Mrs P J Longford, A J Mackender-Lawrence,  
R G Tuplin, P K Ursell and R J West.

APOLOGIES: Apologies for absence from the meeting were submitted on behalf of Councillors W T Clough, S M Van De Kerkhove and P D Reeve.

IN ATTENDANCE: Councillor D M Tysoe .

### **33. MINUTES**

The Minutes of the meeting of the Panel held on 17th September 2012 were approved as a correct record and signed by the Chairman.

### **34. MEMBERS' INTERESTS**

Councillor P L E Bucknell declared a non-pecuniary interest in Minute No. 35 (c) having regard to his close association with a resposdee to consultation on the application and chose to leave the Civic Suite during discussion and voting thereon.

Councillor G J Bull declared a non-pecuniary interest in Minute No. 35 (f) and (i) and chose to leave the Civic Suite during discussion and voting thereon.

Councillor R B Howe declared a non-pecuniary interest in Minute No. 35 (c), chose to remain in the meeting but did not vote on the application.

Councillor R J West declared a non-pecuniary interest in Minute No. 35 (a) by virtue of his association with the applicant and chose to leave the Civic Suite during discussion and voting thereon.

### **35. 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) **Change of use from store to tea room, building adjacent 8 Church Road, Grafham – 12/01368/FUL and 12/1369/ADV**

*(See Minute No. 34 for Members' interests.)*

*(Ms V Hunt, objector, addressed the Panel on the applications.)*

that the applications be approved subject to conditions to be determined by the Head of Planning and Housing Strategy to include those listed in paragraph 8 of the report now submitted and additionally to provide –

- ◆ for the installation of obscure fixed glass in the window on the side elevation to prevent overlooking of number 2 Breach Road, Grafham and for the inclusion of a note on the Decision Notice to draw to the applicant's attention the legal obligations in respect of this condition; and
- ◆ for the hours of operation to be reduced to require the tea rooms to be closed to the public on Bank or Public Holidays in addition to Sundays.

- (b) **Erection of agricultural building for free range hens with new vehicular access, hardstanding and feed bins, land south of Manor Farm, Winwick Road, Hamerton and Steeple Gidding – 12/01228/FUL**

*(Councillor D Tysoe, Ward Councillor, Mr N Saunders, objector and Mr I Pick, agent addressed the Panel on the application.)*

- (i) that the application be approved subject to conditions to be determined by the Head of Planning and Housing Strategy to include those listed in paragraph 8 of the report now submitted; and
- (ii) that the Head of Planning and Housing Strategy be authorised to formulate an additional condition requiring the applicant to make arrangements, to the satisfaction of the local planning authority, for the storage and disposal of manure.

- (c) **Installation of two wind turbines each 36.4 metres high (to mid point of hub) and 46 metres high to blade tip (maximum total height) with three 9.6 metre length blades plus ancillary development to replace two GAIA turbines (permitted under 10/00736/FUL) amended description, Hamerton Zoo Park, Hamerton Road, Steeple Gidding, Huntingdon – 12/00670/FUL**

*(See Minute No. 34 for Members' interests.)*

*(Councillor D Tysoe, Ward Councillor, Councillor Mrs F Anderson, Hamerton and Steeple Gidding Parish Meeting and Mr A Swales, applicant addressed the Panel on the application.)*

that the application be approved subject to conditions to be determined by the Head of Planning and Housing Strategy to include those listed in paragraph 6 of the report now submitted.

At 8.20pm, the Panel adjourned and Councillor N Guyatt left the meeting at this point.

Upon resumption at 8.25pm

- (d) **Erection of end terraced house with on-site car parking, 20 Caldecote Road, Eynesbury – 12/01178/FUL**

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

- (e) **Retrospective Planning to install new sawdust silo and retain old silo on-site, Sundown Straw Products, Station Road, Tilbrook – 12/01109/FUL**

that the application be approved subject to conditions to be determined by the Head of Planning and Housing Strategy to include one non-standard condition relating to the retention of installed noise attenuation measures and informatives relating to permitted development tolerances and the maintenance of noise attenuation measures.

- (f) **Change of use of former public house to dwelling, including first floor extension and conversion of barn to granny annexe and retention of garage, Royal Oak, 106 Main Street, Yaxley 12/00452/FUL and 12/00453/LBC**

*(See Minute No. 34 for Members' interests.)*

*(Mr C Wheeler, objector and Mr D Rayner, applicant addressed the Panel on the application.)*

- (i) that application No. 12/00452/FUL be refused for the following reasons -

- ◆ the proposed 1st floor extension constitutes an overly large edition to the listed building with an assertive dormer window and unsympathetic building materials (concrete roof tiles and plastic rain water goods) that

would dramatically change its scale, form and appearance to the extent that the special historic and architectural interest of the building as a designated heritage asset would be substantially harmed. As such the proposal is contrary to the National Planning Policy Framework 2012, policy ENV6 of the East of England Plan 2008, policy En2 of the Huntingdonshire Local Plan 1995, policy E3 of the Huntingdonshire Development Management DPD: Proposed Submission 2010 and Policy DM27 of the Huntingdonshire Local Plan to 2036 – Development Management Policies, 2012; and

- ◆ the unauthorised garage proposed to be retained within the curtilage of the listed building is incongruously modern in relation to its historic context, causing detrimental harm to the setting of the listed building and failing to preserve the character and appearance of this part of the Yaxley Conservation Area. The harmful effects of this garage are amplified by the fact that it has been built adjacent to an identical but authorised structure, thus blurring the boundary between the historic listed building and its curtilage and the adjacent modern development. As such, the proposal is contrary to the National Planning Policy Framework 2012, policies ENV6 and ENV7 of the East of England Plan 2008, policies En2, En5, En6, En9 and En25 of the Huntingdonshire Local Plan 1995, policies E1 and E3 of the Huntingdonshire Development Management DPD: Proposed Submission 2010 and policies DM13 and DM27 of the Huntingdonshire Local Plan to 2036 – Development Management Policies, 2012.

(ii) that application No. 12/00453/LBC be refused for the following reasons –

- ◆ the proposed 1st floor extension constitutes an overly large edition to the listed building with an assertive dormer window and unsympathetic building materials (concrete roof tiles and plastic rain water goods) that would dramatically change its scale, form and appearance to the extent that the special historic and architectural interest of the building as a designated heritage asset would be substantially harmed. As such the proposal is contrary to the National Planning Policy Framework 2012, policy

ENV6 of the East of England Plan 2008, policy En2 of the Huntingdonshire Local Plan 1995, policy E3 of the Huntingdonshire Development Management DPD: Proposed Submission 2010 and Policy DM27 of the Huntingdonshire Local Plan to 2036 – Development Management Policies, 2012; and

- ◆ the range of proposed external and internal alterations to the fabric of the listed building that are listed on the drawings and described on the submitted heritage statement are insufficiently precise and ambiguous. This precludes an accurate assessment of the effects of the works on this special historic and architectural interest of the building as designated heritage asset. In the absence of a satisfactory schedule of works it is deemed that the applicant has failed to demonstrate that the proposals would not cause significant harm to the special and historic and architectural interest of the building. As such the proposal is contrary to the National Planning Policy Framework 2012, policy ENV6 of the East of England Plan 2008, policy En2 of the Huntingdonshire Local Plan 1995, policy E3 of the Huntingdonshire Development Management DPD: Proposed Submission 2010 and policy DM27 of the Huntingdonshire Local Plan to 2036 – Development Management Policies 2012.

(g) **Change of use from commercial to residential to include converting and extending existing building to form annexe to No. 70 High Street, 64 High Street, Earith – 12/01315/FUL**

*(Mr M Hall, agent, addressed the Panel on the application.)*

that the application be refused for the following reason:-

the application is described as including an “annexe” but the proposal does not reasonably constitute “annexe” accommodation to No. 70 High Street by reason of its scale, degree, physical detachment from No. 70 and the existence of all necessary facilities for day to day existence and, in this regard, it has the character of a self-contained dwelling. The bulk, mass and attractive appearance of the proposed extension to the existing building to provide the proposed “annexe” would fail to preserve the character and

appearance of the Earth Conservation Area and would harmfully impinge on the setting of the Grade II Listed Building (Nos. 66/68). For these reasons, the proposal is contrary to the National Planning Policy Framework 2012, policies ENV6 and ENV7 of the East of England Plan 1995, policies En2, En5, En6, En9 and En25 of the Huntingdonshire Local Plan 1995, policy CS1 of the Huntingdonshire Core Strategy 2009, policies E1 and E3 of the Huntingdonshire - Development Management Plan DPD: Proposed Submission 2010 and policies DM13 and DM27 of the Huntingdonshire Local Plan to 2036 Development Management Policies, 2012.

(h) **Hard Tennis Court and Associated Embankment/Landscaping, The Cottage, 25 Main Road, Stonely – 12/01111/FUL**

*(Councillor K Hutchinson, Kimbolton & Stonely Parish Council, addressed the Panel on the application.)*

that the application be approved subject to conditions to be determined by the Head of Planning and Housing Strategy to include matters relating to time limit, hard and soft landscaping and to prohibit the installation of floodlighting.

(i) **Erection of an industrial (B1) building, Fen Road Industrial Estate Fen Road, Pidley-cum-Fenton – 12/01266/FUL**

*(See Minute No. 34 for Members' interests.)*

*(Mr D Mead, agent addressed the Panel on the application.)*

that the application be refused for the following reasons -

- ◆ the proposal would be contrary to the provisions of policy SS1 of the East of England Plan – Revision to the Regional Spatial Strategy, May 2008, policies E8 and En17 of the Huntingdonshire Local Plan, 1995, policy CS1 of the Local Development Framework Core Strategy 2009, policies E8, P2 and P7 of the Development Management DPD Proposed Submission 2010, draft policy 7 of the Huntingdonshire Local Plan to 2036 – draft strategic options and policies, 2012 and policy DM5 of the Huntingdonshire Local Plan to 2036 – Draft Development Management Policies, 2012 in that the proposal relates to non-essential development in the countryside. The proposal would represent a significant expansion and consolidation of development on the edge of the village which would be detrimental to and, have an adverse



impact on, the character and appearance of the site and the locality in general. The proposal would be contrary to the principles of sustainability in that the remote location of the site would result in the majority of journeys to and from the development being made by private car; and

- ◆ the proposal would be contrary to the provisions of policy E10 of the Development Management DPD Proposed Submission 2010 and policy DN6 of the Huntingdonshire Local Plan to 2036 – Draft Development Management Policies, 2012 in that the proposal has not demonstrated that adequate parking, turning, loading and un-loading space, to the standards of the local planning authority, to serve the existing industrial units and the proposed units are available within the curtilage of the site. The lack of appropriate vehicle provision within the curtilage of the site could result in vehicles parking on or reversing onto Fen Road to the detriment of the safety of traffic and pedestrians using this road.

(j) **Erection of a bungalow and associated access, land between 37 and 39 Blenheim Road, Ramsey – 12/00980/OUT**

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

that the application be refused for the following reasons:-

- ◆ that the proposal by reason of its location and relationship to the existing frontage dwellings would not be sensitive to the form and character of the existing built environment and would thereby have an adverse impact on the character of the townscape of this part of Ramsey and it would impair views out of the adjacent Ramsey Conservation Area, contrary to the National Planning Policy Framework 2012, policies ENV6 and ENV7 of the East of England Plan – Revision to the Regional Spatial Strategy, May 2008, policies En5, En9 and H35 of the Huntingdonshire Local Plan, 1995, policy HL5 of the Huntingdonshire Local Plan Alteration 2002, policy CS1 of the Huntingdonshire Core Strategy 2009, policies E1 and E3 of the Huntingdonshire Development Management DPD: Proposed Submission 2010 and policies DM13 and DM27 of the Huntingdonshire Local Plan to 2036 – Development Management Policies 2012; and
- ◆ the proposal would result in an unacceptable loss of amenity to adjacent residents by reason of increased noise and disturbance that would be caused by vehicles travelling along the access to

the dwelling and manoeuvring close to the boundaries with the neighbouring properties contrary to the National Planning Policy Framework 2012, policy H31 of the Huntingdonshire Local Plan 1995, policy H7 of the Huntingdonshire Development Management DPD: Proposed Submission 2010 and policy EN14 of the Huntingdonshire Local Plan to 2036 – Development Management Policies, 2012.

### **36. APPEAL DECISIONS**

The Planning Service Manager (Development Management) reported on the outcome of eight appeals against refusal of planning permission by the District Council (a copy of his report and a summary of the cases with wider implications for the planning process are appended in the Minute Book).

The Panel's attention was drawn to the circumstances of decisions in Great Gransden and St. Neots in which the Inspector, in dismissing appeals for proposed development, had placed greater weight on the residential amenity of neighbouring householders rather than the development of commercial or economic enterprises.

In relation to an appeal against development at Hemingford Abbots, the Planning Service Manager (Development Management) reminded Members how important it was to justify each term used in every reason given for refusal of an application by referring to the Inspector's comments in respect of the failure by the Council to adequately substantiate a reason for refusal relating to the felling of trees.

Chairman

COMT  
OVERVIEW & SCRUTINY (ENVIRONMENTAL  
WELLBEING)  
DEVELOPMENT MANAGEMENT PANEL  
CABINET

29 OCTOBER 2012  
13 NOVEMBER 2012

19 NOVEMBER 2012  
22 NOVEMBER 2012

## THE HOUGHTON AND WYTON CONSERVATION AREA CHARACTER ASSESSMENT AND BOUNDARY REVIEW

(Report by Head of Planning & Housing Strategy)

### 1. INTRODUCTION

- 1.1 The purpose of this report is to describe the technical and consultation processes that have informed the proposed Boundary Review and Character Assessment of the Houghton and Wyton Conservation Area, and recommend to Cabinet that both documents are supported for formal adoption.

### 2. BACKGROUND

- 2.1 The key current legislative and policy background that underpins the process of undertaking a Conservation Area boundary review are set out in:
- The Planning (Listed Buildings and Conservation Areas) Act 1990
  - The National Planning Policy Framework (2012)
- 2.2 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places duties on local planning authorities:
- To designate as Conservation Areas any “*areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*” (Section 69).
  - To “*from time to time to review the past exercise of functions under this section and to determine whether parts or any further parts of their area should be designated as conservation areas.*” (Section 69 (2)).
  - To formulate and publish proposals for the preservation and enhancement of its Conservation Areas (Section 71).
- 2.3 Paragraph 127 of the National Planning Policy Framework (March 2012) states that “*when considering the designation of Conservation Areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.*”

- 2.4 In 2011 Huntingdonshire District Council received a request from Houghton and Wyton Parish Council to undertake a review of the existing Houghton and Wyton Conservation Area (see Appendix 1). This review required an analysis to identify the extent and special interest of the area, which was considered through the preparation of a Conservation Area Character Assessment and related Boundary Review proposals.
- 2.5 The analysis considered the whole of the existing Conservation Area, and also included additional areas, particularly in the context of St Ives West strategic direction of growth identified in the Core Strategy (adopted 2009).

### **3. THE CONSERVATION AREA CHARACTER ASSESSMENT AND BOUNDARY REVIEW**

- 3.1 The Houghton and Wyton Conservation Area was originally designated on 14 October 1974. The boundary of the area was drawn tightly around building groups and did not reflect a thorough or justified examination of the wider area's historic merit or development. It was consequently amended on 18 February 1980.
- 3.2 In 2003, the Houghton and Wyton Conservation Area boundary was considered as a case study under criteria established within the District Council's adopted "*The Review of Conservation Area Boundaries in Huntingdonshire*" document. The case study concluded that the Conservation Area boundary could be amended to include areas of special interest to the north of the A1123 to include historic fields to the south of Thicket Road and parts of Houghton Hill to the north of Thicket Road.
- 3.3 In 2011, at the request of Houghton and Wyton Parish Council, the case study was re-examined in reference to current best practice, and to take account of potential new development in the area. A thorough re-examination of the earlier Conservation Area boundary review concluded that the 2003 case study had accurately identified the special interest of areas intended for inclusion within any revised boundary. The case study was therefore taken forward through a formal boundary review process, leading to the creation of the Houghton and Wyton Conservation Area Boundary Review document which has been subject to public consultation.
- 3.4 The enlarged area proposed within the Houghton and Wyton Conservation Area Boundary Review document (see Appendix 2) reflects the findings of an updated Conservation Area Character Assessment that was prepared as part of the boundary review process. A Conservation Area is defined as a 'Designated Heritage Asset' and the policies related to these are a material consideration which must be taken into account in development management decisions. The Conservation Area Character Assessment describes the nature, extent and importance of the historic environment. It provides guidance to residents, developers and agents to assist them to prepare development proposals that seek to sustain and enhance the Conservation Area.

- 3.5 The content of the Character Assessment complies with the 2011 English Heritage guidance and seeks to convey the special architectural and historical interest of the Conservation Area through maps, photographic illustrations and written text. Specific references are made to:
- The essential characteristics of the Conservation Area including settlement pattern, important views, focal points and landmark buildings.
  - Detailed assessments of the character of distinct areas or zones within the conservation area.
  - The historic development of the villages and their listed buildings.
  - The contribution of green open spaces, trees and gardens to the special interest of the Conservation Area.
- 3.6 The amended Conservation Area boundary addresses the historic interest of the settlement, as well as reflecting the setting of the villages and significant views and vistas. It is proposed that some areas of more recent development within the village should be excluded from the Conservation Area as these do not meet the criteria for continued inclusion. The proposed new Houghton and Wyton Conservation Area boundary is shown in Appendix 2.

#### **4. PUBLIC CONSULTATION**

- 4.1 The District Council consulted on the draft Conservation Area Character Statement and Boundary Review proposals for 8 weeks from 6 July to 31 August 2012. The consultation commenced with a staffed exhibition at the Houghton and Wyton Village Fete on Saturday 7 July 2012. Consultation letters were sent to the residents at 65 addresses affected by the proposed boundary changes, and 13 stakeholder consultees including local Members.
- 4.2 The District Council's Conservation Team ran two public exhibitions in the Houghton Memorial Hall on 17 and 18 of July 2012. These were advertised by the Parish Council and through the HDC website. The events were based on the consultation documents, and also exhibited historic maps and other relevant information.
- 4.3 The consultation documents were advertised and posted on the HDC website, and responses could be made through the District Council's website based consultation portal, which further advertised the consultation documents to some 3,500 correspondents and statutory consultees. Hard copies of the draft documents and consultation response forms were placed in the Huntingdon Customer Service Centre, Huntingdon and St Ives Libraries.

## **5. CONSULTATION RESPONSES**

- 5.1 The consultation process generated 26 responses which were received via telephone, letter, email and through the Councils' website consultation portal. A summary of all the feedback received may be found as Appendix 3 at the back of this report. A Map indicating the areas suggested by respondents for addition or omission from the revised conservation area is Appendix 4. All the responses have been reviewed and suggested amendments to the proposed boundary assessed against the criteria for inclusion within a conservation area:
- 5.2 Many respondents suggested more than one amendment to the conservation area boundary. Ten additional areas and two lanes (see Appendix 2) were put forward for inclusion within the conservation area. These areas were once again re-assessed to establish whether they met the criteria for inclusion within a conservation area, the test being whether those areas possess special historic or architectural interest or contribute to the special historic or architectural interest of the Conservation Area.

### ***Proposed Additional Areas – results of re-assessment***

#### **Area One: The How, St Ives**

- 5.3 One response proposed that The How and its grounds be included within the Houghton and Wyton Conservation Area. The How is a small country house set within extensive grounds just north of what were previously the clay quarries of The How Brick Works.

#### *Response to Representation*

- 5.4 The building is not listed and was previously determined to have insufficient special interest for inclusion within the St Ives Conservation Area. No special historic relationship between The How and Houghton and Wyton could be found and therefore it shall not be included within the Houghton and Wyton Conservation Area.

#### **Area Two: Field to the east of Houghton Grange (BBSRC field)**

- 5.5 Eight responses proposed that the former BBSRC field should be included within the Houghton and Wyton Conservation Area. This field was formerly located within the St Ives town boundary and was assessed in 2007 in respect of inclusion within the St Ives Conservation Area. Although it was proposed for inclusion in the draft proposals, this was challenged during the consultation phase of the St Ives boundary review because respondents argued that it did not have special interest or make a significant contribution to the setting of St Ives. Upon re-assessment at that time it was agreed that there was insufficient special interest and therefore the decision was made not to include this field within the St Ives Conservation Area.

#### *Response to Representations*

- 5.6 The significance of this field has been re-assessed for inclusion within the Houghton and Wyton Conservation Area. The field now lies within the Houghton and Wyton parish boundary as a result of a change in the parish boundaries following the creation of the Wyton on the Hill administrative area in 2009. The field has historically been farmland in the parish of St Ives but was developed in part as a Poultry Research Station in the late 1950s.
- 5.7 No new evidence to support an assessment of special interest has been put forward by respondents, or revealed in the investigations of District Council's Conservation team. The question is therefore whether the land makes a significant contribution to the setting of the Conservation Area, which is one of the key criteria in assessing whether boundary changes can be justified. This is principally assessed by identifying views from within the Conservation Area which include the land under consideration. The BBSRC field is shielded from the Conservation Area by The Thicket to the south and by the deep hedgerows of the Houghton Grange estate. The land is not visible from the Great Ouse valley or from Thicket Road.
- 5.8 It is therefore considered that, under the criteria required within the Conservation Area boundary review process, the field does not contribute to the special interest of the Houghton and Wyton Conservation Area and should not therefore be included within the boundary.

#### **Area Three: The Thicket**

- 5.9 Three responses suggested that The Thicket be included within the Conservation Area.

#### *Response to Representations*

- 5.10 The Thicket is already included within the St Ives Conservation Area reflecting its historic connection with St Ives. It is considered that The Thicket should remain a part of St Ives Conservation Area.

#### **Area Four: Field north of Houghton Grange**

- 5.11 One response suggested that the field located opposite Houghton Grange should be included in the Conservation Area. This field is now situated within the parish of Wyton on the Hill; the eastern boundary of this field marks the historic boundary between Houghton and Wyton and St Ives. The western boundary is characterised by the trackway and approaches to Houghton Hill Farm.

#### *Response to Representation*

- 5.12 Historic map evidence suggests that the field, which was previously sub divided into three, has been farmland since the late 1700s. Crop marks indicate the presence of former ridge and furrow earthworks in the south eastern corner but these have long since been ploughed out. The field has

no special interest that would justify its inclusion within the Houghton and Wyton Conservation Area.

**Area Five: Triangle of land centred on the site of the former Black Eagle Windmill**

- 5.13 Five responses suggested that the site of the former Black Eagle Mill and surrounding fields bounded by the A1123, B1090 and Cottage Lane be included within the Conservation Area. The Black Eagle Windmill was a post mill situated on the crest of Houghton Hill. One door lock from the Black Eagle Windmill bearing the date of demolition (1902) is kept in the National Mills Archive reference collection and a second lock and key is held in the Norris Museum post-medieval collection. The mill was painted by the artists Henry Woods and David Woodlock.

*Response to Representations*

- 5.14 Apart from the mill mound, nothing remains of the windmill itself. The miller's house and a small barn survive, the house being Grade II listed. The surrounding land is farmland of no special interest. The building is listed and therefore has special interest in itself, but the loss of the windmill has removed the special interest of its historic context to the conservation area and therefore, on balance, the mill house should not be included within the Conservation Area.

**Area Six: Hill Estate**

- 5.15 One response suggested that The Hill Estate should be included within the Conservation Area due to historic interest, trees and green space worthy of protecting. The estate was built between 1949 and 1965 and is of a typical post war character and appearance. The grassy central area and mature trees are a valuable amenity resource for residents.

*Response to Representation*

- 5.16 The Hill Estate is an interesting survival from the post war period but it stands separate from the principal historic area of Houghton and does not have the special interest that would contribute to the character and appearance of the wider conservation area. The area is not suitable for inclusion within the Conservation Area boundary.

**Area Seven: Former gravel quarries, now lakes, to north of A1123**

- 5.17 Two responses suggested that these ponds should be included within the Conservation Area for their landscape value.

*Response to Representations*

- 5.18 Although the lakes provide general habitat and landscape value they were created from gravel workings less than 5 years ago and have no special



historic interest that would justify their inclusion within the Conservation Area.

#### **Area Eight: Common land to the south west of Houghton Hall**

- 5.19 One response suggested that the area of common land to the south west of Houghton Hall should be included within the Conservation Area. The common land and meadows to the south east of Houghton Hall are already proposed for inclusion within the Conservation Area due to their contribution to the special interest of Houghton and Wyton.

##### *Response to Representation*

- 5.20 Upon re-assessing this area it became apparent that the land corresponds to a shared 'common' marking the convergence of Ware Lane, St Ives Road, Ruddles Lane, Mere Way and Meadow Lane. This important historic gateway to Houghton and Wyton, and the associated meadows to the south, remain identifiable to travellers along the A1123 as an area of green space incorporating wide grassy verges and mature hedgerows. The common land contributes to the special interest of the Conservation Area and is therefore proposed for inclusion within the Conservation Area boundary.

#### **Area Nine: Common Land to west of Splash Lane**

- 5.21 One response suggested the inclusion of a small area of common land to the west of Splash Lane which has an historic link with the villages but which has been separated from Wyton by the A1123.

##### *Response to Representation*

- 5.22 Unfortunately, the historic and physical relationship to the village has been lost and there is not a justification for it to be included within the Conservation Area.

#### **Area Ten: North bank of the River Great Ouse, west of Wyton**

- 5.23 Five responses suggested that the north bank of the River Great Ouse west of Wyton should be included within the Conservation Area. The southern bank and water meadows are included within The Hemingfords Conservation Area.

##### *Response to Representations*

- 5.24 There are long views across the meadows from The Hemingfords but from the southern bank of the river the character of the land beyond the north bank is of arable land mostly screened by willow trees and natural vegetation. The river bank landscape forms part of the setting to the Houghton and Wyton Conservation Area but it has insufficient special interest in its own right to be included in the Conservation Area.

### **Ruddles Lane and Splash Lane**

- 5.25 One response suggested that Ruddles Lane and Splash Lane should be included within the Conservation Area.

#### *Response to representation*

- 5.26 Splash Lane is an historic trackway which has been separated from Wyton by the A1123 and its physical and contextual relationship to the village has been lost. Ruddles Lane is also an ancient trackway that has also been severed from its historic context by the A1123. However, it retains a physical relationship with the common land north of Houghton and contributes to an understanding of the significance of Ware Lane which makes an important contribution to the historic development of Houghton and Wyton. Due to this significance, a 60m length of Ruddles Lane which abuts the common land north of Houghton is proposed to be included within the Conservation Area.

### **Areas Proposed For Exclusion – results of re-assessment**

- 5.27 Two responses suggested that the proposed Conservation Area boundary should be reduced in size to exclude Houghton Grange, and Houghton Hill in its entirety.

#### **Houghton Grange**

- 5.28 One respondent suggested that Houghton Grange and its grounds should not be included for the following reasons:
- The site adds no appreciable spatial quality from a longer distance due to screening from belts of trees on three sides
  - The site does not form part of a key settlement edge
  - The existing trees are already protected with Tree Preservation Orders
  - Much of the historic quality of the site has been lost through the piecemeal development of outbuildings and laboratories which are now in disrepair
  - The site has no archaeological significance
  - Opportunities for economic regeneration and character enhancement are already fully covered by the approved residential development

### *Response to Representation*

- 5.29 Having re-assessed Houghton Grange and its grounds it has been concluded that it should remain as part of the proposed Conservation Area for the following reasons:
- The belts of trees surrounding Houghton Grange are part of a planned landscape which defines an historic estate and contributes to the special interest of the Conservation Area.
  - The site marks the furthest eastward expansion of Houghton when wealthy Victorian and Edwardian patrons bought large parts of Houghton Hill to establish their country houses and estates. This makes an important contribution to the special interest of the Conservation Area.
  - The Conservation Area designation is not being made solely to protect veteran trees. The protection afforded by the designation will allow future management of the site to better reveal the significance of surviving heritage assets.
  - A recent Archaeological Evaluation Report<sup>1</sup> suggests limited survival of cut features due to landscaping for the Houghton Grange gardens and due to later BBSRC activity. This does not lessen the special interest of the estate as a whole.
  - Designation will continue protection of the character and appearance of the historic environment after the approved development is complete.

### **Houghton Hill**

#### *Response to representation*

- 5.30 Houghton Hill has been shaped by the eastward expansion of Houghton in the 19th Century when wealthy Victorian and Edwardian patrons bought large parts of Houghton Hill to establish their country houses and estates. The estate grounds were planned and modified to enhance the natural landscape. This makes an important contribution to the special interest of the Conservation Area and therefore the proposed part of Houghton Hill shall be included.

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<sup>1</sup> Oxford Archaeology East, unpublished archaeological evaluation report No 1046. HER Event No.ECB 2283 (2008).

## **Consultation feedback - other matters for consideration**

### **County Wildlife Sites**

- 5.31 The Wildlife Trust expressed concern that including Wildlife Trust managed land in the Conservation Area would result in unnecessary bureaucracy and disrupt day to day running of the sites, due to the additional protections afforded to trees by the designation of a Conservation Area. The Wildlife Trust asked the Local Authority to consider whether there were any additional benefits to having the County Wildlife Sites included within the Conservation Area.

#### *Response to Representation*

- 5.32 The District Council's Trees and Landscape Team confirms that long term agreements which allow for a five year management plan for coppicing tree works would be acceptable. The Wildlife Trust land proposed for inclusion within the Houghton and Wyton Conservation Area has special interest in its own right but is also important in providing the historic landscape setting for the built environment. It shall therefore be included within the Conservation Area as proposed.

### **General feedback**

- 5.33 Invaluable feedback was provided by local historians and other consultees who made suggestions regarding aspects of the historical content of the draft Conservation Area Character Statement and Boundary Review documents, which have been amended and refined as a result.

## **6. CONCLUSIONS**

- 6.1 The production of the Character Assessment and Boundary Review documents for the Houghton and Wyton Conservation Area contributes to the legal obligations of Huntingdonshire District Council as the local planning authority, and reflects the Authority's support for local heritage assets and their contribution to the quality of life of this and future generations.

## **7. RECOMMENDATION**

- 7.1 That Cabinet endorses the revised Houghton and Wyton Conservation Area Character Assessment and Conservation Area Boundary Review and recommends that both documents are supported for formal adoption.

## **BACKGROUND PAPERS**

Huntingdonshire Design Guide SPG 2007

Huntingdonshire Landscape and Townscape Assessment SPG 2007

Conservation Area Boundary Review Policy Document, Huntingdonshire District Council, January 2003.

National Planning Policies Framework, DCLG, 2012.

Understanding Place: Conservation Area Designation Appraisal and Management, English Heritage, 2011.

HDC Internal Conservation Team Document: Houghton and Wyton Conservation Area Review Ranging Survey, 2003. (Full text in Boundary Review document, annex 1).

HDC Internal Conservation Team Document: Houghton and Wyton Conservation Area Review Site Survey, 2003, revised 2011. (Full text in Boundary Review document, annex 2)

## **CONTACT OFFICER**

**Nick Armour, Conservation Officer - 01480 388416**

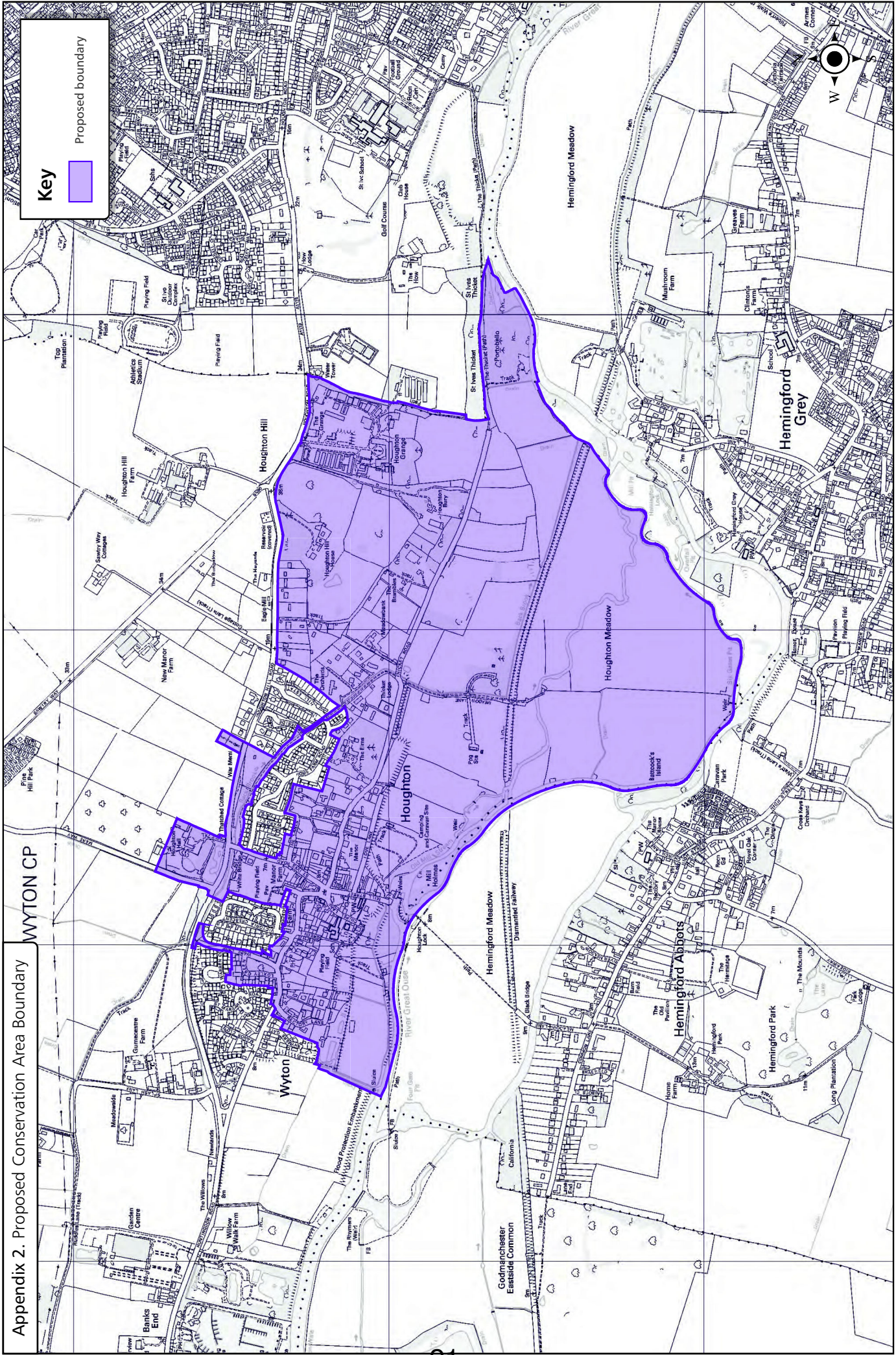
[Nick.Armour@Huntingdonshire.gov.uk](mailto:Nick.Armour@Huntingdonshire.gov.uk)







Appendix 2. Proposed Conservation Area Boundary





Houghton and Wyton Conservation Area review consultation

APPENDIX THREE - RESPONSES SUMMARY

Action Summary:

- 1 – Amendment to document made.
- 2 – Amendment to document not made.

Respondent	Ref. no.	Address	Summary of Issues Arising	Action
Resident	1	Telephone Caller – Wyton Village	Caller has trouble differentiating colours of areas to be included and excluded on Boundary Review maps 8 and 9. Key shows incorrect line colours.	1
Comments Form	2	N/A	<ul style="list-style-type: none"> <li>1) Supports boundary change.</li> <li>2) Does not think proposed boundary is correct.</li> <li>3) Should be larger.</li> <li>4) Finds CA documents useful.</li> <li>5) Will send in more comments.</li> <li>6) Include river frontage to west and landscape to east.</li> </ul>	2
Comments Form	3	N/A	<ul style="list-style-type: none"> <li>1) Supports boundary change.</li> <li>2) Thinks proposed boundary is correct.</li> <li>3) Could include Ruddles Lane but understands why this is not proposed.</li> <li>4) Finds CA documents useful.</li> <li>5) No comments on content.</li> <li>6) No other issues.</li> </ul>	2
Comments Form	4	N/A	<ul style="list-style-type: none"> <li>1) Supports boundary change.</li> <li>2) Does not think proposed boundary is correct.</li> <li>3) Include The Thicket.</li> <li>4) No comment.</li> <li>5) No comment.</li> <li>6) No other issues.</li> </ul>	2



Comments Form	5	N/A	<p>1) Supports boundary change as a means to giving greater protection to H&amp;W parish.</p> <p>2) Thinks proposed boundary is correct.</p> <p>3) No comment.</p> <p>4) Finds CA documents readable and informative.</p> <p>5) No comments on content.</p> <p>6) Ensure implementation of S.106 improvements to Thicket Road.</p>	2
Comments Form	6	N/A	<p>1) Does not support proposed boundary changes as it is big enough already.</p> <p>2) Does not think proposed boundary is correct.</p> <p>3) The area to the east of Houghton should be omitted.</p> <p>4) Finds CA documents useful.</p> <p>5) No comment.</p> <p>6) Character assessment should address proposed development of St Ives.</p> <p>Additional map showing revision to subdivision of area L.</p>	2
Mr and Mrs Lucking (Residents, Ward Close)	7	via email	<ul style="list-style-type: none"> <li>• Have no objection to exclusion of Ward Close from CA.</li> <li>• Agrees with most boundary changes.</li> <li>• Would like to see inclusion of field to east of Houghton Grange to provide protection of 'Green Gap'.</li> <li>• Has concerns about new development increasing traffic along A1123.</li> </ul>	2

Alastair Price (Resident Houghton Hill)	8	via email	<ul style="list-style-type: none"> <li>• Suggests that Hill Estate be included as it has historic interest, trees and green space worthy of protection.</li> <li>• Eagle Mill and surrounding fields should be included to reflect historic relationship with the Houghton Hill House estate.</li> <li>• The field east of Houghton Grange should be included as it is visible from meadows, is historically linked to Houghton Grange, had a fair and is an important landscape setting to the conservation area.</li> <li>• Notes that very little land north of the A1123 has been proposed for inclusion and indicates the presence of historic droves, paths and trackways that cross the fields there.</li> <li>• Notes that Ruddles Lane is historic.</li> <li>• Splash Lane should be included as a historic track with Romano-British associations.</li> <li>• Suggests including the northern bank of the Great Ouse to match the Hemingfords CA.</li> <li>• Proposes widening the CA boundary to include all areas noted above in order to control further development and avoid adverse impacts upon the countryside and local tourism.</li> </ul>	2
Mr G. Sykes	9	Consultation Portal H+WCABR1	<ol style="list-style-type: none"> <li>1) Supports CA boundary review as a way of assisting in the protection of buildings of local interest.</li> <li>2) Supports proposed boundary changes.</li> <li>3) Thinks boundary is correct.</li> <li>4) Finds CA documents useful.</li> </ol>	2
Mr G. Ridewood Campaign for the Protection of the Rural Environment (Cams)	10	Consultation Portal H+WCABR2	<ol style="list-style-type: none"> <li>1) CPRE supports changing the CA boundary.</li> <li>2) Supports proposed changes.</li> <li>3) Thinks proposed boundary is incorrect as the three lakes located to the north of the A1123 should be included for landscape value.</li> <li>4) Finds CA documents useful.</li> </ol>	2

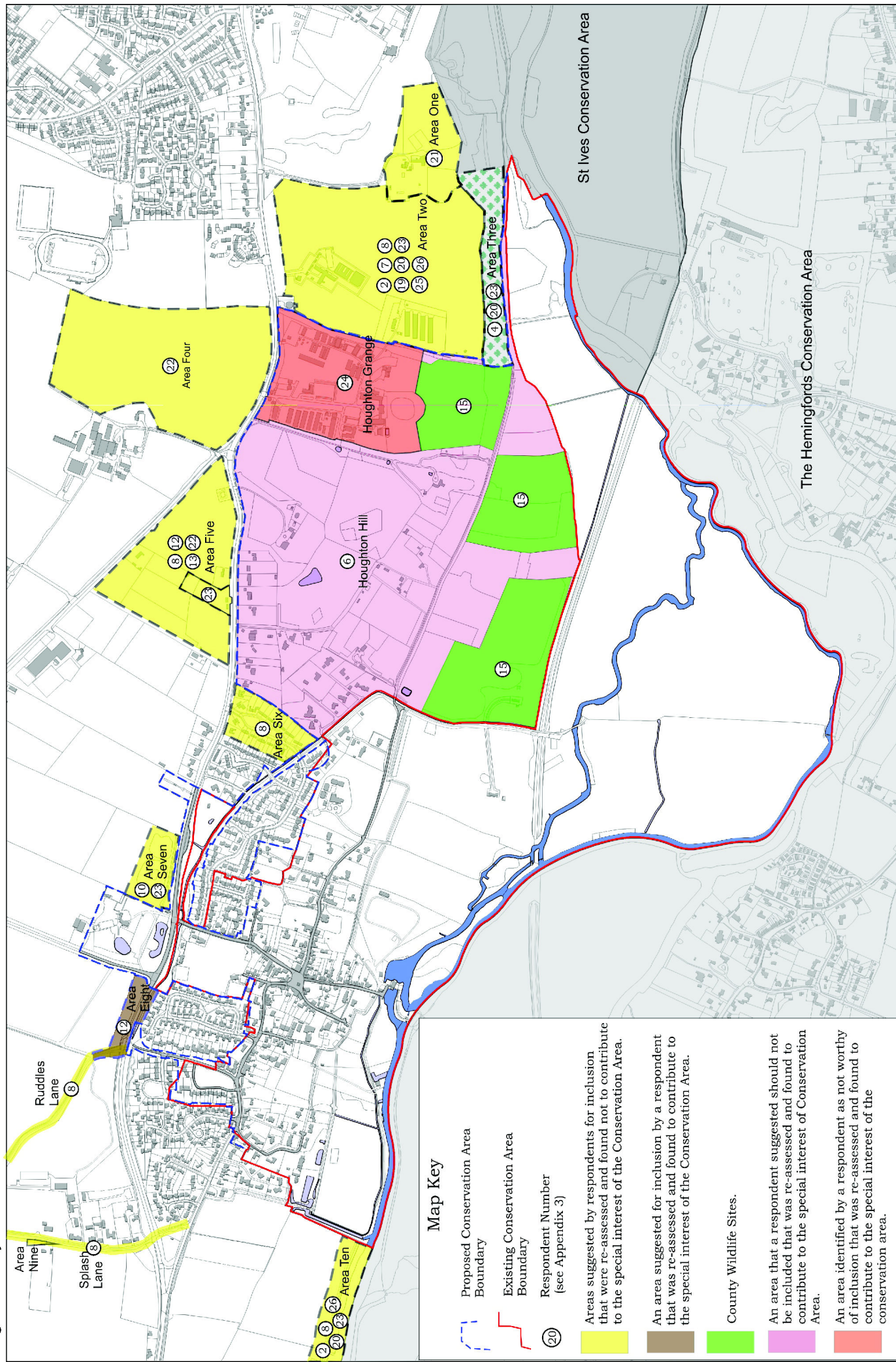
Mrs H. Merryweather	11	Consultation Portal H+WCABR3	1) Supports changing the CA boundary - long overdue for an update. 2) Does not think the proposed boundary is correct. 3) Further comments to follow. 4) Finds CA documents useful.	2
Mrs L Craig	12	Consultation Portal H+WCABR4	1) Supports changing the CA boundary - long overdue. 2) Thinks the proposed boundary is correct. 3) Suggests the inclusion of common land to the north of the A1123, Splash Lane and Eagle Mill area. 4) Finds CA documents useful.	2 1
Cllr A. H. Williams	13	via email	<ul style="list-style-type: none"> <li>Identifies an error in house numbering (annex 3) page 17.</li> <li>Suggests including a triangle of land centred on former Eagle Mill bounded by B1090, A1123 and Cottage Lane.</li> </ul>	2
Mr and Mrs Feakes Houghton and Wyton Local History Society.	14	via email	Proposes a number of changes regarding factual and interpretive elements of the historic content in the Character Statement.	2
Sian Williams Conservation Officer The Wildlife Trusts	15	via email	<ul style="list-style-type: none"> <li>The Wildlife Trusts understand the interest in including the Wildlife Trust sites for historic landscape and wildlife reasons.</li> <li>Expresses concerns that including the Wildlife Trust land in area L would result in unnecessary bureaucracy and disrupt day to day running of the sites.</li> <li>Requests further consideration be given to reasons for including the nature reserves within the CA and what further benefits this would confer.</li> </ul>	2
Mr Jamie Robert Melvin Land Use Operations Team Natural England	16	via email	Can see nothing that causes concern and therefore makes 'no comment'.	2

Jennifer Dean Planning Liaison Manager Anglian Water Asset Management	17	via email	Has no comment to make.	2
Mrs Dawn Porter Planning Liaison Officer Environment Agency	18	via email	Has no objection to the Character Statement and Boundary review.	2
Sinead O Donoghue Planning Policy Officer Cambs County Council	19	Development Strategy Team, Box No. CC1216, Castle Court, Shire Hall, Castle Hill, Cambridge. CB23 0AP and H&WCABR5	<ul style="list-style-type: none"> <li>• Cambs County Council welcomes proposals to include the medieval field systems and grounds of country house estates on Houghton Hill as this will strengthen landscape-scale biodiversity benefits within the three contiguous conservation areas of Houghton and Wyton, St Ives and The Hemingfords thereby helping fulfil biodiversity duties under the Natural Environment and Rural Communities Act 2006.</li> <li>• Recommends including the former BBSRC field east of Houghton Grange in order to strengthen landscape connectivity across this part of Huntingdonshire.</li> <li>• Identifies various possible typographical errors and failure to map River Great Ouse County Wildlife Site.</li> <li>• Welcomes the inclusion of various public rights of way and their associated historic hedgerows within the CA.</li> </ul>	2

Houghton and Wyton Neighbourhood Working Party	20	via email	<ul style="list-style-type: none"> <li>• Recommends that the farmland to the east of Houghton Grange is included on the grounds of historic landscape characterisation.</li> <li>• The Thicket Bird Sanctuary should be transferred from the St Ives Conservation Area to the Houghton and Wyton Conservation Area.</li> <li>• Extend the CA boundary to include the northern bank of the Great Ouse up to and including Hartford Marina.</li> </ul>	2
Mrs C. Pollock Parish Clerk Hemingford Abbots Parish Council	21	5, Gore Tree Road, Hemingford Grey, Cambs. PE28 9BP	<ul style="list-style-type: none"> <li>• The Parish Council welcomes the inclusion of large parts of Houghton Hill and the historic farmland bordering Thicket Road as they are an important landscape backdrop to Hemingford Abbots parish.</li> <li>• It is strongly recommended that the field to the east of Houghton Grange and the land associated with The How be included within the CA to maintain landscape continuity in the Great Ouse valley.</li> </ul>	2
Ann Enticknap Deputy Town Clerk St Ives Town Council	22	via email	<ul style="list-style-type: none"> <li>• St Ives Town Council Members wish to see additional areas included within the conservation area (indicated on submitted map).</li> <li>• Area A consists of a large field directly north of Houghton Grange across the A1123 which is bounded on the east by the parish boundary and on the west by Houghton Hill Farm.</li> <li>• Area B consist of a triangle of land centred on the former Eagle Mill, bounded by the B1090, A1123 and Cottage Lane.</li> </ul>	2

Mrs H. Merryweather Parish Clerk Houghton and Wyton Parish Council	23	via email	<ul style="list-style-type: none"> <li>The Houghton and Wyton Parish Council applaud the work undertaken so far but believe the proposed area should be further expanded.</li> <li>The BBRSC field to the east of Houghton Grange should be included as a vital part of the landscape setting to Houghton Village. The field has an historic landscape characterisation.</li> <li>Eagle Mill and historic curtilage should be included.</li> <li>The river frontage should be included to mirror the designated area of the Hemingfords Conservation Area.</li> <li>The Thicket Bird Sanctuary should be transferred from the St Ives Conservation Area to the Houghton and Wyton Conservation Area and renamed.</li> <li>The Parish Council endorse the recommendation of the CPRE to include the lakes adjacent to the Houghton Manor site within the CA.</li> </ul>	2
Mr. Martin Page D H Barford & Co. Chartered Surveyors and Planning Consultants On behalf of the Biotechnology and Biological Sciences Research Council	24	Howard House, 17 Church Street, St Neots, Cambs. PE19 2BU	<p>The Agents for the BBSRC suggest that the northern half of the Houghton Grange property is not included within the conservation area for the following reasons:</p> <ul style="list-style-type: none"> <li>The site adds no appreciable spatial quality from a longer distance due to screening from belts of trees on three sides.</li> <li>The site does not form part of a key settlement edge.</li> <li>The existing trees are already protected with Tree Preservation Orders.</li> <li>Much of the historic quality of the site has been lost through the piecemeal development of outbuildings and laboratories which are now in disrepair.</li> <li>The site has no archaeological significance.</li> <li>Opportunities for economic regeneration and character enhancement are already fully covered by the approved residential development.</li> </ul>	2
Mr J Page	25	Consultation Portal Via email H&WCABR6	<ul style="list-style-type: none"> <li>Extend the conservation area to include eastern part of Houghton and Wyton parish land.</li> <li>This will preserve the gap between the parish and St Ives by preventing development.</li> </ul>	2

Ms Boothman	26	Consultation Portal H&WCABR7	<ol style="list-style-type: none"> <li>1) Supports changing the CA boundary – it's always good to review.</li> <li>2) Thinks the proposed boundary is incorrect.</li> <li>3) Suggests the inclusion of the farmland to the east of Houghton Grange as it is important to the overall character of the area of Houghton Hill, providing views for the Hemmingfords and from the meadows. The riverscape i.e. full river and banks are historically important as are its wildlife and leisure value to the village.</li> <li>4) Finds CA documents useful – well researched and thought through.</li> <li>5) Further Issues – The CA cannot be seen in isolation from The Hemmingfords and St Ives CAs and it would be good to see the documents illustrate this.</li> </ol>	2
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**DEVELOPMENT MANAGEMENT PANEL**

**19 NOVEMBER 2012**

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**Case No:** 1201214FUL (FULL PLANNING APPLICATION)

**Proposal:** CHANGE OF USE FROM DERELICT LAND TO STAFF CAR PARK FOR RAMSEY SPINNING INFANTS SCHOOL

**Location:** LAND REAR OF 3 TO 11 SCHOOL LANE

**Applicant:** HUNTINGDONSHIRE DISTRICT COUNCIL (FAO MRS J DRUMMOND)

**Grid Ref:** 528525 285068

**Date of Registration:** 07.08.2012

**Parish:** RAMSEY

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## **RECOMMENDATION - APPROVE**

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

- 1.1 This application is referred to the Panel because the District Council is the applicant. The application relates to a 0.06 hectare parcel of open land to the rear of a row of residential properties fronting School Lane (nos. 3-13), within the town of Ramsey and the Conservation Area. The land backs onto the Spinning Infants School and the footpath that links the School with Whytefield Road runs along the western boundary. The District Council is the landowner, but the vehicle access to the land, which is from School Lane and through the adjacent parking court/garage block, is reportedly owned by the Luminus Group. A locked bollard currently restricts the use of this access to residents.
- 1.2 The land is mostly overgrown although parts are covered by the concrete floor slab of a former building that was used by the Ramsey table tennis club. There are trees growing along the south and west boundaries. The land is enclosed by a wall and fence (approx. 2m high) along the southern boundary and by a chain link fence (approx. 1m high) along the western boundary.
- 1.3 Planning permission is sought by the District Council as a joint initiative with the County Council to change the use of the land to a staff car park (15 spaces) to serve the Spinning Infant School. Access to the land would be off School Lane and through the adjacent parking court. An amended drawing was submitted to clarify the route of access from the land to the highway and this was sent out for re-consultation.
- 1.4 It is reported that the infant school previously shared staff parking with the adjacent Library (approx. 8-10 spaces), but now that the Library site is in the process of being transferred from the County Council to a local community volunteer run pre-school, the staff parking for the infant school will be used as the children's outdoor play area.

- 1.5 The wider benefit to the community of that transfer will be that the pre-school and infant school will be on the same site, bringing more cohesion between the two educational establishments with an easier transmission process for the children.

## 2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (2012) sets out the three dimensions to sustainable development - an economic role, a social role and an environmental role - and outlines the presumption in favour of sustainable development. Under the heading of Delivering Sustainable Development, the Framework sets out the Government's planning policies for : building a strong, competitive economy; ensuring the vitality of town centres; supporting a prosperous rural economy; promoting sustainable transport; supporting high quality communications infrastructure; delivering a wide choice of high quality homes; requiring good design; promoting healthy communities; protecting Green Belt land; meeting the challenge of climate change, flooding and coastal change; conserving and enhancing the natural environment; conserving and enhancing the historic environment; and facilitating the sustainable use of minerals.

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 a high quality which complements the distinctive character and best qualities of the local area and promotes urban renaissance and regeneration

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

- **None relevant**
- 3.3 Huntingdonshire Local Plan (1995) Saved policies from the Huntingdonshire Local Plan 1995 are relevant and viewable at [www.huntingdonshire.gov.uk/localplan95](http://www.huntingdonshire.gov.uk/localplan95)
- **En5: “Conservation area character”** - development within or directly affecting Conservation Areas will be required to preserve or enhance their character or appearance.
  - **En18: “Protection for countryside features”** – offers protection for important site features including trees, woodlands, hedges and meadows.
- 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 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.
- 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.
  - **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: “Tree, 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. Car free

development or development proposals incorporating very limited car parking provision will be considered acceptable where there is clear justification for the level of provision proposed, having consideration for the current and proposed availability of alternative transport modes, highway safety, servicing requirements, the needs of potential users and the amenity of occupiers of nearby properties.

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

3.7 Policies from the Huntingdonshire Local Plan to 2036 – Draft Strategic Options and Policies; and Development Management Policies (2012) are relevant.

- **Draft Policy 4: “Scale of development in Ramsey Spatial Planning Area”** – sustainable development proposals will be acceptable where appropriately located within the built up area of Ramsey or Bury.
- **Draft Policy 9: “The Built-up area”** – defines what is and what is not considered to be part of the built-up area.
- **DM6: - “Parking provision”** – development proposals should ensure that sufficient parking is provided to meet its needs and minimise impacts on existing neighbouring uses.
- **DM13: – “Good design and sustainability”** – high standards of design is required for all new sustainable development and the built environment.
- **DM14: “Quality of development”** – requires development proposals to provide a high standard of amenity for existing and future users of the proposed development and its surroundings.
- **DM25: “Trees, woodland and related features”** – A sustainable development proposal will be acceptable where it avoids the loss of, and minimises the risk of harm to trees, woodland, hedges or hedgerows of visual, historic or nature conservation value, including orchards, ancient woodland and aged or veteran trees.
- **DM27: “Heritage assets and their settings”** – to protect and conserve the district’s heritage assets, including listed buildings, conservation areas and related assets. A sustainable development proposal will be acceptable where it avoids or minimises conflict with the conservation of any affected heritage asset and the setting of any heritage asset.

#### 4. PLANNING HISTORY

- 4.1 90/0624 – additional use for toddlers club (mornings only between Monday and Friday), permitted for a temporary period of 5 years.
- 4.2 E66.64 – prefabricated club room, permitted 1964 and reportedly used for table tennis.

## 5. CONSULTATIONS

- 5.1 **Ramsey Town Council – recommend refusal** (copy attached).

## 6. REPRESENTATIONS

- 6.1 Received 1 letter from the occupier of 9 School Lane, who raises the following concerns:
- the vehicle entrance to the proposed car park is a safety hazard as it serves 15 garages.
  - children will be running from the playground and across the proposed car park and through the garage block to School Lane.
  - Luminus had to erect a locking bollard at the junction of the access to the garage block and School Lane to stop parking on this private land.
  - the vehicle entrance to the proposed car park should be along the side of the old Library by making an opening in the wall; the skip lorries already use this access.

## 7. SUMMARY OF ISSUES

- 7.1 The main issues to consider are the principle of the proposal, impact on highway safety, impact on neighbour amenity, visual impact and effect on the Conservation Area and whether the health and well being of the adjacent trees can be safeguarded.

### **Principle:**

- 7.2 The land is located relatively close to the centre of the Town and it is surrounded by built development. In this regard the land is located entirely within the built-up area of the Town, where the use of the land as proposed is acceptable in principle, subject to other considerations. If approved, it would be necessary to limit the use of the car park to staff at the infant school because this is the basis on which the application has been presented, considered and consulted upon.

### **Highway safety:**

- 7.3 The change of use of the land to a staff car park is being proposed because it is reported that the staff car park at the adjacent former Library will cease to be made available for parking after the former Library site has been transferred to a new user.
- 7.4 Parking within School Lane is mostly unrestricted and it has been observed and reported that School Lane becomes relatively congested especially at school drop off/pick up times, in a similar manner to that experienced on many roads within close proximity to a school.
- 7.5 Because the proposed car park will serve staff at the infant school as opposed to catering for any planned expansion of the school, it is considered highly unlikely that the proposal would generate any additional vehicle movements to and from the School that would materially exacerbate congestion within nearby roads.

- 7.6 In fact, the capacity of the proposed staff car park, which provides approx. 5 more spaces than the existing staff car park at the former Library, is likely to have the benefit of reducing the need for staff to park within nearby highways and therefore it is likely to have a neutral - if not positive - effect on highway congestion. If this application is not permitted, then it is likely that existing staff will have no alternative but to park on the surrounding roads.
- 7.7 The geometry of the junction of the access to the land with the highway appears to provide satisfactory visibility to the north and south along School Lane, and across the footway and front gardens of the adjacent residential properties. The front boundaries of these properties are demarcated by low height boundary walls that do not significantly obstruct visibility.
- 7.8 There is likely to be a regular pattern of staff vehicle journeys to and from the proposed car park throughout the school week, and it is anticipated that most journeys will be made in the morning before the start of the school day (approx. 07:30-08:00) and from the school after the end of the day (approx. 15:30-16:00), although exceptions to this are likely depending on specific staff roles such as part time and flexible working. This is likely to ensure that most of the staff journeys to the proposed car park do not coincide with the vehicle journeys transporting pupils to the school, so that the proposal does not significantly exacerbate congestion in the nearby roads. Staff journeys are also unlikely to coincide with children walking to and from the school.
- 7.9 The shared use of the vehicle access through the parking court/garage block to the rear of the residential properties along School Lane, by both residents and school staff, might occasionally lead to the situation arising whereby vehicles exiting and entering the access are unable to pass by one another. This situation is not considered to pose an undue highway safety risk because there appears to be ample space within the parking court to allow vehicles to manoeuvre without forcing drivers to reverse out into the highway.
- 7.10 Because the vehicle access is segregated from the footways serving the adjacent dwellings (nos. 3-25 School Lane) by a raised kerb and narrow metal bollards, it is not considered that the potential for conflict between vehicles being driven to/from the proposed car park and pedestrians walking to/from the existing dwellings would pose a significant safety risk.
- 7.11 It is noted that the access to the land, where it extends across third party land, is restricted by a locked bollard that was reportedly installed by Luminus to prevent unauthorised access to the car parking court by drivers collecting/dropping off children at the infant school. Access across this land, including control over the locked bollard, is a civil matter between the parties that would not prevent the determination of this application.
- 7.12 It is reported that the proposed use of this land would create an alternative access for children to walk between the infant school and School Lane, and this is considered by a resident to be a safety hazard. This concern is noted and while there is no reason to believe that the proposal would create an alternative pedestrian route for

members of the public to gain access to the school grounds, and the school will need to consider whether it is necessary to manage access between the school and staff car park.

**Impact on neighbour amenity:**

- 7.13 As explained above, there is likely to be a regular pattern of vehicle journeys to and from the proposed car park throughout the working school week, with most journeys being made to the site in the morning before the start of the school day and from the site after the end of the school day. Depending on staff roles there could be vehicle journeys throughout the day as a result of part time working or flexible working, but on the whole, journeys to and from the proposed car park will mostly take place over reasonably social hours during the school week, with fewer journeys - if any - at the weekends and school holidays.
- 7.14 The vehicle access to the land where it extends between the frontage residential properties (nos 11-17 School Lane) is reasonably wide and there are relatively few window openings in the side walls of these properties. In fact the pattern of window and door openings indicates that the entrances to these properties at ground floor level face the access with bathrooms at first floor level. The rear gardens of nos. 3-11 School Lane are enclosed by reasonably robust 2m high timber fences and the side boundary enclosing the garden of no. 11/13 School Lane which abuts the access, is built from a tall approx. 2.5m high brick wall.
- 7.15 There is no doubt that vehicle movements to and from the proposed car park will generate levels of noise and disturbance that will have an effect on the amenities of the occupiers of the nearby dwellings. However, no objections have been received on these grounds and the effects of this are not considered to be unacceptably detrimental to the amenities of the occupiers of these nearby dwellings, because as explained above, the pattern of use of the car park limits the timing of noise and disturbance to reasonably social hours and the existing boundary treatment and width of the access will further limit the effects of noise to an acceptable extent.
- 7.16 The potential for light pollution and glare effecting neighbouring residential occupiers is a matter than can be controlled by securing a scheme for any artificial lighting of the proposed car park by condition.

**Visual impact and effect on the Conservation Area:**

- 7.17 The land in its current undeveloped and overgrown state has no discernable visual impact in public views from the adjacent footpath to Whytefield Road, and it is mostly screened in views from other public vantage points by the infant school buildings and nearby residential properties.
- 7.18 The trees that are growing close to the south and west boundaries are not formally protected by a preservation order (TPO) but they do make a positive contribution to the Conservation Area.

7.19 Given how the site is predominantly screened in public views it is not considered that its use for car parking would be significantly detrimental to the character and appearance of the locality; especially not when set against the contribution of the staff car park to the operation of the school and its effect of controlling, to a degree, the number of cars parked within the highway.

7.20 The surfacing of the proposed car park will not be critical in terms of visual impact, but the potential for light pollution and glare from any artificial lighting would be controlled by condition.

**Impact on trees:**

7.21 The existing trees close to the south and west boundaries make a positive contribution to visual amenity and the roots of these trees could be harmed by excavations to create a new surface or by site clearance works. The Council's Tree Officer advises that a suitable method of surfacing the land could be secured by condition to safeguard the health and well being of these trees.

**Other matters:**

7.22 The concern raised by the occupier of no. 9 School Lane that the proposal would be a safety hazard is addressed above. The concerns relating to the locking bollard at the junction of the access to the parking court with School Lane is a civil matter that would not preclude determination of the application. The comment that the vehicle entrance to the proposed car park should be along the side of the old Library by making an opening in the wall is noted, but could not be provided because the former Library is being transferred for use a pre-school facility as explained above. Furthermore, the access alongside of the old library is the main pedestrian access for parents dropping off and collecting children.

**Conclusion:**

7.23 The proposed use of the land as staff car parking for the infant school will bring the land back into a productive use and it will have the benefit of absorbing an otherwise increased demand for staff parking within the highway that will result from the loss of the existing staff parking at the former Library site. While the use of the land would have notable effects, including some impact on the amenities of neighbouring occupiers, these effects are not significantly harmful in planning terms and would be outweighed by the overall benefits of the proposal.

7.24 The proposed development is considered to be compliant with relevant national and local planning policy, and can therefore be approved as:

- it is acceptable in principle.
- would not be significantly detrimental to highway safety.
- would not detrimentally harm the amenities of neighbouring occupiers of land and buildings.
- the character and appearance of the Conservation Area would be preserved.



- the health and well being of trees would be safeguarded.

7.25 For these summary reasons the proposal is compliant with the National Planning Policy Framework 2012, policies ENV6 and ENV7 of the East of England Plan 2008, policies En5 and En18 of the Huntingdonshire Local Plan 1995, policy CS1 of the Huntingdonshire Core Strategy 2009, policies E1, E3, E5, E10 and H7 of the Huntingdonshire Development Management DPD: Proposed Submission 2010 and policies 4, 9, DM6, DM13, DM14, DM25 and DM27 from the Huntingdonshire Local Plan to 2036 – Draft Strategic Options and Policies; and Development Management Policies (2012).

**RECOMMENDATION – APPROVE subject to conditions to include:**

- restrict use of the car park for school staff parking only.
- method statement for excavations within the root areas of the trees.
- scheme for artificial lighting of car park

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 Gavin Sylvester Assistant Development Management Officer 01480 387070**

**To:** Sylvester, Gavin (Planning)/[O=HUNTS DISTRICT COUNCIL/OU=HDC/CN=RECIPIENTS/CN=GSYLVESTER];  
**Subject:** 1201214FUL - proposed car park  
**Sent:** Fri 10/12/2012 10:54:02 AM  
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Hi Gavin

The above was discussed last night and unanimously rejected in it's present form.

Whilst my members see the need for the car park and are generally in support of the project it was felt that the proposed entrance would be a considerable danger hazard.

Traffic around the area is usually bad particularly at the start and break up of the school, with children running around.

It was felt other accesses to the area should be investigated.

Regards

Gary Cook  
Town Clerk  
Ramsey Town Council  
Tel/Fax 01487 814957

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# Development Management Panel



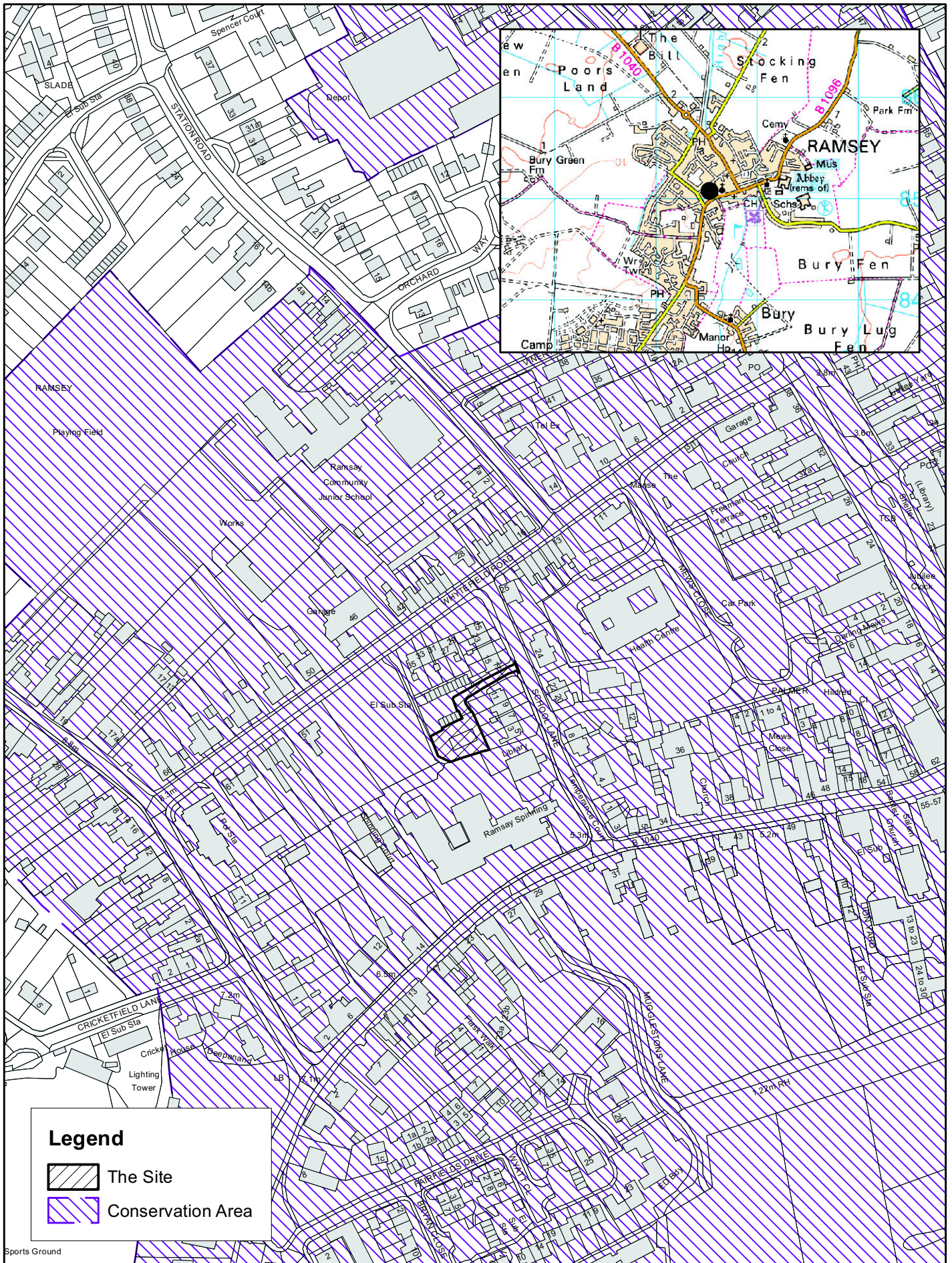
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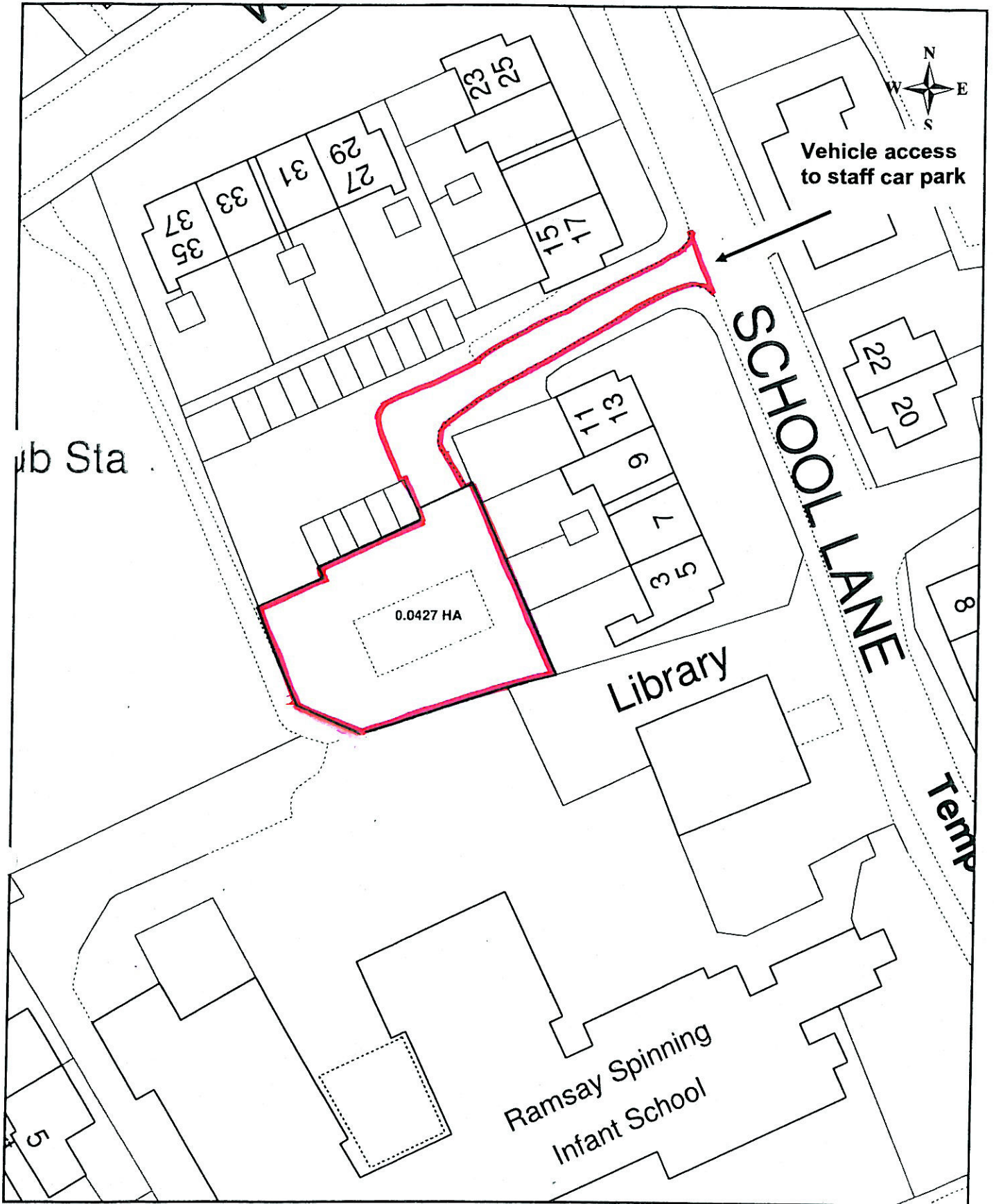
Location: Ramsey

Date Created: 26/10/2012

Application ref: 1201214FUL

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Scale (at A4): 1:500

Date: 12/05/2010

By: av106

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**Case No:** 1201416OUT (OUTLINE APPLICATION)

**Proposal:** ERECTION OF TWO, TWO BEDROOM SEMI-DETACHED DWELLINGS

**Location:** LAND AT AND INCLUDING 2 MANDEVILLE ROAD

**Applicant:** MR F PLATER

**Grid Ref:** 520424 271084

**Date of Registration:** 25.09.2012

**Parish:** BRAMPTON

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## **RECOMMENDATION - REFUSAL**

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

- 1.1 The site relates to an existing area of side and rear amenity space associated with a corner plot; No. 2 Mandeville Road. That property is a semi detached dwelling located in a mixed area of residential dwellings characteristically defined by semi detached and terrace dwellings with an occasional detached infill dwelling. The dwellings are set back from the highway and the application site is defined by circa 2 metre high leylandii hedging to the highway boundary with a low fence and shrubs forming the boundary to No. 6 Olivia Road. The side amenity space of No. 2 Mandeville Road is predominantly laid to grass with gravel providing off street parking and the rear amenity space is defined by a brick wall.
- 1.2 The proposal is in outline form with the following reserved matters committed as part of this application: (i) access (ii) appearance (iii) layout and (iv) scale. Landscaping is therefore the only reserved matter.
- 1.3 The proposal is for a pair of two bedroom semi detached dwellings, approximately 6.76 metres in depth, 10.1 metres in width and 7.266 metres in height.

### **2. NATIONAL GUIDANCE**

- 2.1 The National Planning Policy Framework (2012) sets out the three dimensions to sustainable development - an economic role, a social role and an environmental role - and outlines the presumption in favour of sustainable development. Under the heading of Delivering Sustainable Development, the Framework sets out the Government's planning policies for : building a strong, competitive economy; ensuring the vitality of town centres; supporting a prosperous rural economy; promoting sustainable transport; supporting high quality communications infrastructure; delivering a wide choice of high quality homes; requiring good design; promoting healthy communities; protecting Green Belt land; meeting the challenge of

climate change, flooding and coastal change; conserving and enhancing the natural environment; conserving and enhancing the historic environment; and facilitating the sustainable use of minerals.

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.
- **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.



- **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)"
  - **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.
  - **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.
  - **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.
  - **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. Car free development or development proposals incorporating very limited car parking provision will be considered acceptable where there is clear justification for the level of provision proposed, having consideration for the current and proposed availability of alternative transport modes, highway safety, servicing requirements, the needs of potential users and the amenity of occupiers of nearby properties.

- **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.

3.7 Huntingdonshire District Council has commenced preparation of a Local Plan to 2036 to replace its existing development plan documents. The plan will set out the strategy for development in the whole of Huntingdonshire, incorporating policies for managing development and site-specific proposals for different forms of development in the context of the new National Planning Policy Framework. The plan will include consideration of the Alconbury Enterprise Zone and other proposed development on the Airfield, as well as other opportunities that have arisen since the Core Strategy was adopted in 2009.

3.8 Policies from the Huntingdonshire Local Plan to 2036 - Draft Strategic Options and Policies (2012):

- **Draft Policy 1:** "Huntingdon Spatial Planning Area" - sustainable development proposals located within the built-up area of the Huntingdon Spatial Planning Area, which includes Brampton, will be acceptable where they are in accordance with policies of this Plan.
- **Draft Policy 9:** "The Built-up area" - defines what is and what is not considered to be part of the built-up area.

3.9 Policies from the Huntingdonshire Local Plan to 2036 - Draft Development Management Policies (2012):

- **DM6:** - "Parking provision" - development proposals should ensure that sufficient parking is provided to meet its needs and minimise impacts on existing neighbouring uses.
- **DM 7** - "Broadband" - new sustainable developments should provide for the installation of fibre optic cabling to allow the implementation of next generation broadband.
- **DM8:** - "Housing choice" - development proposals should ensure that sustainable housing is built to at least minimum

internal floor areas to ensure that residents have sufficient living space during their period of occupancy.

- **DM13:** - "Good design and sustainability" - requires high standards of design for all new sustainable development and the built environment.
- **DM14:** "Amenity" - requires development proposals to provide a high standard of amenity for existing and future users of the proposed development and its surroundings.
- **DM 28:** "Developer contributions" - development proposals shall contribute towards local infrastructure, facilities and services from sustainable development proposals, predominantly through the Community Infrastructure Levy and Section 106 agreements.

3.10 Huntingdonshire Design Guide (2007)

3.11 Developer Contributions SPD Adopted December 2011

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

4.1 No relevant planning history.

#### **5. CONSULTATIONS**

5.1 **Brampton Parish Council** - recommend approval (copies attached).

5.2 **Internal Drainage Board** - states that it has no comments to make.

#### **6. REPRESENTATIONS**

6.1 3 letters of objection received:

6.2 6 Olivia Road

\*Sewerage - existing system runs from 12 Mandeville Road to No. 2 and the under 6 and 4 Olivia Road before entering the main sewer alongside Olivia Road adjacent the junction with Bernard Road and a further 9 properties in Bernard Road are served by the same system. Concern that the sewerage system will become blocked, understand the outlet for the sewer is lower than the inlet to the main sewer. Prior to Anglian Water taking possession of the sewer system in October 2011 many residents had to have blockages cleared at their own expense

Only been able to view first floor plans from the Council's website which shows bathrooms to the rear and it appears the wall abuts the boundary fence. It would appear that access to our property would be required to connect services to these dwellings and not prepared to give permission for this or for further excavation on our land, including repairs/services. Feel that the existing sewerage system may not accommodate the additional usage and query if the project is feasible. This should be investigate prior to permission being given to be built and we should be advised and reassured prior to that time  
Persons asking for the building permit have to be responsible for costs and consequences arising from the new build, possibly being built on top of the water supply or sewerage supply, for any repair or

check and any blockage should be paid for by the owners of the new build

\*water supply - water supply to Nos. 4 and 6 Olivia Road runs underneath the proposed parking area and dwellings and would mean that the water supply would require re-routing

\*existing boundary wall - the wall has a very large crack in it which runs from top to bottom and concerned that any building nearby could cause the wall to further crack or collapse, also bringing down our part of the wall, we think that a study should be made prior to starting and possibly the crack in the wall should first be repaired

\*value - proposal could devalue property due to it being overlooked by the new dwellings

\*overlooking through the rear windows of both dwellings - object to the closeness of both dwellings which would overlook our property, side windows and garden. Of the opinion that the windows should be at least 50ft away from our windows

\*building materials - will not give permission for any plant or materials in respect of the whole build to encroach on to our land

\*Natural light - the dwellings would prevent sufficient natural light falling on our property, side and back gardens and reduce the light in to our dining room

\*plans for the dwellings - plans not fully available to view - this represents the first part of our objection. Would appreciate confirmation of the ownership of the wall, if the wall is on both properties then the new build must be further away from the existing wooden boundary fence which stands on our property

\*light and view - impact of 2 storey dwellings is dramatic

\*windows whether misted or otherwise, windows on first floor level would be very imposing. A blank two storey wall to the rear would be very unattractive.

\*Not in complete objection. Lived in this location since 1966 and feel that the proposed plans would have a negative impact on our quality of living and could devalue our home and / or make it harder to sell. Local estate agent has advised that any two storey dwellings constructed would have a negative impact.

### 6.3 3 Mandeville Road

\*There is currently an issue with parking in and around Mandeville which has been increasing with the current social and economic climate where families are becoming extended with a larger number of working residents per property; additional burden will only increase this and may lead to accidents involving the large number of children in the area and increased tension between residents

\*Being on the corner of Mandeville and Olivia it will cause access problems as well as problems with traffic using Olivia Way.

\*There is no apparent requirement for additional housing within Brampton as a. Properties (including the newly built developments behind the Village Hall) remaining vacant, and b. The proposed redevelopment of RAF Brampton to include a large number of dwellings.

\*The facilities and resources within the village are already stretched and the increase in demand will add to this. Whilst this is only 2 dwellings (potentially a couple with one child in each); the approval of this and other such requests without thought for the facilities that the village can sustain will end in the village losing its community identity as families will have to go further afield for services.

\*Lastly but as important, the owner of the property and land is not resident and does not therefore appreciate the impact that it will have on the immediate environment or community.

6.4 5 Mandeville Road

\*I feel that the new dwellings will have a serious effect on the area, as the proposed extended drive will restrict on road parking, which is stretched at present. ( No 2 will have 2 parking spaces, but have 3 cars on the existing drive at present). Also with the larger entrance which crosses over the park, which is constantly used, with young children to and from school, and those living in the area would become a danger hazard to all.

\*I also feel that the new dwellings will have a cosmetic effect which would not fit into the area, and have some a detrimental effect on the local residents.

**7. SUMMARY OF ISSUES**

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

7.2 This is an outline application although the only matter reserved for later consideration is landscaping.

**Principle**

7.3 The site lies in the built up area of Brampton. Policy CS3: "The Settlement Hierarchy" of the Adopted Core Strategy 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. The principle of residential development on the application site is therefore considered acceptable, subject to other material considerations.

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

7.4 The surrounding residential development is mixed with semi detached and terrace dwellings being the dominant form of development with the occasional detached property in the locality. The existing dwellings are set back from the highway with private amenity spaces, existing grass verges and small areas of green space contributing to an attractive green and spacious residential area. The dwellings in the immediate vicinity of the application site along Mandeville Road have been extended reducing the undeveloped space between the dwellings. It is recognised that in the wider area there are examples of where infilling has taken place, such as land adjacent 23 Mandeville Road, although that site was larger than the application site and land adjacent 22 Olivia Road which includes a pair of semi detached dwellings fronting on to Olivia Road. The application site is a corner plot with Olivia Road and currently forms the side and rear amenity space associated with No. 2 Mandeville Road. Views when approaching Mandeville Road along Olivia Road are therefore of the predominantly undeveloped area around the junction of the roads with the side amenity space of the application site , the adjacent verge and adjacent amenity space associated with 8 Olivia Road and 1 Mandeville Road contributing to this character.

- 7.5 The proposal seeks the erection of a pair of two bedroom semi detached dwellings on this corner site. The dwellings would be sited two metres from No. 2 Mandeville Road, providing a metre side passage for each dwelling. The dwellings would be sited so that they do not project further forward of either the front elevation of No. 2 Mandeville Road or No. 6 Olivia Road; unlike the development next to 23 Mandeville Road where the dwellings turn the corner. The dwellings would also be sited approximately 0.4 metres from the common boundary to the rear with No. 6 Olivia Road. The proposed dwellings would be the same height and depth as No. 2 Mandeville Road. The general appearance of the dwellings would however appear different given the difference in width and resulting fenestration. Off road parking would be provided to the front of the dwellings.
- 7.6 In light of the above the proposal is considered to raise the following unacceptable impacts upon the character and appearance of the area:
- 7.7 Layout: it is considered that the site cannot accommodate the 2 dwellings proposed whilst being in keeping with the character of the area. The proposal results in the development being in close proximity with the common boundary with No. 6 Olivia Road to the rear, which is not characteristic of the spacious development in the area and the amenity space for '2b' being to the side of the proposed dwelling rather than the rear is also uncharacteristic. The dwellings would also erode the existing undeveloped area around the junction of Mandeville Road and Olivia Road. This proposal does not respect the existing layout and pattern of development of this residential area such that it would result in an unacceptable form of development.
- 7.8 Design: limited fenestration is proposed to the rear of the proposed dwelling '2b' which includes only a single window to serve the bathroom and leaves a large expanse of solid brickwork as the dominant elevation when approaching from Olivia Road. This arrangement results from the relationship with the neighbouring property (6 Olivia Road) and the need to avoid overlooking. The resulting design is not considered acceptable and would result in an incongruous form of development in this location compounded by the lack of detail and expanse of brickwork to this elevation when viewed from the east. The proposal is considered to fall well short of being a high quality form of development.
- 7.9 Private amenity area: whilst it is recognised that landscaping is a reserved matter, in terms of the potential to consider screening, it is not considered that this proposal results in an acceptable form of development. It is considered that this proposal would result in future pressure to enclose the amenity space proposed for '2b' to provide a usable and private amenity space for the future occupants of the dwelling and it is considered that this would further erode the undeveloped space and positive contribution it makes to the wider area. Whilst it is acknowledged that a hedge is in place to the south and west boundaries the eastern boundary is exposed owing to a low 1m high fence. The hedge is not considered to provide a sufficient level of protection such that the resulting amenity area could reasonably be said to be private. This would create a form of

development which does not provide a sufficient standard of private amenity for future occupiers.

- 7.10 Car parking: as already detailed this proposal seeks to provide off street parking to the front of the site along Mandeville Road. It is noted that there are other examples in the locality of off street parking and hard landscaping to the front of dwellings. However, it is considered, in this instance that the removal of the existing soft landscaping and provision of hard standing to facilitate additional parking to serve the existing and proposed dwellings and the general presence and increase in car parking provision would have a harmful impact on the character and appearance of the streetscene owing to the importance of this corner site.

### **Amenity**

- 7.11 There are two existing windows to the side elevation of No. 2 Mandeville Road, a single pane at first floor and larger window to the ground floor serving a bedroom and dining room respectively. Given the siting of the dwellings it is considered that these windows shall be overshadowed at certain times of the day and year. However this is not considered unacceptable in terms of the relationship with the first floor window as this appears as a secondary window to this bedroom and the ground floor also benefits from a window in the western elevation and relates to a dwelling within the ownership of the applicant. It is not considered that this proposal would result in a significant detrimental impact to the amenity of the occupier of this dwelling that would justify refusing this planning application.
- 7.12 The rear elevation of the proposed dwellings is approximately 0.4 metres from the common boundary with No. 6 Olivia Road; the distance of No. 6 to this common boundary is approximately 14 metres to the south east. Whilst it is recognised that there is a bathroom window facing on to 6 Olivia Road the exact detail of this window could be secured via the imposition of a condition and include obscure glazing. It is considered that this would substantially restrict vision through this window and as such a refusal on the basis of perceived or potential overlooking from this bathroom could not be substantiated. Having regard to this relationship and separation distance, it is not considered that the proposed development would have a significantly detrimental impact on amenity by reason of being overbearing, overlooking or overshadowing.
- 7.13 In terms of considering the relationship of the windows of the proposed dwelling '2a' with the surrounding residential properties, it is not considered that this proposal would result in overlooking that would have a significant detrimental impact on amenity. The proposed dwelling is no closer to the property to the rear, No. 6 Olivia Road. It is considered that there is a sufficient separation distance between the properties and neighbouring amenity space.
- 7.14 In terms of considering the proposed dwellings, it is considered that the amenity space associated with the proposed dwelling '2a' would at certain times of the day and year would be overshadowed by the existing boundary wall. Whilst this may not be desirable for all potential occupiers, the proposal does offer private amenity space with this dwelling and it is not considered that the potential for this

area to be shaded during certain times of the year would be a reason to refuse this planning application.

- 7.15 As noted above the amenity space associated with the proposed dwelling '2b' is not considered to be of an acceptable standard.
- 7.16 Given the concerns above it is considered that the application has failed to demonstrate that the proposal could provide a useable private amenity space for the proposed dwelling.

#### **Parking and highway safety**

- 7.17 The proposal seeks to provide parking for two vehicles to the frontage of No. 2 for that property and off street parking for the two proposed dwellings. The reasons above identify why this relationship is considered to be unacceptable in visual terms. There are though no objections to the provision of the car parking space for the new dwellings proposed; policy E10 of the Development Management DPD Submission requires up to 2 car spaces per dwelling and the layout appears to indicate space for at least 2 cars. The application does not include any provision for cycle parking; however it is considered that this detail could have been secured via the imposition of a condition if the application were to be recommended for approval.
- 7.18 Whilst it is recognised that the proposal shall result in the access points to the site from the highway being closer to the junction with Olivia Road, this is not considered to be unacceptable and it is not considered that this arrangement or provision of two additional dwellings would harm highway safety.

#### **Neighbour comments not already considered:**

- 7.19 \*Sewerage - concerns over sewerage and the existing capacity are noted and are controlled through separate legislation  
\*concern over wall abutting the boundary fence and neighbours have advised that they would not give consent for excavation on their land or any repairs to services etc - a section plan shows the rear elevation of the dwelling to be approximately 0.4 metres from the common boundary and the gutter to be within the confines of the application site. If planning permission were to be granted this does not affect any other legal or civil rights and permission would be required from the relevant landowner should access be required  
\*water supply to Nos. 4 and 6 Olivia Road runs underneath the proposed parking area and dwellings and would mean that the water supply would require re-routing - the exact positioning of these services would be for the applicant to determine and consequently whether this would affect this proposal to build two dwellings on this site. Any necessary consent required is separate to the need to secure planning permission  
\*existing boundary wall - the wall has a very large crack in it which runs from top to bottom and concerned that any building nearby could caused the wall to further crack or collapse, also bringing down our part of the wall, we think that a study should be made prior to starting and possibly the crack in the wall should first be repaired - it is the responsibility of the relevant landowner to maintain the wall referred to, whilst this concern is noted it is not considered that if this



application were to be recommended for approval that it would be necessary to secure such a study

\*proposal could devalue property due to it being overlooked by the new dwellings - although noting this point devaluation of property is not in itself a material planning consideration although overlooking has been considered above

\*plans for the dwellings - plans not fully available to view - this represents the first part of our objection. Would appreciate confirmation of the ownership of the wall, if the wall is on both properties then the new build must be further away from the existing wooden boundary fence which stands on our property - the neighbouring property has now been able to view the plans and in terms of ownership the applicant has completed Certificate A stating they own all of the land affected by the development. Should there be a dispute over landownership this may be resolved through Land Registry.

\*There is currently an issue with parking in and around Mandeville which has been increasing with the current social and economic climate where families are becoming extended with a larger number of working residents per property; additional burden will only increase this and may lead to accidents involving the large number of children in the area and increased tension between residents - whilst this concern is noted the proposal seeks to provide at least one parking space for each dwelling, additional parking cannot reasonably be requested for this proposal and any current or subsequent parking in the highway cannot be regulated through planning legislation. The scale of this development is not considered large enough to warrant refusal of the application on this basis and as noted, the development accords with parking guidelines

\*Being on the corner of Mandeville and Olivia it will cause access problems as well as problems with traffic using Olivia Way - the access to the site is considered, in this instance to be a sufficient distance from the junction that it would not harm highway safety. Users of such an access would need to do so with care, if permitted.

\*There is no apparent requirement for additional housing within Brampton as a. Properties (including the newly built developments behind the Village Hall) remaining vacant, and b. The proposed redevelopment of RAF Brampton to include a large number of dwellings - the applicant does not need to demonstrate any need for this development

\*The facilities and resources within the village are already stretched and the increase in demand will add to this. Whilst this is only 2 dwellings (potentially a couple with one child in each); the approval of this and other such requests without thought for the facilities that the village can sustain will end in the village losing its community identity as families will have to go further afield for services - whilst this concern is noted this is not a reason to refuse planning permission for this proposal, the development would however be liable to the Community Infrastructure Levy (CIL) which is required from development in order to pay for the infrastructure that is, or will be, needed as a result of the new development.

\*Lastly but as important, the owner of the property and land is not resident and does not therefore appreciate the impact that it will have on the immediate environment or community - this point is noted but is not relevant to the determination of this application.

## Conclusion

- 7.20 The proposed development is considered to be unacceptable for the following reasons:
- 7.21 It is considered that the layout and development of this corner plot has insufficient regard to the established pattern of development in the locality which is characterised by semi detached and terrace dwellings set back from the highway with the existing grass verges, small green open spaces and undeveloped amenity spaces around the junctions contributing to the character of this residential area. The proposal fails to deliver a high quality form of development. The proposal would result in a streetscene dominated by hard standing and parked cars. The eastern elevation of proposed dwelling '2b' would be dominated by a large expanse of brickwork providing little relief to this elevation and the proposal would result in an incongruous form of development.
- 7.22 The applicant has also failed to demonstrate, having regard to the existing boundary treatment and location of the amenity space associated with proposed dwelling '2b' that the proposed development would provide an acceptable private and enclosed amenity space. Future pressure to enclose this space would further erode this undeveloped space and would harm the character and appearance of this residential area.

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

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

The layout and development of this corner plot has insufficient regard to the established pattern of development in the locality which is characterised by semi detached and terrace dwellings set back from the highway with the existing grass verges, small green open spaces and undeveloped amenity spaces around the junctions contributing to the character of this residential area. The proposal fails to deliver a high quality form of development. The proposal would result in a streetscene dominated by hard standing and parked cars. The eastern elevation of proposed dwelling '2b' would be dominated by a large expanse of brickwork providing little relief to this elevation and the proposal would result in an incongruous form of development.

The applicant has also failed to demonstrate, having regard to the existing boundary treatment and location of the amenity space associated with proposed dwelling '2b' that the proposed development would provide an acceptable private and enclosed amenity space. Future pressure to enclose this space would further erode this undeveloped space and would harm the character and appearance of this residential area.

The proposal is considered to be contrary to the NPPF, policy ENV7 of the East of England Plan, policies H31, H32 and En25 of the Local Plan, policy HL5 of the Local Plan alteration, policy CS1 of the Adopted Core Strategy, policies E1 and H7 of the Development Management DPD Submission, policies DM13 and DM14 of the

Huntingdonshire Local Plan to 2036 Draft Development Management Policies (2012) and Huntingdonshire Design Guide (2007).

**CONTACT OFFICER:**

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



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>	1201416OUT	<b>CASE OFFICER:</b>	Michelle Nash
----------------------------	------------	----------------------	---------------

<b>PROPOSAL:</b>	<b>Erection of two, two bedroom semi-detached dwelling dwellings + amended plans</b>
<b>LOCATION:</b>	<b>Land at and Including 2 Mandeville Road Brampton</b>

**OBSERVATIONS OF BRAMPTON PARISH COUNCIL**

APPROVE

**Recommend Approval:** The dwellings are rather compact but they will blend in well with the other houses in the area. There is a demand for houses of this nature.....  
 29 Oct 2912 = Nothing further to add to the original submission above – recommend approval.

..... Clerk to Brampton Parish Council.

Date: 29 October 2012

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



<b>APPLICATION NUMBER:</b>	1201416OUT	<b>CASE OFFICER:</b>	Michelle Nash
----------------------------	------------	----------------------	---------------

<b>PROPOSAL:</b>	<b>Erection of two, two bedroom semi-detached dwelling dwellings</b>
<b>LOCATION:</b>	<b>Land at and Including 2 Mandeville Road Brampton</b>

**OBSERVATIONS OF BRAMPTON PARISH COUNCIL**

APPROVE

**Recommend Approval:** The dwellings are rather compact but they will blend in well with the other houses in the area. There is a demand for houses of this nature

..... Clerk to Brampton Parish Council.

Date: 17 October 2012

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**

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# Development Management Panel



Scale = 1:2,500

Date Created: 26/10/2012

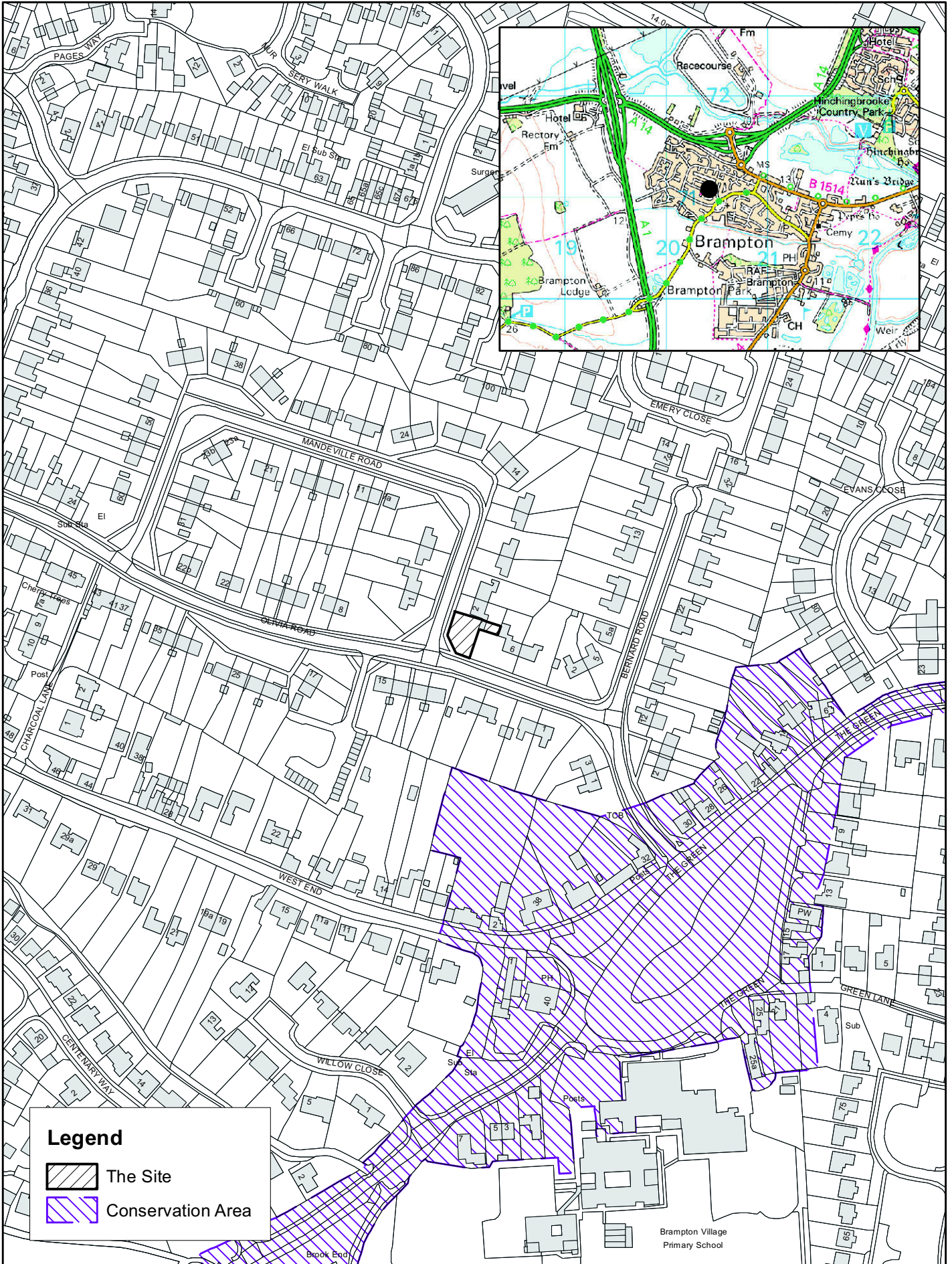
Location: Brampton

Application ref: 1201416OUT



Huntingdonshire  
DISTRICT COUNCIL

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# Outline Planning

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 www.digiodesign.co.uk

job:	Proposed house at 2 Mandeville road, brampton, PE28 4SB
title:	Block Plan
scale:	1:200@A3
date:	10/12
no:	OP02-Rev1



**Block Plan**  
**1:200@A3**



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job:	Proposed house at 2 Mandeville road, brampton, PE28 4SB
title:	Parking
scale:	1:200@A3
date:	10/12
no:	OP08-Rev1



**Parking Plan**  
 1:200@A3



**NOTES**

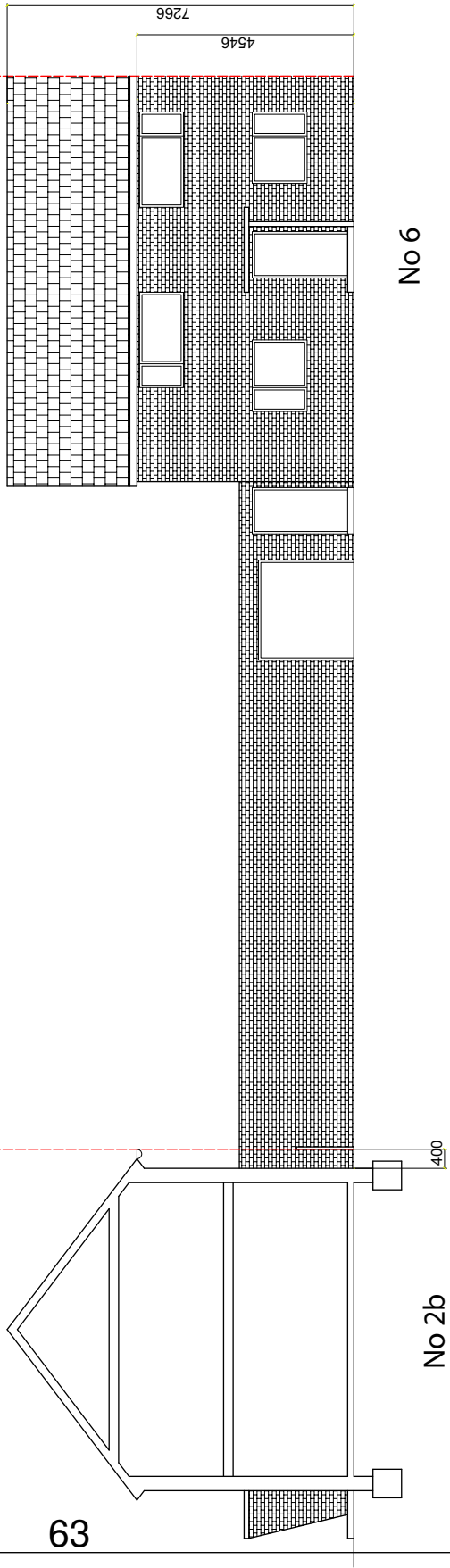
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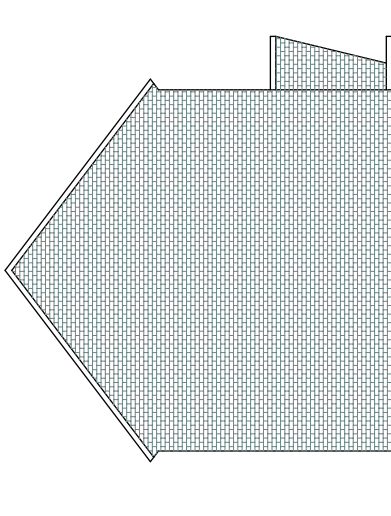
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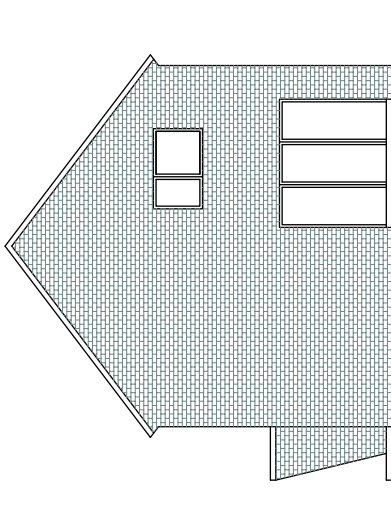
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title:	Proposed section
scale:	1:100@A3
date:	09/12
no:	OP09



**Proposed Section  
1:100@A3**



No 2a



No 2b

**Proposed Side Elevations**  
**1:100@A3**

**Outline  
 Planning**

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job:	Proposed house at 2 Mandeville road, brampton, PE28 4SB	
title:	Proposed Side Elevations	
scale:	1:100@A3	
date:	07/12	
no:	OP76	

**NOTES**

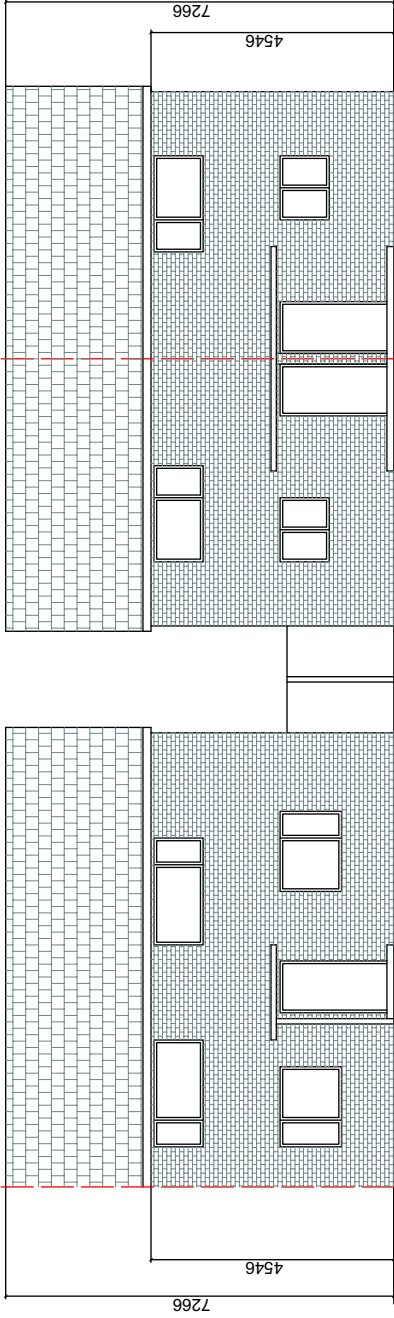
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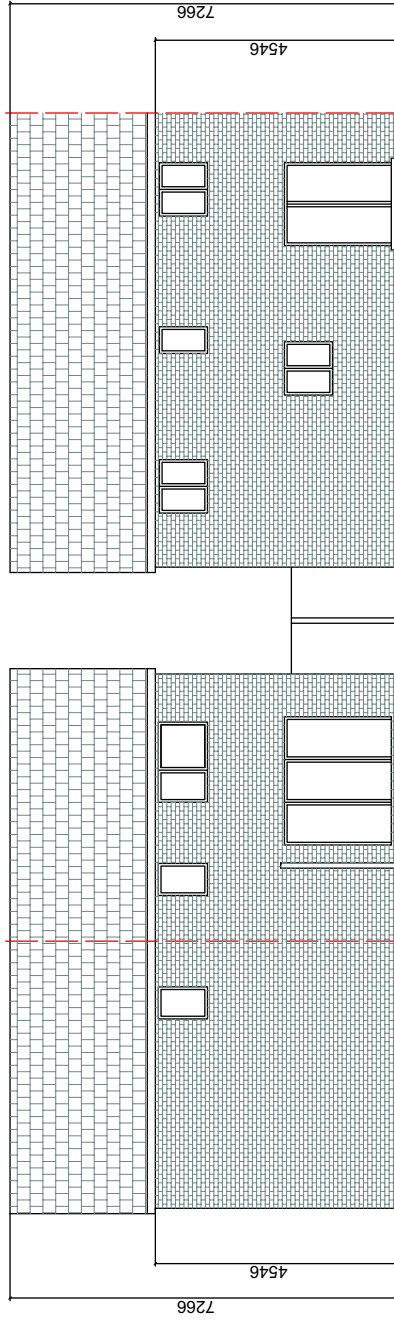
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title:	Proposed Front and Rear Elevations
scale:	1:100@A3
date:	07/12
no:	OP06



No 2a

No 2b

Proposed Front Elevation  
1:100@A3



No 2

No 2a

No 2b

Proposed Rear Elevation  
1:100@A3

# Outline Planning

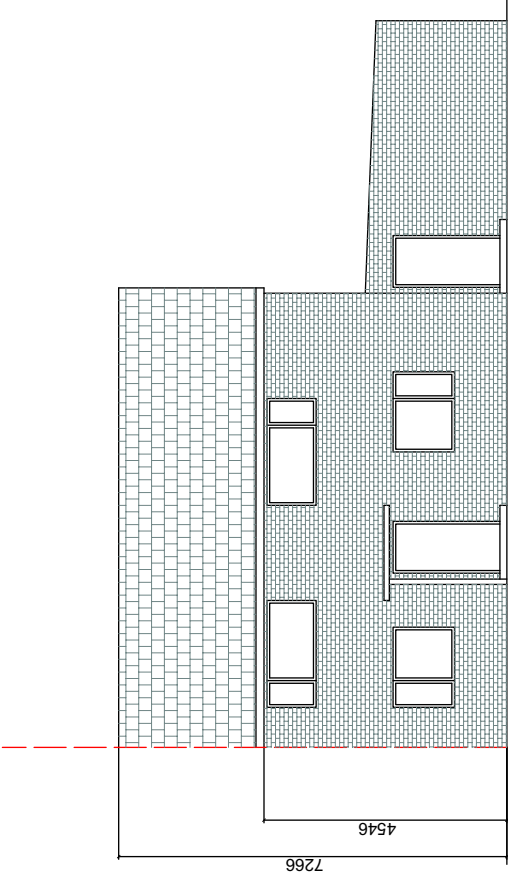
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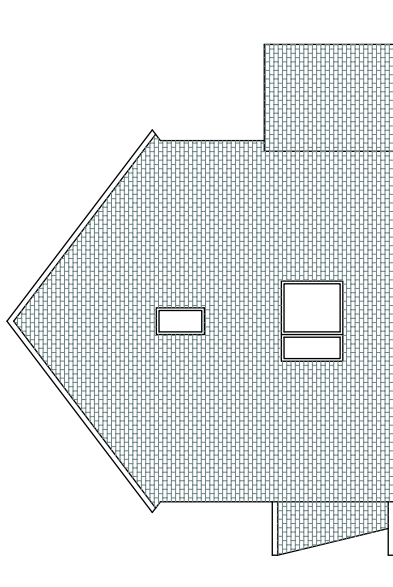
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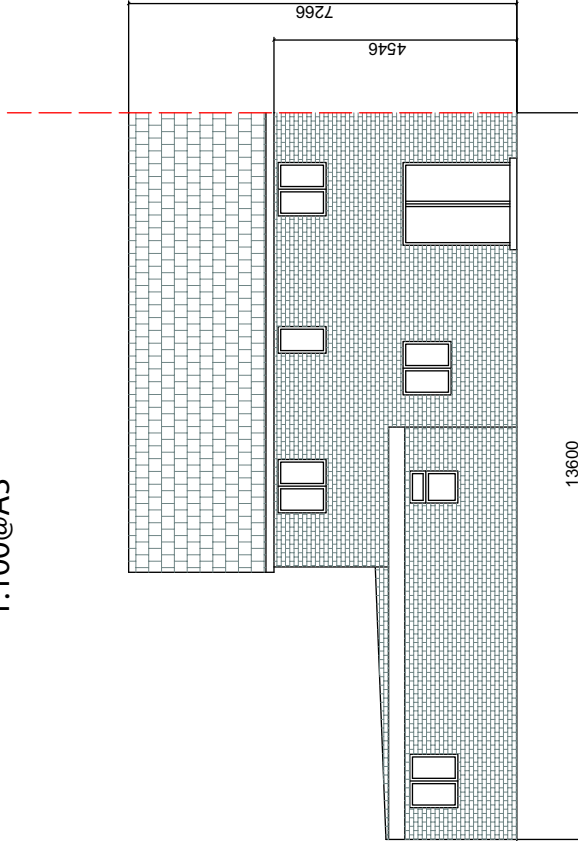
job:	Proposed house at 2 Mandeville road, brampton, PE28 4SB
title:	Existing Elevations
scale:	1:100@A3
date:	07/12
no:	OP05



No. 2 Front Elevation  
1:100@A3



No. 2 Side Elevation  
1:100@A3



No. 2 Rear Elevation  
1:100@A3

**NOTES**

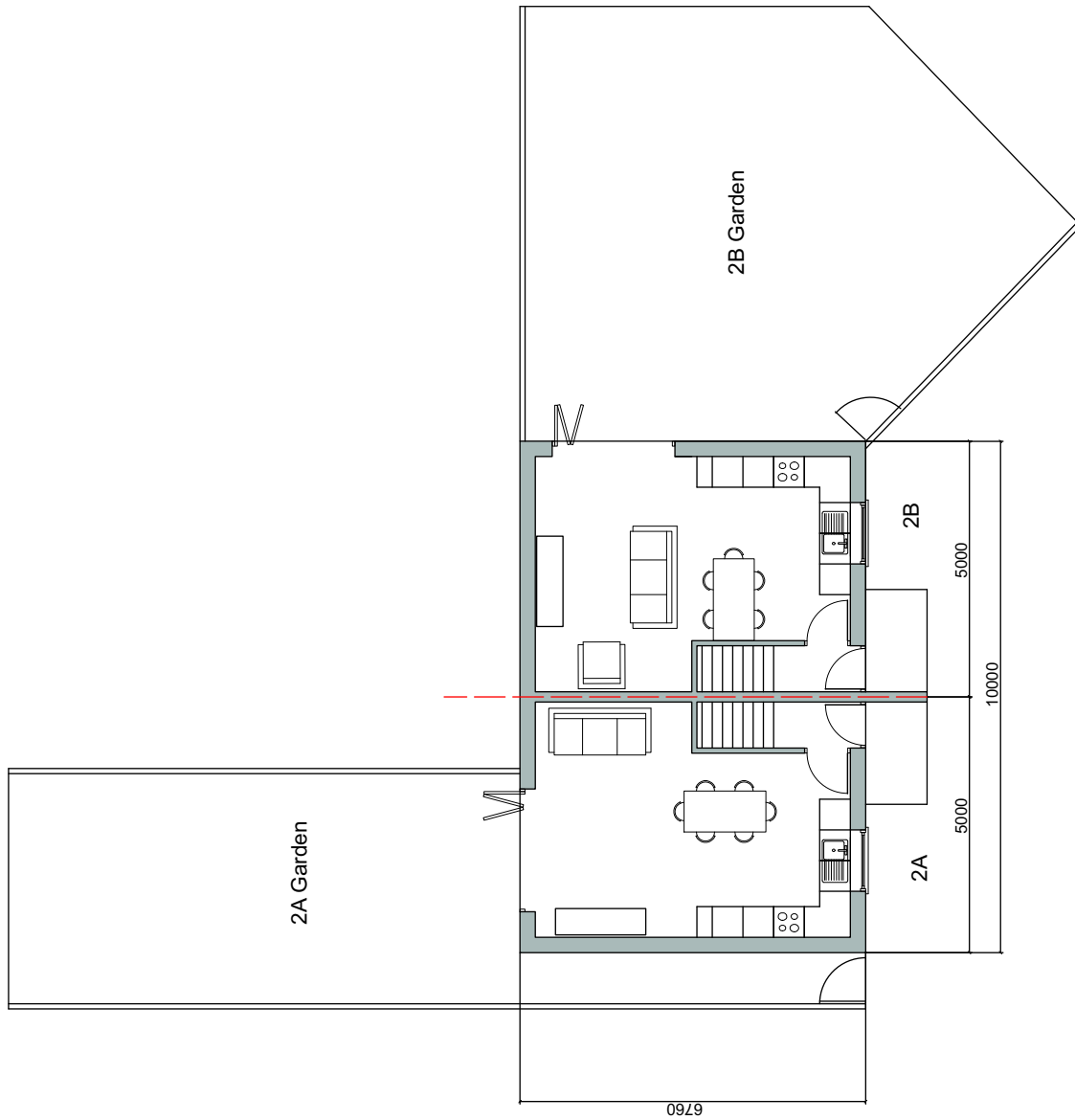
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job:	Proposed house at 2 Mandeville road, brampton, PE28 4SB
title:	Proposed Ground Floor Plan
scale:	1:100@A3
date:	07/12
no:	OP03



**Ground Floor Plan**  
**1:100@A3**

**NOTES**

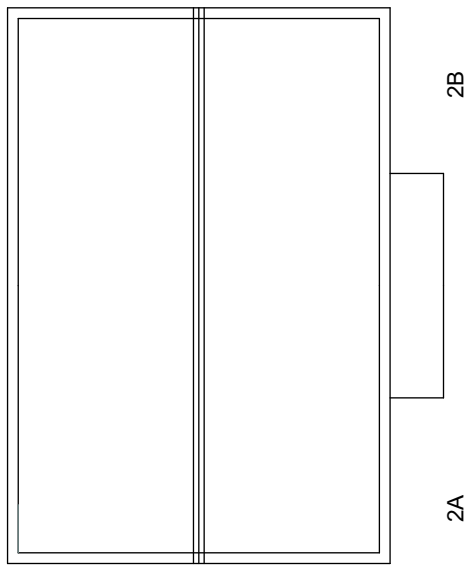
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# Outline Planning

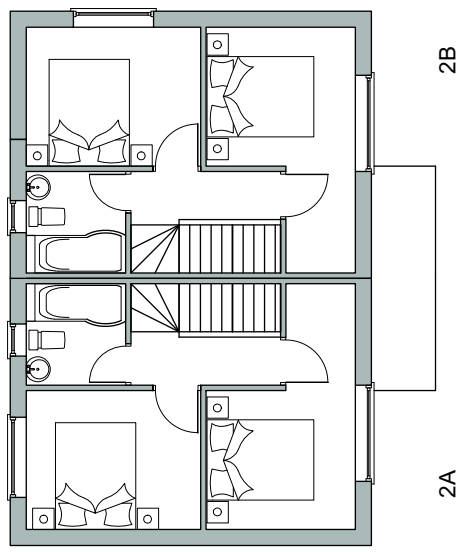
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job:	Proposed house at 2 Mandeville road, brampton, PE28 4SB
title:	Proposed 1st Floor and Roof Plan
scale:	1:100@A3
date:	07/12
no:	OP04



**Roof Plan**  
1:100@A3



**1st Floor Plan**  
1:100@A3

**Case No:** 1201455FUL (FULL PLANNING APPLICATION)

**Proposal:** ERECTION OF DWELLING

**Location:** LAND AT 5 HALL CLOSE

**Applicant:** MR R CLARKE

**Grid Ref:** 518712 262949

**Date of Registration:** 17.09.2012

**Parish:** LITTLE PAXTON

---

## RECOMMENDATION - APPROVE

### 1. DESCRIPTION OF SITE AND APPLICATION

1.1 This application relates to the curtilage of No. 5 Hall Close, a two storey modern dwelling which lies towards the north of the wider residential area of Little Paxton. Hall Close is a cul-de-sac of large detached dwellings. This particular dwelling occupies a corner plot. This dwelling has a large curtilage to the rear and side of the dwelling. The garden includes a strip of land west of No. 5 Hall Close that gained planning permission for the erection of a detached dwelling in January 2012, when the appeal against 1001540FUL was allowed by the Planning Inspectorate. That dwelling will be accessed via Rampley Lane.

1.2 This proposal is for a 2 storey, detached dwelling immediately west of No. 5 Hall Close. The dwelling will measure approximately 10.3m (w) x 9.5m (d) x 6.9m (h). No garage is proposed. Parking for 2 vehicles is provided forward of the dwelling, off the public highway. For the avoidance of doubt there is no designated conservation area in Little Paxton but to the west of the site lies Grove Court, which includes Grade II listed buildings and to the south of the site lies Paxton Hall, a Grade II\* listed building.

### 2. NATIONAL GUIDANCE

2.1 The National Planning Policy Framework (2012) sets out the three dimensions to sustainable development - an economic role, a social role and an environmental role - and outlines the presumption in favour of sustainable development. Under the heading of Delivering Sustainable Development, the Framework sets out the Government's planning policies for : building a strong, competitive economy; ensuring the vitality of town centres; supporting a prosperous rural economy; promoting sustainable transport; supporting high quality communications infrastructure; delivering a wide choice of high quality homes; requiring good design; promoting healthy communities; protecting Green Belt land; meeting the challenge of climate change, flooding and coastal change; conserving and

enhancing the natural environment; conserving and enhancing the historic environment; and facilitating the sustainable use of minerals.

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)

- **En2:** "Character and setting of Listed Buildings" - indicates that any development involving or affecting a building of architectural or historic merit will need to have proper regard to the scale, form, design and setting of that building
- **En18:** "Protection of countryside features" – Offers protection for important site features including trees, woodlands, hedges and meadowland.
- **En20:** "Landscaping Scheme" - Wherever appropriate a development will be subject to the conditions requiring the execution of a landscaping scheme.
- **En25:** "General Design Criteria" - indicates that the District Council will expect new development to respect the scale, form,



materials and design of established buildings in the locality and make adequate provision for landscaping and amenity areas.

- **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.

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.
- **CS3:** “The Settlement Hierarchy” – Identifies Little Paxton as a Key Service Centre in which development schemes of moderate and minor scale and infilling may be appropriate in built up areas.

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 C3, in order to protect the surrounding countryside and to promote wider sustainability objectives.
- **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 and

these should be incorporated effectively within the landscape elements of the scheme wherever possible.

- **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.
- **H3:** “Adaptability and Accessibility” – the location and design of development should consider the requirements of users and residents that are likely to occur during the lifetime of the development.
- **H7:** “Amenity” – development proposals should safeguard the living conditions for residents and people occupying adjoining or nearby properties.

3.7 Policies from the Huntingdonshire Local Plan to 2036 – Draft Strategic Options and Policies (2012):

- **Draft Policy 2:** “St. Neots Spatial Planning Area”- A sustainable housing scheme, including a residential institution and supported housing, will be acceptable
- where it is appropriately located within the built-up area of St Neots or Little Paxton.
- **Draft Policy 9:** “The Built-up area” – defines what is and what is not considered to be part of the built-up area.

3.8 Policies from the Huntingdonshire Local Plan to 2036 – Draft Development Management Policies (2012):

- **DM5:** “ Sustainable travel” – development proposals should demonstrate opportunities for use of sustainable travel modes, traffic volumes will not exceed the capacity of the local or strategic transport network, the effect of traffic movements and parking is minimized, connectivity is provided, and it is safe for pedestrians and cyclists.
- **DM6:** - “Parking provision” – development proposals should ensure that sufficient parking is provided to meet its needs and minimise impacts on existing neighbouring uses.
- **DM7** – “Broadband” - new sustainable developments should provide for the installation of fibre optic cabling to allow the implementation of next generation broadband.
- **DM13:** – “Good design and sustainability” – requires high standards of design for all new sustainable development and the built environment.
- **DM14:** “Amenity” – requires development proposals to provide a high standard of amenity for existing and future users of the proposed development and its surroundings.

- **DM20:** “Integrated renewable energy” – development proposals shall provide integrated renewable energy equipment in the design of new buildings in order to reduce carbon dioxide emissions.
- **DM23:** Flood risk and water management” – outlines the considerations for the acceptability of development in relation to the risk of flooding, including the implementation of Sustainable Drainage Systems (SuDS).
- **DM27:** “Heritage assets and their settings” – to protect and conserve the district’s heritage assets, including listed buildings, conservation areas and related assets. A sustainable development proposal will be acceptable where it avoids or minimises conflict with the conservation of any affected heritage asset and the setting of any heritage asset.
- **DM28:** “Developer contributions” – development proposals shall contribute towards local infrastructure, facilities and services from sustainable development proposals, predominantly through the Community Infrastructure Levy and Section 106 agreements.

3.9 Supplementary Planning Document:

3.10 The Huntingdonshire Design Guide 2007

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

4.1 The planning history for No. 5 Hall Close is:

8900318OUT – Erect one bungalow – permission refused.  
 9601484FUL – Extension to dwelling – permission granted.  
 9901075FUL – Extension to dwelling – permission refused and upheld on appeal (Appeal decision attached as a Green paper).  
 1000453FUL – Erection of New House – application withdrawn by applicant.  
 1001540FUL – Erection of Dwelling – application refused and allowed on appeal ( Appeal decision attached as a Green paper).  
 1200708FUL – Erection of dwelling – application withdrawn by applicant.

#### 5. **CONSULTATIONS**

5.1 **Little Paxton Parish Council – Objects (COPY ATTACHED)**

5.2 English Heritage – Awaiting comments on this application. At the time of application 1200708FUL it did not comment other than to recommend that the application be determined on the basis of the LPA’s specialist conservation advice.

5.3 The Environment Agency - Awaiting comments on this application. At the time of application 1200708FUL it raised no objections subject to a finished floor level condition.

#### 6. **REPRESENTATIONS**

6.1 6 letters of Objection on the grounds of:

- \* Impact on residential amenity by way of loss of views, loss of open feeling and overbearing impact.
- \* Impact on the drainage system
- \* Building a house without a garage is first step in further development of the site.
- \* The proposed dwelling does not reflect the character of surrounding houses and design is inappropriate for this area.
- \* The proposal represents over development of the site.
- \* Visibility of dwelling over the flat roofed garage of 5 Hall Close.
- \* A second house will exacerbate poor visibility upon exiting the driveway.
- \* Residents of the proposed dwelling and visitors will park on the public highway.
- \* Hall Close is supposed to be a low density development with the maximum number of houses already built.
- \* If permitted, 2 additional dwellings will now be built on the site alongside the original 1 dwelling.
- \* The Design and access statement refers to a garage.

**7. SUMMARY OF ISSUES**

- 7.1 For the avoidance of doubt there have been 2 appeals decisions relating to this site, 1 was dismissal of a large extension in August 2000 and the most recent, and most relevant is the appeal decision relating to the erection of a new dwelling to the west of No. 5 Hall Close, to be accessed off Rampley Lane. This appeal was allowed in January 2012. For the avoidance of doubt there have been significant policy changes since 2000. Both appeal decisions are included as green papers.
- 7.2 The NPPF advises that housing applications should be considered in the context of the presumption in favour of sustainable development. The NPPF aims to deliver a high quality built environment and focus development in sustainable locations, with access to a choice of transport modes. Annex 2 of the NPPF does exclude private residential gardens from the definition of 'Previously Developed Land'.
- 7.3 The Huntingdonshire LDF Core Strategy 2009, policy CS3, identifies Little Paxton as a 'Key Service Centre' where schemes of moderate and minor scale and infilling may be appropriate within the built-up area. Draft Policy 2 from the Huntingdonshire Local Plan to 2036 – Draft Strategic Options and Policies (2012) also advises that a sustainable housing scheme in the built up area of Little Paxton will be acceptable where it is appropriately located. Even though the land is not previously developed, the principle of erecting one further dwelling on the site is acceptable subject to the consideration of all other issues. The other main issues for consideration are the impact of the proposal on the residential amenity of neighbours, the design of the dwelling and impact on the area and the setting of listed buildings, highway matters and flooding matters

**Impact on the residential amenity of neighbours:**

- 7.4 To the west of this site is landscaping, and beyond that an area of open land within Grove Court, to the south is Little Paxton Hall, and to the east is No. 5 Hall Close. It is not considered that this proposal will be harmful to the amenity of the occupiers of No. 5 Hall Close. However, the neighbours that warrant further consideration are those north of the site.
- 7.5 Nos. 6 and 7 Hall Close are at a right angle to No. 5 Hall Close and No. 5 Hall Close faces the blank gable end of No. 6 Hall Close. This dwelling will stand to the west of No. 5 Hall Close, where it is perceived by neighbours that the proposal dwelling will result in a significant harm to their amenity.
- 7.6 The front projection of the proposed dwelling will be 10m from the common boundary to the north, a wall approximately 1.8m - 2m tall. The dwelling will be of similar height to No. 5 Hall Close. Furthermore, the 1st floor windows will be high level windows, one of which, will serve an ensuite and will be conditioned to be obscure glazed. The applicant has demonstrated through a section drawing that views north over the private amenity area to No. 6 Hall Close will be difficult from the bedroom window at the front of the proposed dwelling. As there will also be a second window, on the western elevation serving that room, the applicant has advised that they would accept a condition for the northern, high level window to also be obscure glazed, if Members of the Development Management Panel considered it necessary.
- 7.7 When considering this arrangement, weight is given to the historic appeals that were considered for 5 Hall Close. In the appeal of 2000 the planning inspector identifies that there is a difference in ground levels, namely that No. 5 Hall Close is marginally lower than No. 6 Hall Close, highlights that the proposal would be visible from No. 6 hall Close but unlikely to result in a significant loss of privacy but concluded that extension (described as a three-fold increase in the footprint of that dwelling) would reduce the feeling of spaciousness. However, this application must be considered in accordance with the development plan unless material considerations indicate otherwise. The new dwelling approved at appeal in January 2012 is also at a right angle to No. 5 Hall Close and the Planning Inspector considered this arrangement between 2 separate properties to be acceptable. In allowing the appeal for the new dwelling in January 2012, the Inspector considered the distance between that new dwelling and the most used part of No.5's garden. The current proposal would result in a shorter distance between the dwelling allowed at appeal and the rear garden of the proposed house (compared to the distance between the dwelling allowed at appeal and No.5) but, on balance, the angle and the opportunity for planting means that the relationship between the approved and proposed dwellings is acceptable.
- 7.8 Having regard to matters of light, outlook, overbearing and privacy, it is not considered that a refusal of this proposal on the grounds of residential amenity would be a sustainable reason for refusal. It is therefore considered that this proposal complied with policy H31 of the Huntingdonshire Local Plan 1995, Policy H7 of the DMDPD: proposed submission 2010 and policy DM 13 of the Policies from the Huntingdonshire Local Plan to 2036 – Draft Development Management Policies (2012).

### **The Design of the dwelling and impact on the character of the area and the setting of Listed Buildings:**

- 7.9 The dwelling has been designed to be broadly similar to the existing dwellings in Hall Close, namely that it is a larger dwelling. There are some differences but none that are considered detrimental to the visual setting of Hall Close. The staggered arrangement, with the proposed dwelling standing forward of No.5, is a continuation of this arrangement in this part of Hall Close. There is only a 1.3m gap between the side of No.5 and the side of the proposed dwelling, but other dwellings in the Close are relatively close together.
- 7.10 Having regard for the impact on the listed buildings, this proposal will result in the removal of the tall, dense leylandii trees along the west boundary, opening up views through the site, which the Planning Inspector in 2000 regarded as important views which can be seen from the public domain. Additional landscaping can be controlled via planning condition. Furthermore, the appeal of 2012 established that new residential development between them would not be detrimental to the setting of Paxton Hall or Grove Court. This dwelling has been appropriately designed and will not be detrimental to the visual amenity of Hall Close or the historic setting of listed buildings.

### **Highway Matters:**

- 7.11 Policy E2 of the DMDPD: Proposed Submission 2010 advises that up to 2 car parking spaces should be provided per dwelling but these are maximum standards. The applicant is providing 2 car parking spaces per dwelling, for the existing dwelling, and the proposed dwelling. In addition to this, Hall Close is a residential cul-de-sac with no parking restrictions. Residents are concerned regarding highway safety due to the existing hedge. The width of the access is acceptable to serve two dwellings, there is good pedestrian and vehicular visibility of the access from within Hall Close, and the occupier of 5 Hall Close could remove the hedge if they experience highway visibility difficulties. This proposal is not considered detrimental to highway safety.

### **Flooding Matters:**

- 7.12 At the time of application 1200708FUL, the Environment Agency had no objection to the erection of an additional dwelling on the site subject to a condition that floor levels shall be no lower than 16.05m ODN and this condition shall be applied to any permission accordingly. A survey forming part of the Flood Risk Assessment records existing grounds levels in the area of the footprint of the proposed dwelling to be around 16.00m ODN.

### **Other Matters:**

#### **Drainage matters:**

- 7.13 Drainage matters are controlled by Building Control and not via planning condition unless there is a potential impact on flooding matters. The Environment Agency do not require drainage details for the purposes of planning.

### **Future development of the site:**

- 7.14 While Hall Close may have been designed as a lower density estate, individual house owner have the right to apply for planning permission. Each application must be considered on its own merits against prevailing planning policy and any material planning considerations.

### **Conclusion:**

- 7.15 This proposal lies within the built up area of Little Paxton where the development of this site is acceptable in principle. The dwelling, as designed, will not be significantly detrimental to the amenity of neighbours, will be in keeping with Hall Close and will not be detrimental to the character and setting of Paxton Hall and listed buildings within Grove Court. The proposal will not be detrimental to the highway safety of Hall Close or flooding matters. In light of National Guidance, Development Plan Policies and other material considerations, it is recommended that permission be granted for the dwelling as proposed.

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

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

**Materials**

**Landscaping**

**Provision/retention of parking spaces**

**Finished floor level**

**Obscure glazing for en-suite**

**Removal of PD rights for further first floor windows in front elevation**

### **CONTACT OFFICER:**

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

**To:** DevelopmentControl[/O=HUNTS DISTRICT  
COUNCIL/OU=HDC/CN=RECIPIENTS/CN=DEVELOPMENTCONTROL];  
**Subject:** Comments for Planning Application 1201455FUL  
**Sent:** Mon 10/8/2012 10:12:33 AM  
**From:** developmentcontrol@huntsdc.gov.uk

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

Comments were submitted at 11:12 AM on 08 Oct 2012 from Mrs Jenny Gellatly.

### **Application Summary**

**Address:** Land At 5 Hall Close Little Paxton  
**Proposal:** Erection of dwelling  
**Case Officer:** Clara Kerr  
[Click for further information](#)

### **Customer Details**

**Name:** Mrs Jenny Gellatly  
**Email:** littlepaxton@hotmail.com  
**Address:** 11 Hayling Avenue, Little Paxton, St Neots, Cambridgeshire PE19 6HG

### **Comments Details**

**Commenter Type:** Town or Parish Council  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:** - Overbearing impact of development  
- Traffic creation/problems

**Comments:** Overbearing impact of development . Traffic creation problems in a small cul de sac.



# Development Management Panel



Scale = 1:2,500

Location: Little Paxton

Date Created: 26/10/2012

Application ref: 1201455FUL

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Ordnance Survey HDC 100022322



## Legend

 The Site

NOTES:-

REVISIONS			
REV	DESCRIPTION	DATE	MOD BY

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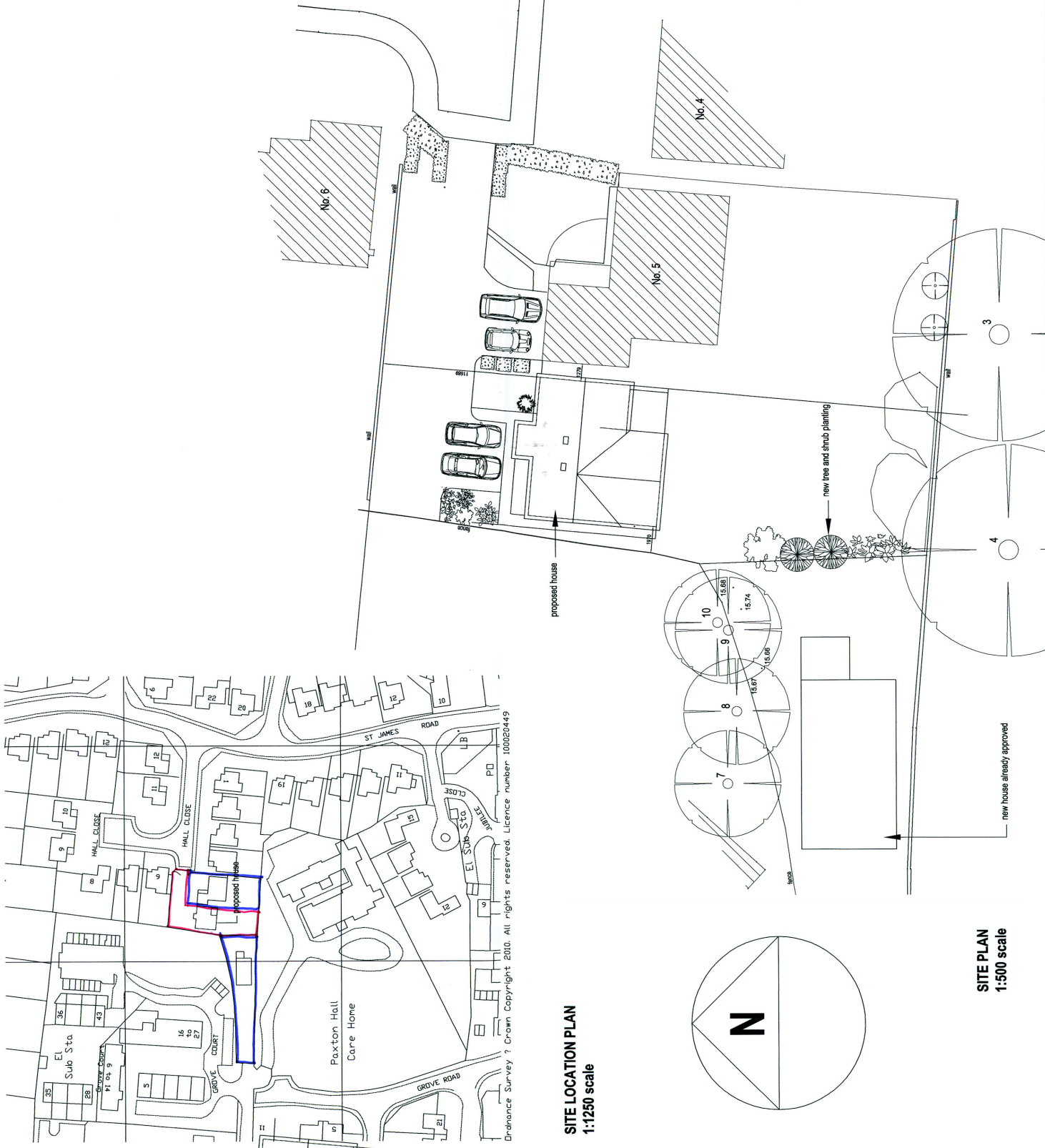
**AN Norvys Limited**  
 5, Blacksmiths Close, Abbotsley,  
 St. Neots, Cambridgeshire PE19 8JQ  
 Tel: 01767 677977  
 E-mail: anorvys@anl.com

CLIENT DETAILS  
**MR. R. Clarke**

PROJECT DETAILS  
**Proposed House at  
 5 Hall Close, Little Paxton**

TITLE  
**Site and Location Plans**

DRAWN BY	ANWH	DATE	Sept. 2012
CHECKED BY		DATE	
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SCALE	as indicated at @A2		

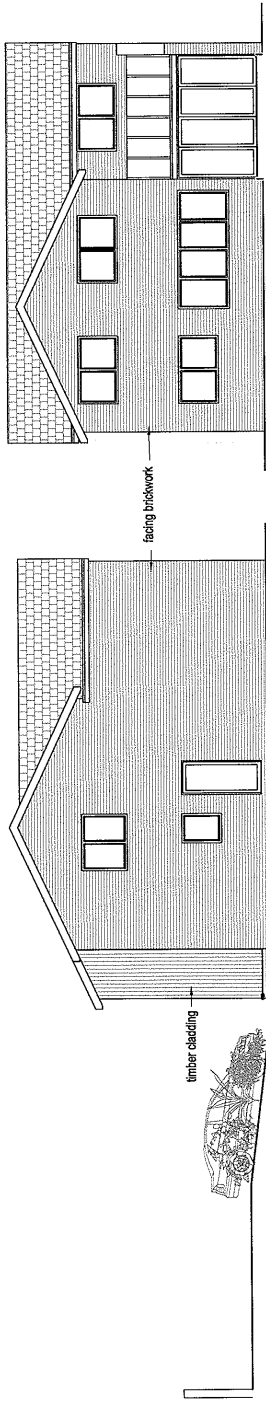


**SITE LOCATION PLAN**  
 1:1250 scale

**SITE PLAN**  
 1:500 scale

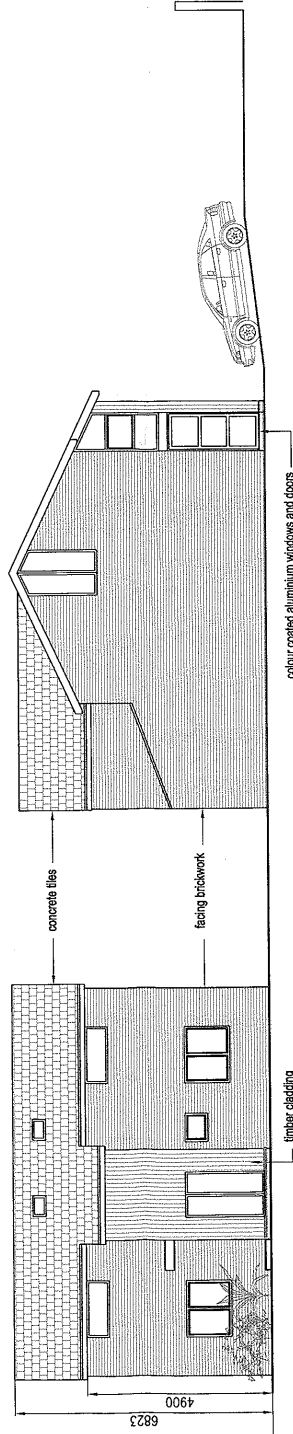
new house already approved

NOTES:-



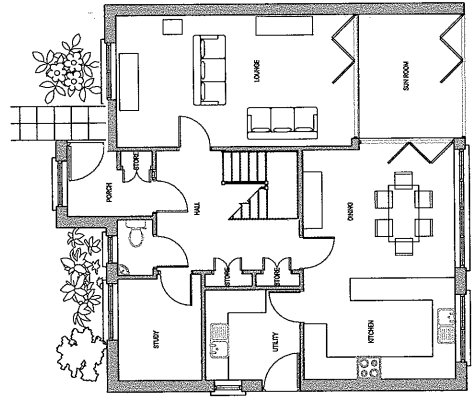
REAR ELEVATION

SIDE ELEVATION

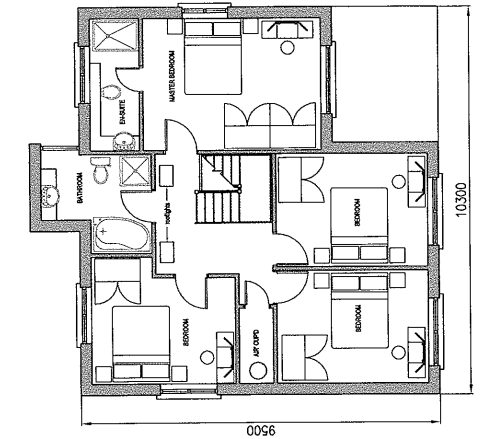


SIDE ELEVATION

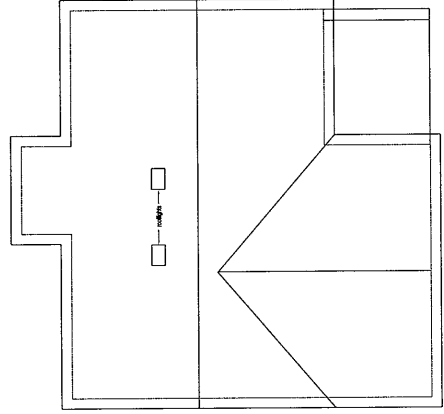
FRONT ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN

REVISIONS			
REV	DESCRIPTION	DATE	MOD BY
A	Garage omitted, house repositioned, roof to rear wing lowered.	10.09.12	AWH

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**AN Norvys Limited**

5, Blacksmiths Close, Abbotsley,  
St. Neots, Cambridgeshire PE19 6UQ  
Tel: 01763 677577  
E-mail: anorvys@aol.com

CLIENT DETAILS

**MR. R. Clarke**

PROJECT DETAILS

**Proposed House at  
5 Hall Close, Little Paxton**

TITLE

**Proposed Plans and Elevations**

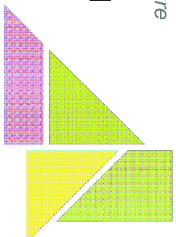
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CHECKED BY		DATE	
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CLIENT DETAILS  
**MR. R. Clarke**  
 DRAWN BY AWH  
 DATE October 2012

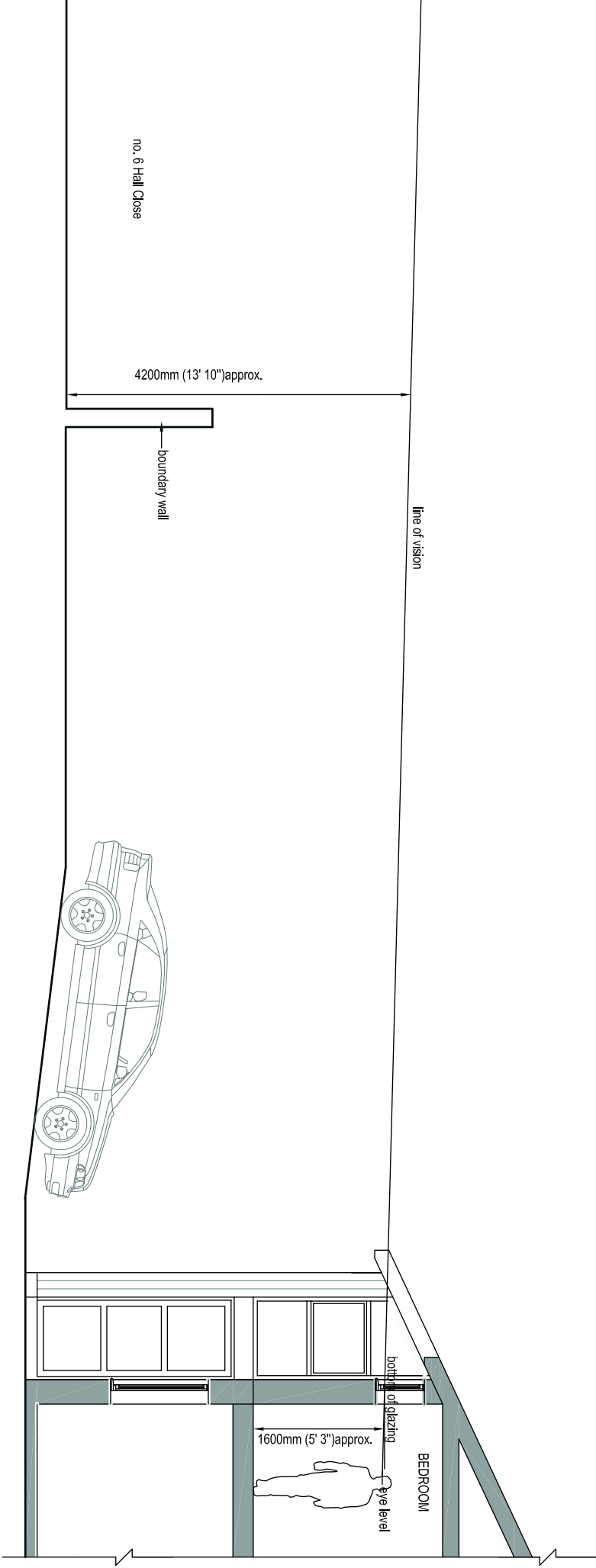
PROJECT DETAILS  
**Proposed House at  
 5 Hall Close, Little Paxton**  
 CHECKED BY  
 DATE

TITLE  
**Section through house**  
 DRAWING NO 1079/262  
 REV NO

*building a sustainable future*  
**AN Norvys Limited**  
 5, Blacksmiths Close, Abbotsley,  
 St. Neots, Cambridgeshire PE13 6UC  
 Tel: 01767 677577  
 E-mail: anorvys@aol.com



SCALE  
 1:50 at @ A3



**GREEN PAPERS FOLLOW**





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# Appeal Decision

Site visit made on 10 January 2012

**by John Braithwaite BSc(Arch) BArch(Hons) RIBA MRTPI**

**an Inspector appointed by the Secretary of State for Communities and Local Government**

**Decision date: 23 January 2012**

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**Appeal Ref: APP/H0520/A/11/2154899**

**Land at 5 Hall Close, Little Paxton, St. Neots, Cambridgeshire PE19 6QS**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr R Clarke against the decision of Huntingdonshire District Council.
  - The application Ref 1001540FUL, dated 17 August 2010, was refused by notice dated 21 December 2010.
  - The development proposed is the erection of a new house.
- 

## Decision

1. The appeal is allowed and planning permission is granted for the erection of a new house on land at 5 Hall Close, Little Paxton, St. Neots, Cambridgeshire in accordance with the terms of the application Ref 1001540FUL, dated 17 August 2010, subject to the following conditions:

1. The development hereby permitted shall begin not later than three years from the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: 1079/200 Rev. B, 1079/201 Rev. A, and 1079/202.
3. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved samples.
4. No development shall take place until details of hard and soft landscape works, including a programme of implementation, have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. The details of hard landscape works shall include vehicle and pedestrian surfaces and boundary treatments. The details of soft landscape works shall include planting plans, written specifications, and schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate.
5. No development shall take place until details of fencing for the protection of existing trees and hedges to be retained have been submitted to and approved in writing by the local planning authority. The erection of protective fencing shall be undertaken in accordance with the approved details before any equipment, machinery or materials are brought on to the site and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written approval of the local planning authority.

## Reasons

2. The main issues are the effect of the proposed dwelling on; first, the setting of nearby listed buildings, Paxton Hall and Grove Farm; and second, on the amenities of residents of 5 Hall Close.

The first issue – the setting of Paxton Hall and Grove Farm

3. 5 Hall Close is a detached two storey dwelling on a cul-de-sac of similar dwellings within an extensive modern residential area on the north side of Little Paxton. To the south of Hall Close is Paxton Hall, a Grade II\* listed building set within walled landscaped grounds, that is now a nursing home. To the west of Hall Close is Grove Court, the former stables of Grove Farm and a Grade II listed building, that is now in mainly residential use and is surrounded by parking and landscaping. Land to the north, south and west of Paxton Hall remained undeveloped until the mid 1970's when it was developed with housing. It is likely that the stables to Grove Farm were converted at about the same time.

4. 5 Hall Close has a substantial side and rear garden that is bounded, to the south, by the landscaped grounds of Paxton Hall, and to the west, by the landscaped grounds around Grove Court. The residential property also includes a narrow area of land, about 35 metres long and on average about 8 metres wide, between the two landscaped areas that has a frontage to Rampley Lane. The proposal includes severing the narrow area of land from the main garden area of 5 Hall Close and the construction of a two storey dwelling on the separate plot. The proposed dwelling would be about 7 metres wide and 12.5 metres long and would be erected at the wider end of the plot towards the retained garden area.

5. Rampley Lane provides access to Grove Court and to Paxton Hall. But the current access into Paxton Hall was only created when its former access from the west was developed in the 1970's along with land either side. It is likely that the appeal site was originally part of land associated with Grove Farm and it is not clear how it came to be part of land associated with 5 Hall Close. Nevertheless, the two listed buildings have clearly defined curtilages and, despite their proximity, there is no evidence to indicate that Grove Farm and Paxton Hall were ever associated by use or ownership. The settings of the two listed buildings are clearly defined and are separated by the appeal site.

6. The original countryside setting of Grove Farm and Paxton Hall was lost in the 1970's when their immediate settings became surrounded by housing development. The listed buildings, both in location and visually, are within the built-up area of Little Paxton. Furthermore, there is no visual link between the two listed buildings and there are no significant views out of their settings. The proposed gable ended dwelling would be about 4.1 metres high to the eaves and 7.3 metres high to the ridge. It has been designed to be low in height and appropriate in form. It would not extend significantly above a boundary hedge to Grove Court and the high boundary wall to Paxton Hall.

7. Given its sympathetic form and despite its position between the settings of the listed buildings, the proposed dwelling would not have any adverse effect on, and would thus preserve, the settings of Grove Farm and Paxton Hall. The proposal does not thus conflict with saved Huntingdonshire Local Plan (LP) policies En2 and En25, or with the thrust of national policy on heritage assets as set out in Planning Policy Statement 5 'Planning for the Historic Environment'.

The second issue – the amenities of residents of 5 Hall Close

8. The proposed dwelling would have a first floor lounge and a master bedroom both with east windows that would face towards the rear garden area at 5 Hall Close. The east elevation of the dwelling would be about 9 metres from the boundary between the new and retained plots but the rear garden at 5 Hall Close is large and the east elevation would be about 20 metres from the most used part of the retained garden, that part immediately to the rear of the dwelling. There would, furthermore, be the opportunity to establish screen planting along the boundary and a condition has been imposed to ensure that a planting scheme is submitted to and approved by the local planning authority before implementation.

9. The planting might provide only partial screening but, given also the distance from the east elevation of the proposed dwelling to the most used part of the garden area at 5 Hall Close, there is unlikely to be overlooking from the lounge and master bedroom windows that would result in a significant loss of privacy in the retained rear garden. The proposed development would not result in any significant loss of amenity for the residents of 5 Hall Close. The proposal does not thus conflict with saved LP policy H31.

Conditions

10. The conditions suggested by the Council have been imposed, apart from that relating to the laying out and surfacing of a parking and turning area which has been subsumed into a general landscaping condition, but have been amended in the interests of clarity and precision. Condition 1 is the standard time limit condition, condition 3 is to ensure that the dwelling has a satisfactory appearance, condition 4 is in the interests of visual amenity, and condition 5 is to ensure that retained trees and hedges are protected during the construction period. Condition 2, which requires that the development is carried out in accordance with approved plans, is for the avoidance of doubt and in the interests of proper planning.

*John Braithwaite*

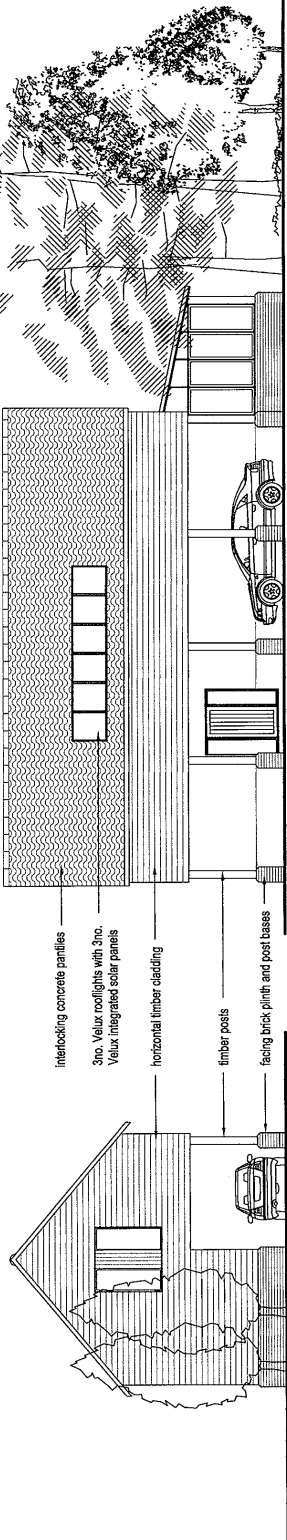
Inspector



NOTES:-

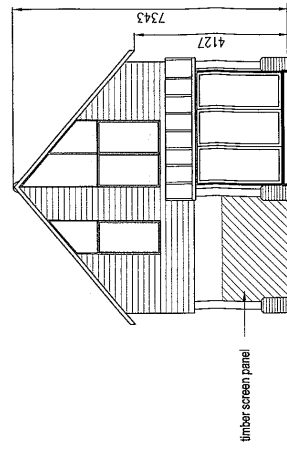
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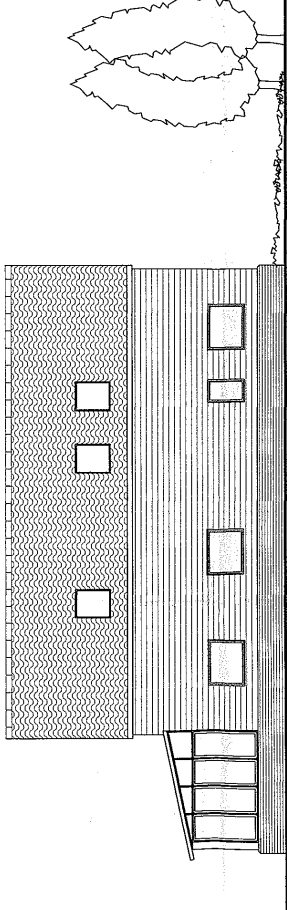


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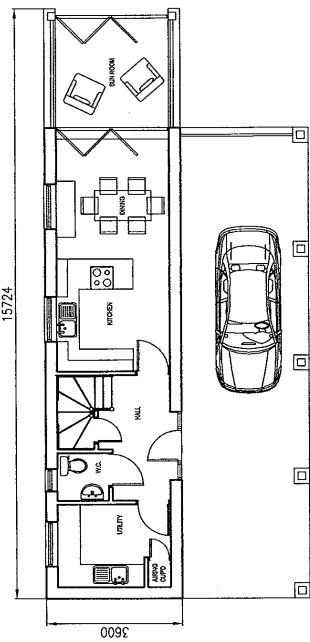
SIDE ELEVATION



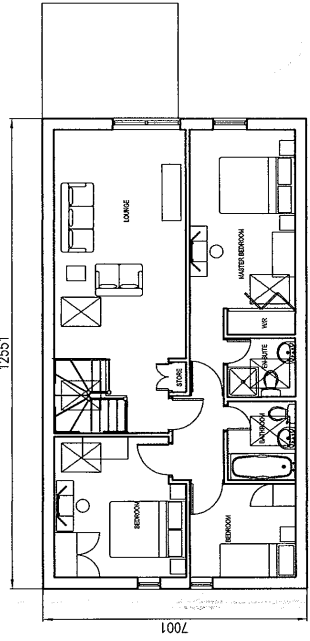
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

REVISIONS			
REV	DESCRIPTION	DATE	MOD BY
A	Planning application issue.	12.03.10	AWH

building a sustainable future

**AN Norvys Limited**  
 5 Oldenshills Close, Aberdeen,  
 10 St. Norvys, Cambridgeshire PE16 6UQ  
 Tel: 01767 677577  
 E-mail: anorvys@aol.com

CLIENT DETAILS

**MR. R. Clarke**

HOODING SERVICE  
 15 SEP 2010  
 VIA CSC

PROJECT DETAILS

**Proposed House at  
 Rampley Lane, Little Paxton**

TITLE

**Plans and Elevations**

DATE	Jan. 2010
DRAWN BY	AWH
CHECKED BY	
REV NO	A
DRAWING NO	1079/201
SCALE	1:100





# Appeal Decision

Site visit made on 29 June 2000

by Eiluned Morgan BA MSc MRTPI

an Inspector appointed by the Secretary of State for the  
Environment, Transport and the Regions

The Planning Inspectorate  
Room 1404  
Tollgate House  
Houlton Street  
Bristol BS2 9DJ  
☎ 0117 987 8927

Date  
**24 AUG 2000**

**Appeal Ref: APP/H0520/A/00/1041480**

**5 Hall Close, Little Paxton, St. Neots**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr & Mrs R Clarke against the decision of Huntingdonshire District Council.
- The application ref: 99/1075 dated 12 July 1999, was refused by notice dated 15 October 1999.
- The development proposed is a two-storey side extension including swimming pool, double garage and CCTV cameras.

**Summary of Decision: the appeal is dismissed**

## Main Issue

1. I consider that the main issue is the effect the proposal would have on the character and appearance of the locality.

## Development Plan and other Planning Policies

2. The development plan includes the Cambridgeshire Structure Plan adopted in 1995 and the Huntingdonshire Local Plan 1996. Structure Plan Policy SP12/10 states that all new developments will be expected to incorporate high standards of layout and design and to relate well to their surrounding.
3. Local Plan Policy En25 reflects this guidance in expecting new development to generally respect the scale, form, materials and design of established buildings in the locality and where appropriate to make adequate provision for landscaping. Policy H34 applies to extensions which should have regard to the amenity and privacy of adjoining properties. The Local Plan is the subject of proposed alterations but I am advised that none of the above policies is affected by the proposed changes.
4. National guidance on design is given in Planning Policy Guidance 1 (PPG1), General Policy and Principles. In paragraph 17 it states that local planning authorities should reject poor designs, which may include those inappropriate to their context, for example those clearly out of scale or incompatible with their surroundings.

## Reasons

5. Hall Close is a planned development of large two-storey houses arranged around a cul-de-sac. The houses are closely spaced and, although there are some variations, overall there is a consistent form of design. No.5 Hall Close is in the corner of the L-shaped cul-de-sac and is on a much larger plot. The dwelling is aligned with the properties facing north on Hall Close and this creates an open view to the west across the forecourt towards the grounds of Grove Court. This view is a significant feature of Hall Close as

it is visible on entering the Close from St. James Road and is a major open view within the development. A feature of it is the very high conifer hedge that at present prevents views beyond the site into the substantial gardens of Grove Court. I understand that the conifers may be felled but do not consider that this would reduce the view's attractiveness, in fact this could enhance it further by increasing openness and interest.

6. The Hall Close development was clearly carefully planned and took advantage of the opportunity to provide a view that, in my opinion, adds to its attractiveness. The proposal would introduce a single and two-storey extension, incorporating a double garage, into the westward view from Hall Close, in such a way that the view would be largely lost and I consider that this would have an adverse visual impact on the street scene.
7. The development proposed would represent approximately a threefold increase in the footprint of the dwelling, so that it would be substantially larger than other dwellings in Hall Close. The plot is larger than the others but it has an irregular shape and is subject to design constraints because of its setting. The proposed extension would be very close to two of the site boundaries which currently have no built development next to them. There is a brick wall between the site and the rear garden of No.6 Hall Close but the proposed large garage would be about 4 metres high at its ridge and, allowing for the difference in ground levels, would be visible from the garden and the house. From the back garden the two-storey element of the proposal would also be visible and, although it would be unlikely to result in a significant loss of privacy, I consider that it would reduce the feeling of spaciousness.
8. The proposed garage and swimming pool would be positioned close to the boundary with Grove Court and there would be insufficient space to provide landscaping to screen the extension. In view of the large size of the swimming pool building, I consider that reducing the impact of its mass should not be dependent on trees beyond the site and that on site landscaping would be necessary.
9. The proposal would change the style of the house in such a way that it would appear quite different from others in Hall Close. At present it has a simple ridged roof with a flat roofed garage. By comparison, the proposal would have a complex footprint and roofscape and, although not all of it would be seen because of its size and position, it would no longer appear to be part of the original Hall Close scheme and would undermine the design integrity of that development. In addition because of its large mass and the restricted opportunities for landscaping it could not be visually integrated into its setting. While there are occasions when a high standard of design would justify a building of a very different character, I do not consider that the proposal represents such an instance.

### Conclusion

10. PPG1 looks to local planning authorities to not impose a particular architectural taste or style arbitrarily, but it also confirms the importance of the setting of a proposal and the design of buildings. I consider that the proposal would appear unduly large and that its design would not be sympathetic to its setting, that there would be insufficient space for necessary landscaping and that it would result in the loss of a view that contributes to the attractiveness of Hall Close. I have concluded that the proposal would have an

## Appeal Decision

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adverse visual impact on the character and appearance of the locality and that it would be contrary to development plan policies SP12/10, H34 and En25. I have considered all the other matters raised in the representations, but none outweighs the considerations that lead me to my decision.

### Formal Decision

11. In exercise of the powers transferred to me I dismiss the appeal.

### Information

12. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court within 6 weeks from the date of this permission.

*Eiluned Morgan*

INSPECTOR

NO PLANS  
AVAILABLE FOR  
THIS APPEAL

**Case No:** 1201062FUL (FULL PLANNING APPLICATION)

**Proposal:** ERECTION OF OCCUPATIONAL DWELLING AND DOUBLE GARAGE FOR EXISTING FARM AND FISHERY

**Location:** HOLLOW HEAD FARM HOLLOW

**Applicant:** CLARKE FARMS

**Grid Ref:** 530779 284790

**Date of Registration:** 27.06.2012

**Parish:** RAMSEY

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## **RECOMMENDATION - REFUSAL**

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

- 1.1 This site is located on Hollow Lane, in the open countryside, approximately 2 Km east of Ramsey. It forms part of an agricultural holding (having a total area of 73.21 ha), principally in this area and in the adjoining Parish of Warboys. It adjoins a complex of farm buildings, and the access into the site. The land is presently used for arable purposes and has no features of note. The front boundary is relatively open, and there are clear views of the site from Hollow Lane. To the rear of the holding is a large irrigation reservoir. From information taken from application 1001869FUL, it would appear that the reservoir was constructed in 1996.
- 1.2 The bulk of the land in the vicinity of the application site is in agricultural use and built development is well scattered.
- 1.3 The proposal is to erect an occupational dwelling and a double garage for the existing farm and fishery. The front of the dwelling will align with the adjoining barns and the two storey section will measure 10.5m by 8.9m. There will be a single storey addition on the rear measuring 5.4m by 5.4m. The ridge height of the two storey section will be approximately 7.25m and the ridge height of the single storey section approximately 5.2m. The eaves height will vary with the maximum height being approximately 3.4m. The materials for the walls will be brick and boarding, with tiles for the roof. A double garage will be sited close to the dwelling and there will be a parking/turning area close to both buildings. The existing access into the site will be used although the plans indicate that it will be improved. Behind the barns, seven extra parking spaces are indicated. A native species hedge with intermittent trees is to be planted around the dwelling and garage.
- 1.4 The improvements to the access and the provision of 7 parking spaces to the rear of the barns were shown on the application for the use of the reservoir for recreational fishing (1001869FUL).
- 1.5 The site is in the open countryside and the land is liable to flood.

## 2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (2012) sets out the three dimensions to sustainable development - an economic role, a social role and an environmental role - and outlines the presumption in favour of sustainable development. Under the heading of Delivering Sustainable Development, the Framework sets out the Government's planning policies for : building a strong, competitive economy; ensuring the vitality of town centres; supporting a prosperous rural economy; promoting sustainable transport; supporting high quality communications infrastructure; delivering a wide choice of high quality homes; requiring good design; promoting healthy communities; protecting Green Belt land; meeting the challenge of climate change, flooding and coastal change; conserving and enhancing the natural environment; conserving and enhancing the historic environment; and facilitating the sustainable use of minerals.

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.
  - **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.
  - **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)

- **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.
- **En20:** Landscaping Scheme. - Wherever appropriate a development will be subject to the conditions requiring the execution of a landscaping scheme.
- **En25:** "General Design Criteria" - indicates that the District Council will expect new development to respect the scale, form, materials and design of established buildings in the locality and make adequate provision for landscaping and amenity areas.
- **H23:** "Outside Settlements" – general presumption against housing development outside environmental limits with the exception of specific dwellings required for the efficient management of agriculture, forestry and horticulture.
- **H31:** "Residential privacy and amenity standards" – Indicates that new dwellings will only be permitted where appropriate standards of privacy can be maintained and adequate parking provided.
- **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.
- **CS9:** "Flood water management" – the District Council will normally refuse development proposals that prejudice schemes for flood water management.

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

- None relevant

3.4 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.

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

3.5 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.
- **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. Car free development or development proposals incorporating very limited car parking provision will be considered acceptable where there is clear justification for the level of provision proposed, having consideration for the current and proposed availability of alternative transport modes, highway safety, servicing requirements, the needs of potential users and the amenity of occupiers of nearby properties.
- **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.

3.6 Policies from the Huntingdonshire Local Plan to 2036 – Draft Strategic Options and Policies (2012) are relevant:-

- **Draft Policy 7:** “Scale of development in the countryside” - sets out the limited circumstances where sustainable development in the countryside will be considered. These include (where it is in accordance with other policies of this Plan or policies of the Cambridgeshire Waste and Minerals Development Plan produced by Cambridgeshire County Council) proposals for essential operational development for renewable and low carbon energy generation.
- **Draft Policy 9:** “The Built-up area” – defines what is and what is not considered to be part of the built-up area.

3.7 Policies from the Huntingdonshire Local Plan to 2036 – Draft Development Management Policies (2012) are relevant:-

- **DM6:** “Parking provision” – development proposals should ensure that sufficient parking is provided to meet its needs and minimise impacts on existing neighbouring uses.
- **DM13:** “Good design and sustainability” – requires development proposals to be designed to a high standard which reflects the surroundings and contributes positively to the local character of the built area, and has regard to the Design Guide.
- **DM14:** “Amenity” – requires development proposals to provide a high standard of amenity for existing and future users of the proposed development and its surroundings.
- **DM23:** “Flood risk and water management” – outlines the considerations for the acceptability of development in relation to the risk of flooding, including the implementation of Sustainable Drainage Systems (SuDS).

3.8 The SPD Design Guide is a material planning consideration.

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

4.1 0300435OUT – erection of agricultural dwelling. Refused 18th September 2003.

4.2 1001869FUL – Use of irrigation reservoir for recreational fishing and alterations to existing access. Approved 4th February 2011.

#### 5. **CONSULTATIONS**

5.1 **Ramsey Town Council – Approve (copy attached).**

5.2 Middle Level Commissioners – it is considered that the applicant has not yet provided adequate evidence to prove that a viable scheme for appropriate water level/flood risk management has been devised.

#### 6. **REPRESENTATIONS**

6.1 Neighbours – no representations received.

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

- 7.1 The main issues in this case relate to the principle of the development, the impact of the proposal on the character of the site and the area in general, the effect on neighbour amenity, highway issues 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 referred to above are restrictive and will generally only permit development which, inter alia, is essential operational development for agriculture or outdoor recreation. National policy is to control development in the countryside in order to conserve its character and natural resources, and applications for development in the countryside should be supported by a specific justification. In this case an agricultural appraisal has been submitted.

- 7.3 The proposed dwelling is to serve both the farm and the fishery. The latter was granted planning permission in February 2011, but has yet to be implemented due to the lack of an on-site dwelling to supervise the use and to provide welfare for the fish. In addition, the relative isolation of the site leaves it vulnerable to theft and vandalism. The applicant argues that the proposal is in accord with the provisions of the NPPF in that it will support economic growth in a rural area, and that, although isolated houses in the countryside should be avoided, they should be supported in special circumstances e.g. where there is an essential need for a rural worker to live permanently at or near their place of work. An overriding issue for the NPPF is that development should be sustainable.

- 7.4 The application is accompanied by an appraisal of the business, and an assessment of need for a dwelling to serve this holding. An application for a dwelling was submitted in 2003, but permission was refused on the grounds that the development was premature given the length of time that the applicant had left on his existing tenancy with the County Council. In summary, the justification for the current dwelling covers a number of issues:-

1) The farm includes a 1.1 ha reservoir, originally built for watering the potato crop, although fish were introduced into it in 1997. The reduction in the potato crop has resulted in no water being taken from the reservoir since 2007. This has allowed, with careful management, the fish to thrive. It is now a sought after sports fishing venue.

2) The applicant is keen to develop the fishery as a commercial enterprise (hence the permission granted in 2011) but, before this can happen, the site will require close supervision all year round. This will ensure good standards of fishery practice, fish husbandry and visitor safety.

3) Large amounts of fertilizer, other farming requirements, crops and machinery are stored at the site. A dwelling on the site will provide security for the farm itself, together with a deterrent against the theft of fish.

4) An onsite dwelling will also deter intruders who might injure themselves on the machinery or equipment, or be at risk from drowning in the reservoir.

5) A dwelling will allow for the expansion of the enterprise.

- 6) Farm commodity assurance schemes require farms and crops to be regularly supervised by a worker living on the site.
- 7) The quality of the fish in the reservoir generates welfare requirements and security needs to look after the fish and to prevent the theft of valuable stock.
- 8) The current manpower requirement, based on the arable side of the business, equates to just over half a full time worker. However, when the requirement of running the fishery is taken onto account, one full time worker can be easily justified.
- 9) The existing business is financially viable and is likely to remain so.

7.5 The applicant has submitted a number of appeal decisions to support the application although it is a standard tenet of planning law that each case should be treated on its individual merits. Without knowing the full details of the cases referred to, it is difficult to provide in depth comments, but the three Inspectors involved have concluded in each case that it is essential to have a dwelling on site for a full time worker to monitor oxygen levels and water quality, to provide maintenance and for enhanced security.

7.6 In order to test the applicant's statement, the Authority commissioned its own independent assessment of the proposal - as to whether or not a dwelling is justified in this case. After reviewing the information provided by the applicant, and assessing this against present policies and guidance, the following conclusions have been drawn:-

- 1. Farming operations have been undertaken at the unit since 1991 without the need for a dwelling on the site. A person living on site would be preferable for security reasons, but there is no essential need for a dwelling on the farm at present.
- 2. There is only a limited need for a dwelling to serve the proposed fishing enterprise. There have been fish in the lake since 1997, and these have been managed for the past 15 years without an on-site presence. The fish have been monitored, and their needs have been met, without staff living on the site.
- 3. Whilst security is an issue, and was a factor in the three appeal decisions, there are other ways of providing this e.g. by CCTV or alarms. Fencing may not be an option due to its visual impact.
- 4. The fishing enterprise for which the dwelling is deemed essential by the applicant is not yet operating.
- 5. Given that the enterprise is not yet operating, its financial sustainability cannot be assessed.
- 6. Present profitability from farming is variable. The income from the fishing enterprise could improve the situation but there is no clear evidence of this.
- 7. The balance sheet is not evidence of sound finances given that current assets are worth considerably less than current liabilities.
- 8. There are properties close by in Ramsey (where the farmer currently lives) which could provide the required accommodation without building a house on this site.

7.7 In the light of the above commentary, it is considered that, whilst a permanent dwelling on this site would have certain advantages for the applicant, it cannot be considered to be essential in terms of the present or proposed business, and does not satisfy the requirements of paragraph 55 of the NPPF. It should also be noted that the site is in an unsustainable location in that the majority of journeys to and from

it would be made by private car. The proposal is contrary to the provisions of policies SS1, En17, H23, CS3, E2, P7 and draft policy 7.

### **Impact on the character of the area**

- 7.8 The proposal will increase the amount of built development on the site, and, whilst the proposed dwelling will be well related to the existing farm buildings, the presence of a further structure will consolidate and intensify the built up nature of the site. The dwelling will be clearly visible from the road due to the lack of screening across the frontage of the site (although hedge planting is proposed), with the garage being set further forward of the building line established by the existing barns. There are no objections to the form and scale of the building itself, and the size of the dwelling is not excessive.
- 7.9 It is considered that the erection of the proposed building and garage will intensify the built up nature of the site, and that this will, as a consequence, have an adverse impact on the character of the open landscape. The proposal does not comply with the requirements of policies E1 and DM13.

### **Effect on neighbour amenity**

- 7.10 There are no other residential properties in close proximity to the site, and the erection of the proposed dwelling will have no impact on the amenities of any of the other property along Hollow Lane.
- 7.11 The proposal complies with policies H31, H7 and DM14.

### **Highway Issues**

- 7.12 There is an adequate access into the site at present, but it is to be improved by increasing its width slightly, and by providing larger kerb radii. The road is not classified but the improvements are welcomed as the access is used by large farm vehicles. Should consent be granted for the development, the provision of the improved access could be required by condition. The erection of one dwelling on the site should not have a significant effect on the amount of traffic using the access or the road.
- 7.13 The submitted plan indicates that there is ample parking space being provided for the new dwelling and the standard specified in policy E10, and in appendix 1 to the DMDPD (a maximum of two spaces) is satisfied.
- 7.14 The proposal meets the requirements of policies E10 and DM6.

### **Flooding**

- 7.15 The site is within Environment Agency flood zones 2 and 3, but is in flood zone 1 of the Huntingdonshire SFRA. The application has been accompanied by a Flood Risk Assessment. In terms of the NPPF, the sequential test is to steer new development to areas with the lowest probability of flooding. In this particular case, the proposal passes the sequential test due to its location in SFRA zone 1. Given that the

sequential test is satisfied, there is no requirement to apply the exception test.

- 7.16 The FRA does not take the SFRA into account but considers the application in terms of the E.A. flood zones, and the now superseded PPS25. The FRA states that, although the sequential and exception tests should be applied, the site is protected against the 1 in 100 year return period event, being within a defended flood plain. The likelihood of flood water overtopping the defences is considered to be small, and it is also likely that flooding from other sources is similarly low. There is no evidence that the site has flooded in the past 100 years. It is intended to construct the dwelling with a floor level of 300mm above the adjoining ground levels – a level similar to that of Hollow Lane. In the event of an extreme flooding event, it is likely that the water levels will rise slowly, thereby allowing safe access from the property towards Ramsey. The occupants will be made aware of the EA's Floodline Service. The FRA concludes that, although the site is within EA flood zone 3, it is protected by flood defences to a 1 in 100 year return period, and that the risks of flooding are low.
- 7.17 The Environment Agency have been consulted on the application and their comments will be reported to Members in due course.

#### **Other issues**

- 7.18 There are no other material planning considerations which have a significant bearing on the determination of this application.

#### **Conclusions**

1. An independent assessment has concluded that there is no essential requirement for a dwelling in this location.
  2. The erection of the building will consolidate the built up nature of the site and will have an adverse impact on the open character of the area.
  3. The development will not affect the amenities of any of the nearby dwellings.
  4. There are no overriding highway issues.
  5. There are no overriding flooding issues.
  6. There are no other material planning considerations which have a significant bearing on the determination of this application.
- 7.19 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 reasons

The proposal would be contrary to the provisions of policy SS1 Of the East of England Plan – revision to the Regional Spatial Strategy (May 2008), policies H23 and En17 of the Huntingdonshire Local Plan 1995, policy CS3 of the Local Development Framework Core Strategy 2009, policies E1, E2 and P7 of

the Development Management DPD Proposed Submission 2010, draft policy 7 of the Policies from the Huntingdonshire Local Plan to 2036 – Draft Strategic Options and Policies (2012) and policy DM13 Policies from the Huntingdonshire Local Plan to 2036 – Draft Development Management Policies (2012) in that the proposal is for non-essential residential development in the open countryside. The development is not sustainable given its distance from the nearest settlements and the erection of the dwelling and the garage will consolidate and intensify the amount of built development in the locality, to the detriment of the open nature and rural character of the adjacent countryside.

**CONTACT OFFICER:**

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



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www.huntingdonshire.gov.uk

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

Application Number: 1201062FUL Case Officer David Hincks

**Proposal: Erection of occupational dwelling and double garage for existing farm and fishery**

**Location: Hollow Head Farm Hollow Lane Ramsey**

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

Please ✓ box as appropriate

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

10 votes in favour with 2 abstentions. The Cllrs were in agreement that the business success required a premises on site.

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

No observations either in favour or against the proposal

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

Date: 27/6/12

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)**

# Development Management Panel

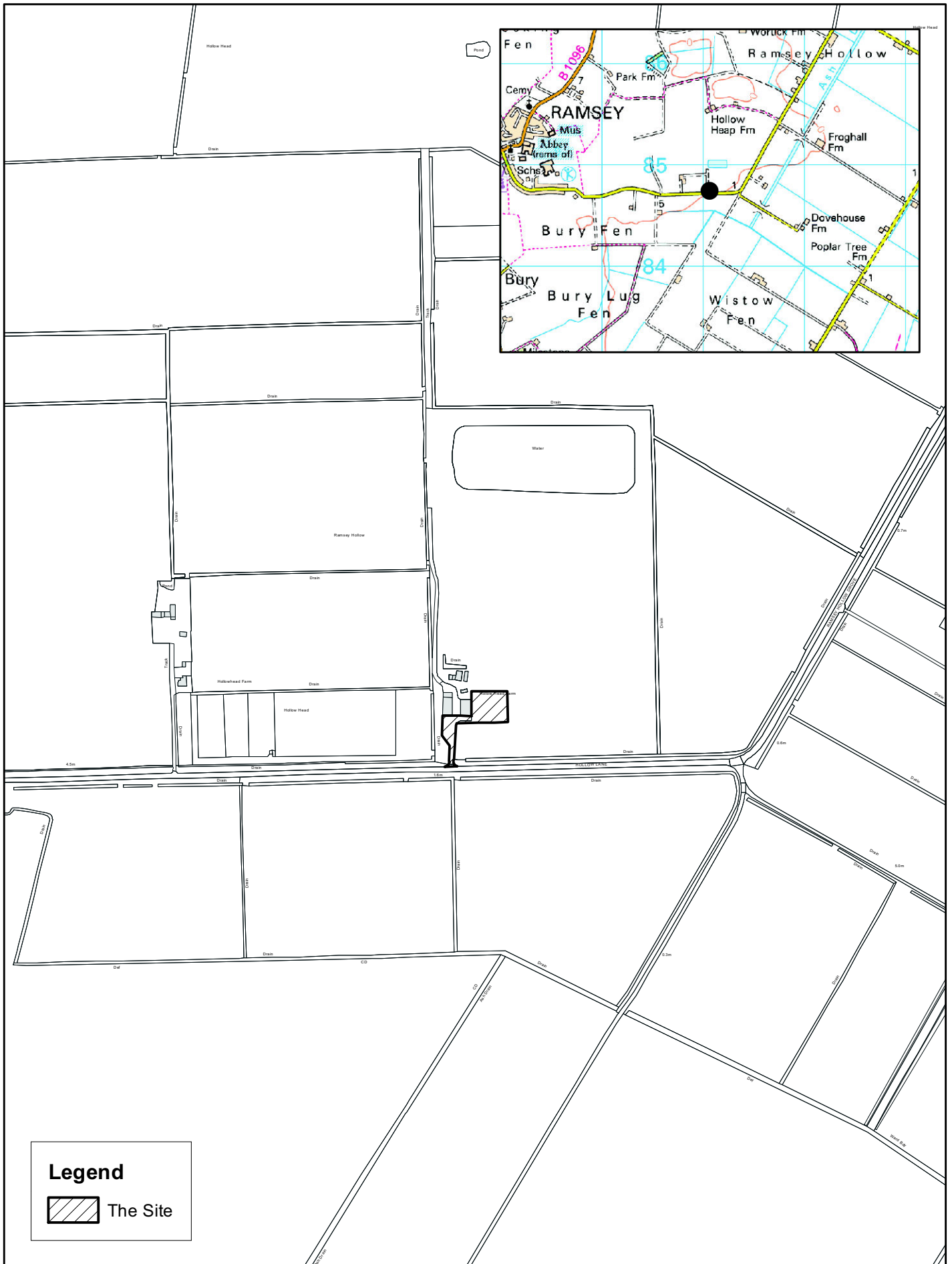


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Date Created: 26/10/2012

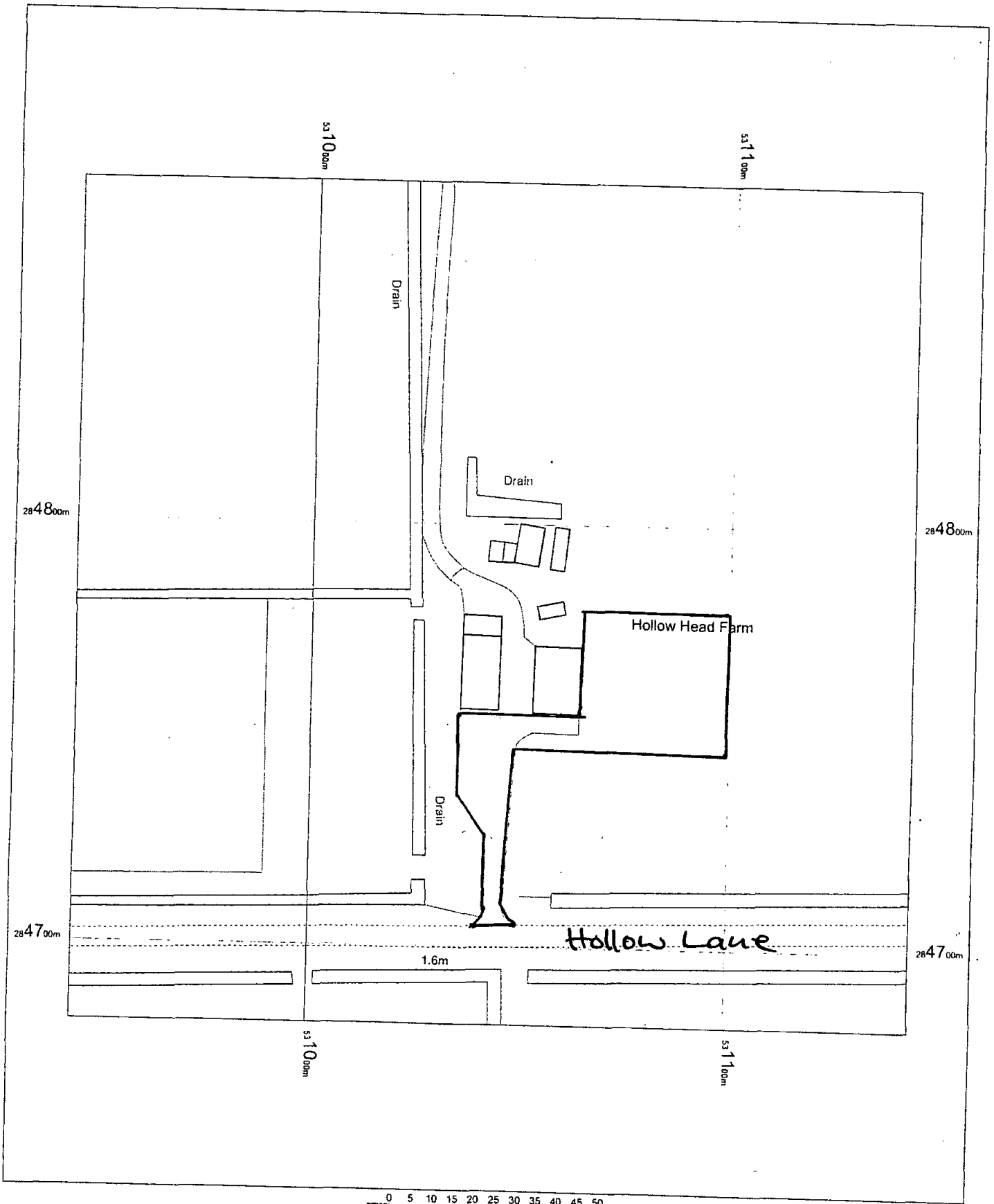
**Location:** Ramsey

**Application ref:** 1201062FUL



**Legend**

 The Site



Hollow Head Farm  
 Hollow Lane  
 Rawney

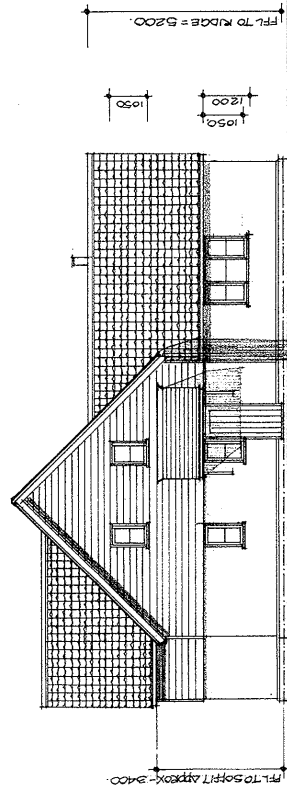
OS Mastermap  
 26 June 2012, ID: BW1-00159651  
 www.blackwellmapping.co.uk  
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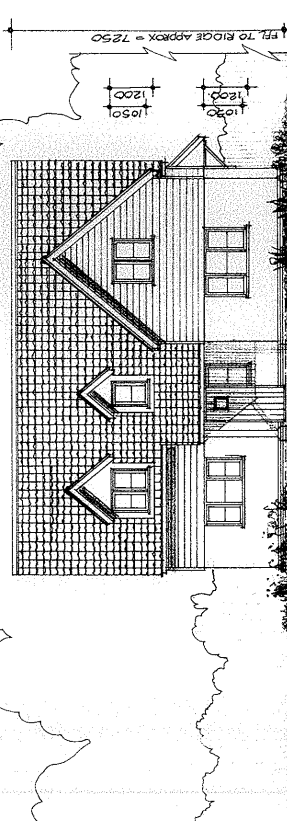
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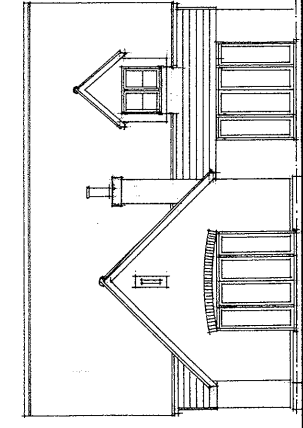
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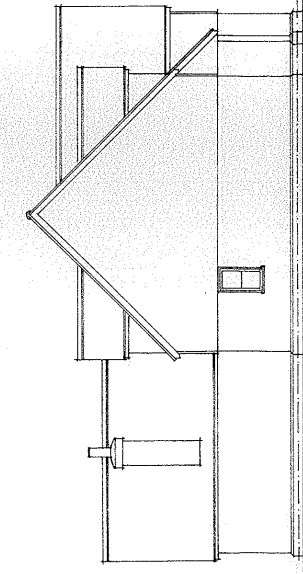
Southern



Eastern



Northern



Western

GENERAL.  
ALL EXTERNAL MATERIALS & FINISHES TO BE AGREED IN WRITING WITH L.A. PLANNING DEPT. PRIOR TO WORKS COMMENCING ON SITE.

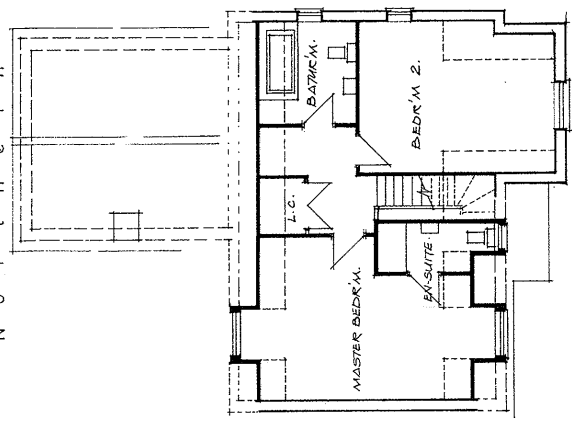
REV A - 6-5-11 - DRAWING FINALISED FOR PLANNING SUBMISSION.

**Russell Payne MCIAT**  
Chartered Architectural Technologist  
Read House  
87 High Street,  
Warboys, Cambs. PE28 2TB  
Tel: 01487 825266 email: russ.payne@tiscali.co.uk

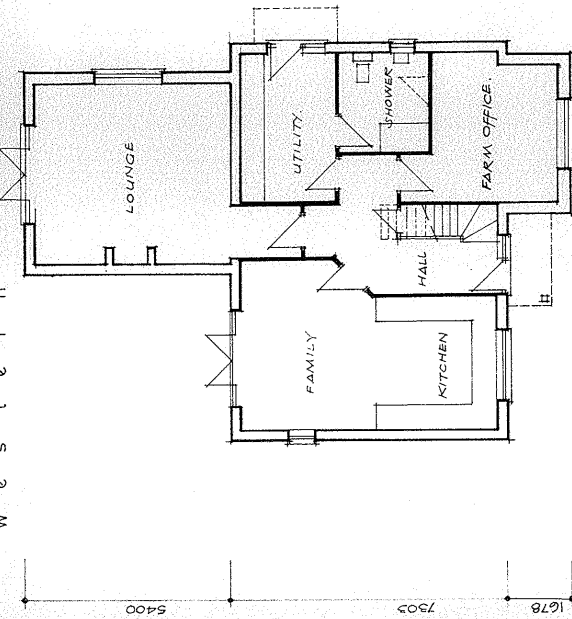
Project  
PROPOSED DWELLING & GARAGE AT:-  
HOLLOW HEAD FARM,  
HOLLOW LANE, RAMSEY, CAMBS.  
FOR:- CLARKE FARMS.

Drawing  
PROPOSED PLANS & ELEVATIONS  
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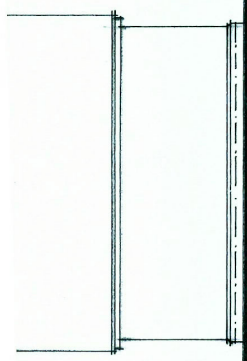
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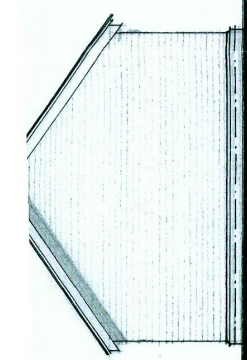
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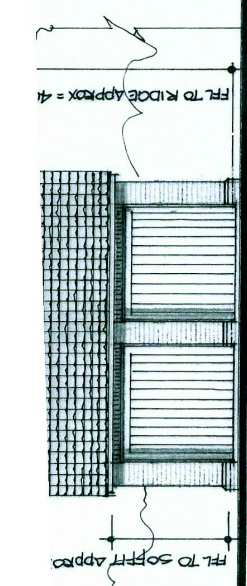
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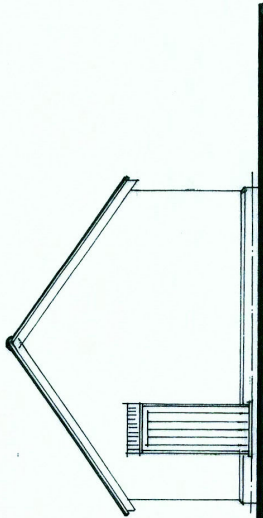


S i d e

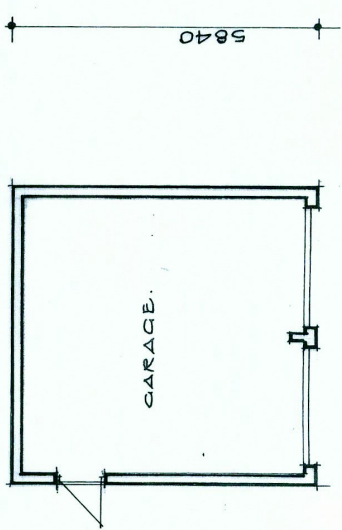


F r o n t

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FINISHES TO BE AGREED  
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DEPT. PRIOR TO WORKS  
COMMENCING ON SITE.



S i d e



PROJECT:  
PROPOSED DWELLING & GARAGE AT:-  
HOLLOW HEAD FARM,  
HOLLOW LANE, RAMSEY, CAMBS  
CLIENT:  
CLARKE FARMS  
DRAWING:  
GARAGE - PLAN & ELEVATIONS.  
SCALE:  
1:100  
DATE:  
MAY 2011.  
DWG N°  
10: 602/3.

RUSSELL PAYNE MCIAT  
Chartered Architectural Technologist  
READ HOUSE  
87 HIGH STREET  
WARROYS, CAMB.

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**Case No:** 1201447REP (EXTENSION TO TIME LIMIT FOR IMPLEMENTATION)

**Proposal:** REPLACEMENT OF PLANNING PERMISSION 0901078OUT FOR INDUSTRIAL DEVELOPMENT ( B2/B8)

**Location:** BLACK HORSE FARM OLD GREAT NORTH ROAD

**Applicant:** WEDGE LTD

**Grid Ref:** 517577 283462

**Date of Registration:** 01.10.2012

**Parish:** SAWTRY

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## RECOMMENDATION - APPROVAL

### 1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 This application site, which is currently vacant, is approximately 0.84 hectares in size and is located immediately to the north and west of sites which have been developed for employment purposes. One of those sites (Nordic House) is currently unoccupied. In addition to the development to the west, the former bridleway and unadopted road (Straight Drove) was realigned and now runs straight along the southern boundary of the site in order to accommodate larger delivery vehicles/HCVs.
- 1.2 There are a number of trees within the vicinity of the drove and a hedge along the western boundary.
- 1.3 The application is for the replacement of an unimplemented outline planning permission for the change of use of the land for industrial development comprising B2 and B8 uses (General Industrial and Storage and Distribution). The provision for seeking replacement planning permissions was recently extended by the Government to include applications originally approved on or before 1 October 2010.
- 1.4 According to the previous application the proposal is to include 3,000m<sup>2</sup> of new floorspace.

### 2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (2012) sets out the three dimensions to sustainable development - an economic role, a social role and an environmental role - and outlines the presumption in favour of sustainable development. Under the heading of Delivering Sustainable Development, the Framework sets out the Government's planning policies for: building a strong, competitive economy; ensuring the vitality of town centres; supporting a prosperous rural economy; promoting sustainable transport; supporting high quality communications infrastructure; delivering a wide choice of high



quality homes; requiring good design; promoting healthy communities; protecting Green Belt land; meeting the challenge of climate change, flooding and coastal change; conserving and enhancing the natural environment; conserving and enhancing the historic environment; and facilitating the sustainable use of minerals.

## 2.2 Technical Guidance to the National Planning Policy Framework - Flood Risk (2012)

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.
- **E2:** "Provision of Land for Employment" - Sites of sufficient range, quantity and quality to cater for employment sectors should be provided at appropriate scales in urban areas, market towns and key rural centres.
- **T2:** "Changing Travel Behaviour" - to bring about significant change in travel behaviour, a reduction in distances travelled and a shift towards greater use of sustainable modes should be promoted.
- **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 commercial development.
- **ENV3:** "Biodiversity and Earth Heritage" it should be ensured that the region's wider biodiversity, earth heritage and natural resources are protected and enriched through conservation, restoration and re-establishment of key resources.
- **ENV7:** "Quality in the Built Environment" - requires new development to be of high quality which complements the distinctive character and best qualities of the local area and promotes urban renaissance and regeneration.



- **ENG1:** "Carbon Dioxide Emissions and Energy Performance" - for new developments of 10+ dwellings or 1000sqm non residential development a minimum of 10% of their energy should be from decentralised and renewable or low carbon resources unless not feasible or viable.
  - **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.
- **P2/5:** "Distribution, Warehousing and Manufacturing" states that these uses will only be located on sites with good access to rail freight facilities, and to motorways, trunk or other primary routes.
- 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)
- **E1:** "Economic and Employment Growth" - will be promoted, commensurate with the planned residential and population growth and the Council's aims to provide a range of employment opportunities and reduce commuting.
  - **E2:** "Provision of Land" - land will be allocated for an adequate range of sites and premises, in terms of size, quality and location that would be suitable for industry, warehousing and distribution, office and high technology uses, providing individually and cumulatively they comply with other Local Plan policies.
  - **E3:** "Provision of Land" - Land allocations for the needs of general industry, warehousing and distribution, office and high technology uses. The District Council will allocate 6.5ha of land to the east of the A1 at Sawtry for B1/B2.
  - **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.
  - **E13:** "Industry, Warehousing or high technology and office developments" - will not be permitted where it would cause serious traffic noise or pollution problems or other damage to the environment
  - **En18:** "Protection of countryside features" - Offers protection for important site features including trees, woodlands, hedges and meadowland.

- **En19:** "Trees and Landscape" - will make Tree Preservation Orders where it considers that trees which contribute to the local amenity and/or the landscape are at risk.
  - **En20:** Landscaping Scheme. - Wherever appropriate a development will be subject to the conditions requiring the execution of a landscaping scheme.
  - **En25:** "General Design Criteria" - indicates that the District Council will expect new development to respect the scale, form, materials and design of established buildings in the locality and make adequate provision for landscaping and amenity areas.
  - **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.
  - **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)
- None relevant.
- 3.5 Policies from the 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 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.
  - **CS7:** "Employment Land" - At least 85Ha of new land for employment will be provided before 2026, in key identified areas.
- 3.6 Policies from the Development Management DPD: Proposed Submission 2010 are relevant.
- 3.7 The Local Planning Authority's Development Management Development Plan Document: Proposed Submission 2010 (DMDPD) was reported to Cabinet and approved for submission on the 11th February 2010. It was published on 26th March 2010. This was preceded by three separate public consultation exercises: the details of which can be viewed in The Statement of Consultation for the DMDPD on the Council's website [www.huntingdonshire.gov.uk](http://www.huntingdonshire.gov.uk). The document was not submitted in view of the uncertainty regarding the Government's intentions in respect of the East of England Plan and the impending publication of the National Planning Policy Framework.

It is considered that its policies are consistent with the NPPF. It is therefore considered that its policies should be accorded significant weight.

- **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 should aim to conserve and enhance biodiversity. Opportunities should be taken to achieve beneficial measures within the design and layout of the development. Developments will be expected to include measures that maintain and enhance important features.
- **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. Car free development or development proposals incorporating very limited car parking provision will be considered acceptable where there is clear justification for the level of provision proposed, having consideration for the current and proposed availability of alternative transport modes, highway safety, servicing requirements, the needs of potential users and the amenity of occupiers of nearby properties.
- **P1:** "Large Scale Businesses" - proposals for major industrial or warehouse uses (other than B1a) will be considered favourably subject to environmental and travel considerations where the site is within the built-up area of a Market Town or Key Service Centre or an identified Established Employment Area, or a site allocated for that type of use, or the proposal is for the expansion of an established business within the existing site.

3.8 Huntingdonshire District Council has commenced preparation of a Local Plan to 2036 to replace its existing development plan documents. The plan will set out the strategy for development in the whole of Huntingdonshire, incorporating policies for managing development and site-specific proposals for different forms of development in the context of the new National Planning Policy Framework. The plan will include consideration of the Alconbury Enterprise Zone and other proposed development on the Airfield, as well as other opportunities that have arisen since the Core Strategy was adopted in 2009.

3.9 Policies from the Huntingdonshire Local Plan to 2036 - Draft Strategic Options and Policies (2012):

- 3.10 Draft Policy 5: "Scale of development in Key Service Centres" - sustainable development proposals located within the Key Service Centres will be acceptable where they are in accordance with policies of this Plan.
- 3.11 Policies from the Huntingdonshire Local Plan to 2036 - Draft Development Management Policies (2012):
- **DM1:** "Safeguarding local employment opportunities" - proposals shall safeguard Established Employment areas to balance the provision of employment across the district.
  - **DM6:** - "Parking provision" - development proposals should ensure that sufficient parking is provided to meet its needs and minimise impacts on existing neighbouring uses.
  - **DM13:** - "Good design and sustainability" - requires high standards of design for all new sustainable development and the built environment.
  - **DM14:** "Amenity" - requires development proposals to provide a high standard of amenity for existing and future users of the proposed development and its surroundings.
  - **DM23:** Flood risk and water management" - outlines the considerations for the acceptability of development in relation to the risk of flooding, including the implementation of Sustainable Drainage Systems (SuDS).
  - **DM24:** "Biodiversity and protected habitats and species"- A sustainable development proposal will be acceptable where it does not give rise to significant adverse impact on a site of international, national, local or regional importance for biodiversity or geology or protected species, priority habitats or species. A sustainable development proposal will aim to conserve and enhance biodiversity.
  - **DM25:** "Trees, woodland and related features" - A sustainable development proposal will be acceptable where it avoids the loss of, and minimises the risk of harm to trees, woodland, hedges or hedgerows of visual, historic or nature conservation value, including orchards, ancient woodland and aged or veteran trees.
- 3.12 Policies from the Huntingdonshire Local Plan to 2036: Potential development sites: Key Service Centres and Small Settlement:
- 3.13 Draft Allocation SY6: Old Great North Road, Sawtry

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

- 4.1 An original outline planning consent was granted in May 2006(0600123OUT) for the use of the land (including the application site) for light and general industrial purposes (B1 and B2). Subsequently reserved matters were granted for the development of part of the site (0704222REM) which excluded the application site. The application site was not however developed and the original outline permission lapsed.

- 4.2 Subsequently a fresh outline planning permission was granted (0901078FUL) for B2/B8 use on 21 October 2009. This permission has yet to be implemented and this application seeks to extend it.
- 4.3 Of relevance to this proposal is application 1200714FUL which was before the Development Management Panel in July 2012. Planning permission has been granted for the use of Nordic House (to the south of the application site) for B1/B2/B8 uses.

## **5. CONSULTATIONS**

- 5.1 **Sawtry Parish Council- Recommend refusal (COPY ATTACHED).** The committee response to this application is the same as to the previous one:  
'The original intention of this land was to provide jobs for local people from what is basically a dormitory village. B8 would not provide many jobs and for that reason the committee would support an application for B2 but not for B8.  
The application mentions removing trees, the council would prefer to retain as many trees as possible, albeit as coppice, which would be a quicker and more effective boundary than new planting.'
- 5.2 Highways Agency - No comments received.
- 5.3 Cambridgeshire County Council Highways - no objections subject to conditions.
- 5.4 Environment Agency - recommend reference is made to the Environment Agency Land Drainage and Flood Defence matrix.
- 5.5 Cambridgeshire County Council Historic Environment Team – archaeological condition requested.

## **6. REPRESENTATIONS**

- 6.1 None received.

## **7. SUMMARY OF ISSUES**

- 7.1 As this is an application to replace a previous outline planning permission it is relevant to note the change in the policy position since the original decision in October 2009. Since that time the Council has produced the Development Management DPD: Proposed Submission in 2010 and consultation on the draft Local Plan to 2036 documents is currently ongoing. The DPD replaced the Interim Planning Policy Statement of 2007. At the national level the National Planning Policy Framework (NPPF) was adopted in 2012 replacing all relevant PPGs and PPSs.
- 7.2 The issues relate to the appropriateness of the proposed development on part of an overall site that is allocated for B1/B2 employment purposes in the Huntingdonshire Local Plan 1995; highway safety; flooding; loss of trees; archaeology; the effect on the public right of way and the proposed scale parameters.

## **Principle of Development.**

- 7.3 The planning policy position in relation to this site can be summarised as:
- Policy E2 of the 2008 East of England Plan and Policies E1 and E2 of the 1995 Local Plan provide general support for employment uses;
  - Policy P2/5 of the 2003 Structure Plan supports B8 use which are located on sites with good access to rail freight facilities and motorways;
  - The 1995 Local Plan (Policy E3) allocated the application site for B1/B2 use only;
  - The 2009 Core Strategy (Policy CS7) supports the use of existing commitments in Sawtry for employment use. The policy does not restrict the use to a particular 'B' class;
  - The 2010 Development Management DPD: Proposed Submission (Policy P1) follows the approach of the Core Strategy;
- 7.4 The draft Local Plan does not identify the site as an Established Employment Area although the application site is identified as a potential allocation for light industrial use (Use Class B1c) under Potential Allocation (Employment) SY6.
- 7.5 In addition to this the NPPF is considered to be an important consideration. Paragraphs 18-22 seek to promote economic growth. Paragraph 18 states that 'significant weight should be placed on the need to support economic growth through the planning system'. In addition, paragraph 22 states that planning policies should 'avoid the long term protection of sites allocated for employment use'.
- 7.6 In summary the proposed use of the building for B2 use is supported by all the policies and guidance referred to above with the exception of the draft Local Plan which can only be afforded little weight owing to the current stage of preparation. With regard to the B8 use this use is supported by all of the policies and guidance with the exception of Policy E3 of the 1995 Local Plan. The potential allocation in the draft Local Plan is also not for B8 use.
- 7.7 The views of the Parish Council are noted regarding employment generation from a B8 use as opposed to B2. Guidance in relation to employment densities can be found within the Homes & Communities Agency publication 'Employment Densities Guide 2010 (2nd Edition)'. Page 6 of the guide provides details of the floorspace per full time equivalent employee (FTE). For B8 use the FTE floorspace is 70m<sup>2</sup> for General B8 and 80m<sup>2</sup> for large scale and high bay warehousing. By comparison a B2 use commands 47m<sup>2</sup> respectively per FTE. This guidance suggests that B8 use does command a lower employment density than a B2 use.
- 7.8 These findings need to be considered against the benefits of bringing the site into use. In officers' view, given that significant weight should be attached to the NPPF (which identifies the need to afford significant weight to economic growth), and as there are no policies

within the Core Strategy and Development Management DPD: Proposed Submission which restrict B8 use, the balance lies in favour of the proposal. Therefore whilst the proposed B8 use has the potential to generate fewer employment opportunities this is not considered to outweigh the support which the application receives. A B8 use would also provide more jobs than no use. In officers' view the principle of the development is therefore considered to be acceptable.

### **Highway Safety and Parking.**

- 7.9 The site has previously undergone some level of access and re-alignment works in order to ensure that the site can be appropriately and adequately served from Old Great North Road. At the time of consideration of the new road application regard was given to the extant outline consent for the use of the entire site for B1/B2 purposes and considered to be appropriate for that scale of development.
- 7.10 It can therefore be concluded that the proposed development will not prejudice highway safety.
- 7.11 In respect of the proposed access, the indicative layout demonstrates that the requirements of the Highways Authority could be adequately achieved at reserved matters stage.
- 7.12 The indicative layout proposed demonstrates that the site is capable of accommodating 44 parking spaces and 2 disabled spaces alongside adequate turning space. In accordance with the requirements of Appendix 1 to the Development Management DPD: Proposed Submission 2010 there would be a maximum requirement of 50 spaces for a B2 use and 20 for a B8 use. Cycle parking would also be necessary for 50 spaces (B2) and 30 spaces (B8). The previous application was considered against the parking guidance within the 2007 Interim Planning Statement which required less parking.
- 7.13 Given that the provision of parking for a B2 use is below the maximum threshold and in the interests of promoting sustainable development, it is considered to be expedient to require a Green Travel Plan and cycle parking provision. These matters can be dealt with through the imposition of appropriately worded planning conditions.
- 7.14 Given the discussions at the July Development Management Panel in relation to the Nordic House site it is also considered appropriate (and consistent) to attach an informative which endeavours to advise that access to the site by heavy commercial vehicles should not be taken from Bill Hall Way/Fen Lane.

### **Flooding**

- 7.15 The site itself is within a location liable to flood within a 1000 year envelope. Having regard to the Environment Agency matrix, there is a need for the applicant to achieve run off rates from the site equivalent to the existing use. In this instance it is necessary to achieve Greenfield run off rates and measures are included within the

original flood risk assessment to ensure that this takes place. To ensure that this takes place the imposition of an appropriately worded condition is suggested.

### **Trees and Landscaping.**

- 7.16 The site was heavily disturbed with a number of trees lost to allow for the re-alignment of the road and the erection of a security fence surrounding this application site.
- 7.17 Landscaping of importance within the site is that sited adjacent to Old North Road and that located adjacent to the northern boundary. Any subsequent application would need to retain sufficient space on the northern, southern and western boundary to accommodate additional planting to add to that retained and replace some of that which was lost as a result of the re-alignment of the road.
- 7.18 It was accepted that the tree survey, carried out in 2001 and used to determine the 2009 application, was out of date in respect of much of the site, however, the siting of the proposed building shown on the indicative layout is of sufficient distance back from the existing boundary of the site to ensure that much of the existing landscaping can be retained with space for additional planting to enhance this landscaping. Accordingly, in this instance it is considered reasonable to condition the submission of a new tree survey along with an appropriate set of landscaping conditions requiring trees to be retained and where appropriate replaced or added too and a comprehensive landscaping scheme for the whole site. This will look to address not just the three important boundaries listed above but also the junction of Straight Drove and the internal road network to soften the appearance of the building.
- 7.19 Following on from the issue of trees and landscaping is that of biodiversity and ecology. Whilst the site has been subjected to a reasonable level of disruption during recent months there remains likelihood that there is some ecological/biodiversity value to the site.
- 7.20 The outline planning permission which this application seeks to replace included a condition requiring the submission of landscape details. As this is covered under the 'standard' reserved matters condition this is not considered to be necessary. It is noted that when determining the previous application Members raised concerns regarding the need to sensitively screen the site and specifically that palisade fencing was unlikely to be acceptable. This can be included as an informative in order to highlight concerns.
- 7.21 As with the previous application an appropriate assessment of biodiversity (including a mitigation scheme) can be sought via the imposition of an appropriately worded planning condition.

### **Archaeology**

- 7.22 The County Council Archaeologist has sought an appropriate negatively worded planning condition. This was included on the previous permission and it is therefore considered expedient to apply this condition to this replacement permission application.



### **Acceptability of the proposed building (scale parameters).**

- 7.23 The applicant has clearly set out the proposed scale parameters of the development, as per the requirements associated with Design and Access Statements and Outline application submissions.
- 7.24 As detailed above the indicative layout proposes an adequate arrangement with important landscape areas, whilst demonstrating an appropriate level of parking and turning can be achieved.
- 7.25 Additionally the applicant has indicated an overall height of 12.6m, which equates to the same height of the adjacent building (Nordic House) and 3m lower than the building to the east would be appropriate.
- 7.26 As the building will be clearly read in association with these adjacent buildings and will be the nearest to the road, albeit the smallest of the three buildings, it is considered that the height of the proposed building needs to reflect the frontage location proposed and the clear views that would be obtained of the corner of the site, accordingly the use of 12.6m in height is considered to be excessive and that a more staggered approach in the heights of the buildings, based on their dominance in the street scene is more appropriate. It is therefore recommended that a maximum height of 11m for this building be secured by condition. The previous permission (0901078OUT) which this application seeks to replace was subject to a condition restricting the height of the development to no more than 11m.

### **Conclusion**

- 7.27 Having carefully assessed and weighed up the planning policy considerations the proposal is considered to be acceptable as:
- The principle of using the site for B2/B8 use is acceptable having regard to Policy P2/5 of the Structure Plan, Policy CS7 of the Core Strategy, Policy P1 of the Development Management DPD: Proposed Submission and the NPPF. Whilst the proposal is not in accordance with the site's allocation within Policy E3 of the Local Plan (and has therefore been advertised as a departure from the development plan) nor the draft Local Plan proposed allocation, the other development plan policies and material planning considerations indicate that the application should be approved;
  - The proposal need not have an unacceptable impact in highway terms; it is therefore considered to be compliant with Policy T18 of the Local Plan and Policy E10 of the Development Management DPD: Proposed Submission;
  - The development is acceptable having regard to flood risk considerations as required by Policy WAT4 of the East of England Plan, Policy CS8 of the Local Plan and the NPPF (including its Technical Guidance);
  - With the exception of the maximum height of the building (which is suggested to be conditioned to 11m) the defined scale parameters for development are considered to be appropriate having regard to Policy ENV7 of the East of England Plan, Policy

En25 of the Local Plan and Policy E1 of the Development Management DPD: Proposed Submission;

- The scheme allows for adequate retention and provision of landscaping and is therefore compliant with Policy En19 of the Local Plan;
- Matters relating to flood risk, biodiversity and ecology and archaeology can be dealt with via the imposition of appropriately worded conditions such that relevant policies can be satisfied.

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

**01017** - Details of reserved matters

**Nonstand** - Reserved matters submitted in writing and carried out as approved

**01003** - Reserved matters submitted within three years

**01006** - dates for commencement of development

**Nonstand** - compliance with scale parameters, including no more than 11m high

**Nonstand** - Existing and proposed levels

**Nonstand** - access requirements

**Nonstand** - provide turning and parking areas

**Nonstand** - cycle parking

**Nonstand** - Green Travel Plan (exclude removal of parking spaces from previous condition)

**Nonstand** - surface water drainage

**Nonstand** - archaeology

**Nonstand** - tree survey

**Nonstand** - tree protection

**Nonstand** - ecology

**Informative** - sensitive landscape scheme required; endeavour to restrict use of Bill Hall Way by heavy commercial vehicles.

**CONTACT OFFICER:**

Enquiries about this report to **Mr Andy Brand Development Management Team Leader 01480 388490**

**To:** DevelopmentControl[/O=HUNTS DISTRICT  
COUNCIL/OU=HDC/CN=RECIPIENTS/CN=DEVELOPMENTCONTROL];  
**Subject:** Comments on planning applications  
**Sent:** Fri 10/12/2012 10:16:54 AM  
**From:** Diane Davis - Sawtry Parish Council

Dear Sirs

Please find below the comments of Sawtry Parish Council Planning Committee:

1201492FUL – 12 Manor Drive – two storey extension and garage conversion -  
Recommend refusal:

The application is an overdevelopment of the site. The loss of the garage would result in the front garden being used for parking. It is an ugly extension, the development should be more thought out by the architect. If this was an application for a new build the design would not be approved.

The committee do not think the property is the right location for a children's nursery – the cul de sac location would be congested with the parents cars at the time of drop off and collection of the children. The neighbours would lose their right to quiet enjoyment.

1201484REP – 1 The Retreat – Replacement of 0900989FUL for alterations and extension to existing dwelling. Erection of annexe to replace outbuilding and erection of new garage - The Clerk to ask HDC for a deferment of the decision in order that a meeting can be arranged with representatives of the planning committee and the planning officer at the site. If a deferment is not agreed to then the committee recommend refusal because there are already 3 large houses, a car park for the chemist , plus a listed barn lived in by bats already on the site.

1201447REP – Black Horse Farm, Old Great North Road – Replacement of 0901078OUT for industrial development (B2/B8) - Recommend refusal The committee response to this application is the same as to the previous one:

'The original intention of this land was to provide jobs for local people from what is basically a dormitory village. B8 would not provide many jobs and for that reason the committee would support an application for B2 but not for B8.

The application mentions removing trees, the council would prefer to retain as many trees as possible, albeit as coppice, which would be a quicker and more effective boundary than new planting.'

Regards

Diane Davis

Clerk to Sawtry Parish Council

Tel: 01487 831771

Office Open: 9.00 – 1.00

Monday to Friday

# Development Management Panel



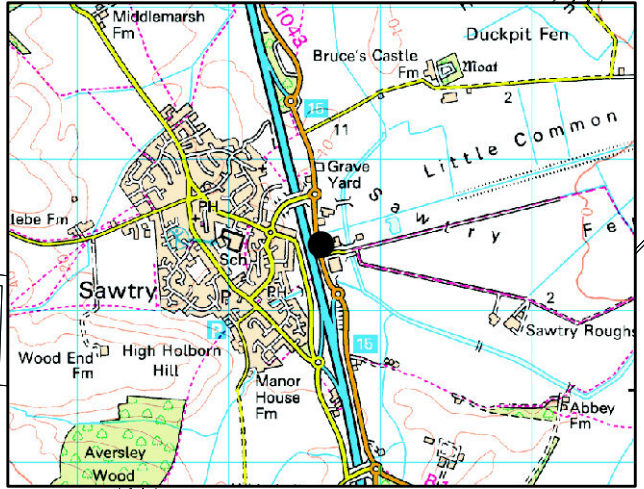
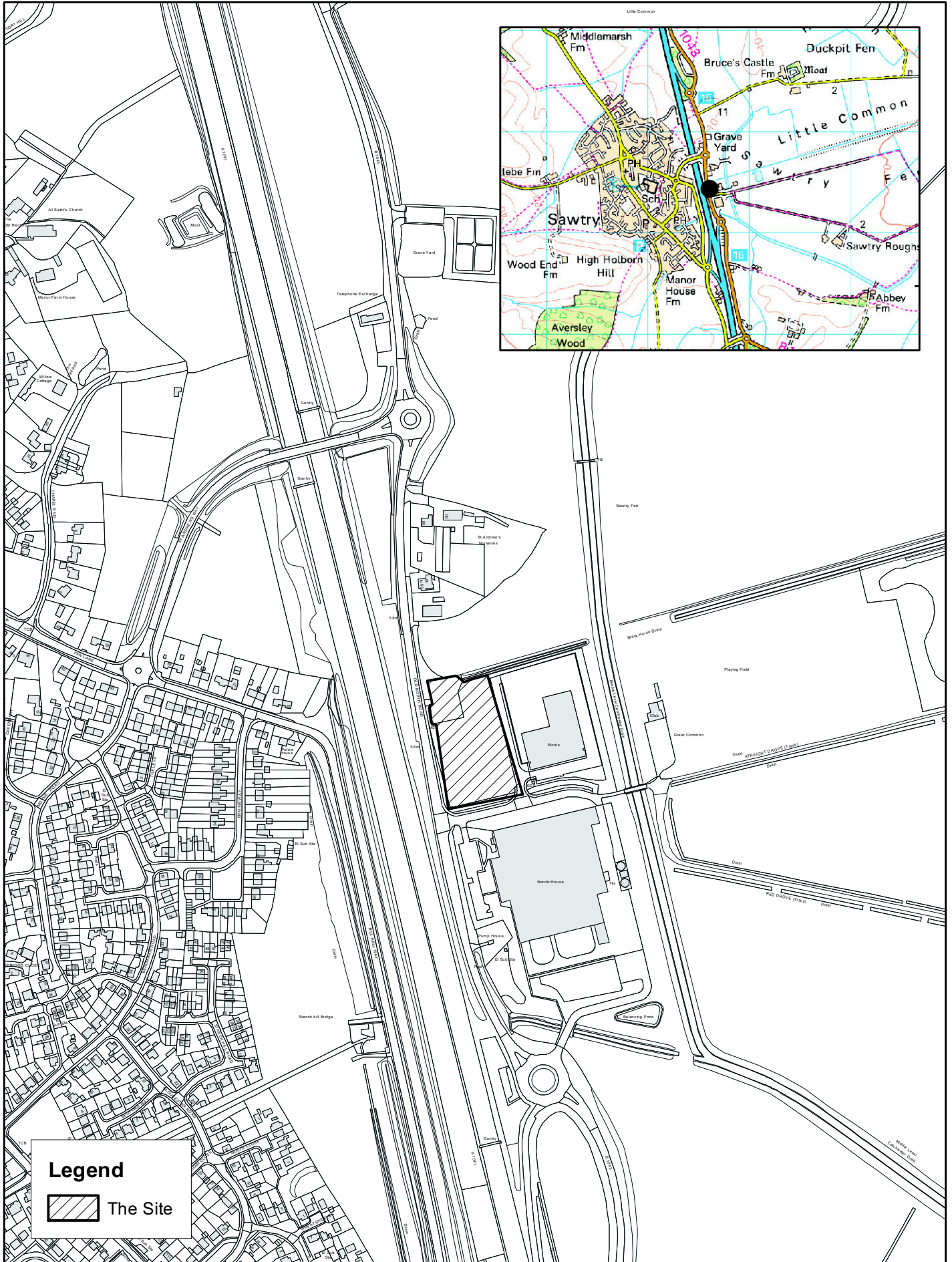
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
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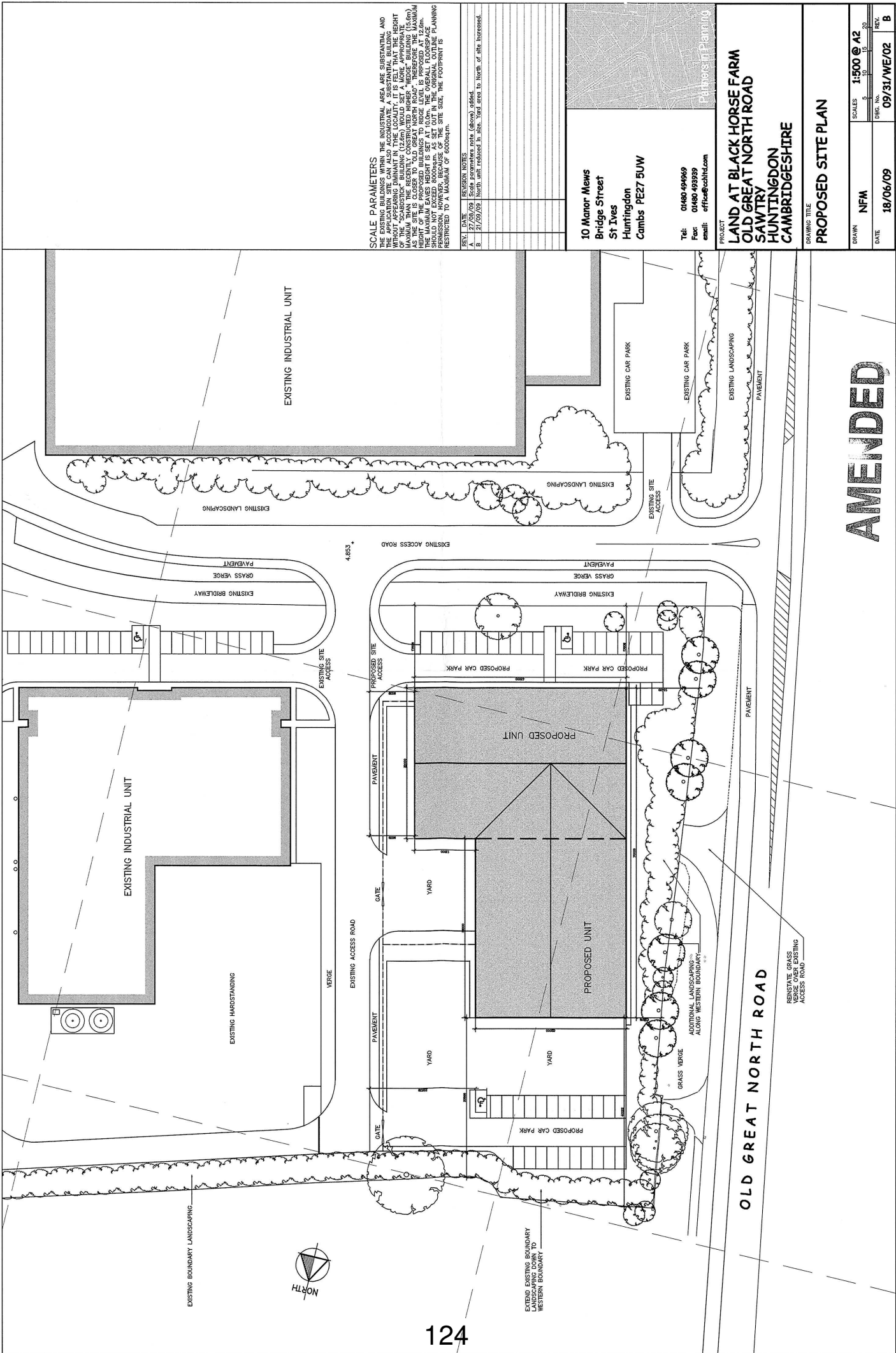
Application ref: 1201447REP

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Ordnance Survey HDC 10002322



**Legend**

 The Site



**SCALE PARAMETERS**  
 THE SCALE PARAMETERS FOR THIS INDUSTRIAL UNIT ARE SUBSTANTIAL AND THE EXISTING INDUSTRIAL UNIT IS SUBSTANTIAL. A SUBSTANTIAL BUILDING WITHOUT APPEARING DOMINANT IN THE LOCALITY. IT IS FELT THAT THE HEIGHT OF THE PROPOSED UNIT SHOULD NOT EXCEED THE HEIGHT OF THE EXISTING UNIT. AS THE SITE IS CLOSER TO "OLD GREAT NORTH ROAD", THEREFORE THE MAXIMUM HEIGHT OF THE PROPOSED UNIT SHOULD NOT EXCEED 6000mm. THE MAXIMUM LEASE HEIGHT IS SET AT 10.0m. THE OVERALL FLOORSPACE SHOULD NOT EXCEED 6000sqm. AS SET OUT IN THE ORIGINAL OUTLINE PLANNING PERMISSION FOR THIS SITE, THE FOOTPRINT IS RESTRICTED TO A MAXIMUM OF 6000sqm.

REV	DATE	REVISION NOTES
A	27/02/09	North unit reduced in size. Yard area to North of site increased.
B	27/02/09	North unit reduced in size. Yard area to North of site increased.

10 Manor Mews  
 Bridge Street  
 St Ives  
 Huntingdon  
 Cambs PE27 5UW

Tel: 01480 494969  
 Fax: 01480 493939  
 email: office@coltrud.com

PROJECT: **LAND AT BLACK HORSE FARM  
 OLD GREAT NORTH ROAD  
 HUNTINGDON  
 CAMBRIDGESHIRE**

DRAWING TITLE: **PROPOSED SITE PLAN**

DRAWN	NFM	SCALE	1:500 @ A2
DATE	18/06/09	DWG. NO.	09/31/WE/02
		REV	B

**AMENDED**

**GREEN PAPERS FOLLOW**

TOWN & COUNTRY PLANNING ACT, 1990

OUTLINE PLANNING PERMISSION

Wedge Ltd  
c/o Partners In Planning  
10 Manor Mews  
Bridge Street  
St Ives  
Cambridgeshire  
PE27 5UW

Huntingdonshire District Council in pursuance of powers under the above Act, hereby **PERMIT**

**Industrial development B2/B8**  
**at Black Horse Farm Old Great North Road Sawtry Huntingdon Cambridgeshire PE28 5XN**

in accordance with your application received on 27th August 2009 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Site Survey Plan	09/31/WE/01		14.08.2009
Tree Survey	0753/06/1		14.08.2009
Location Plan	09.21.LP1	A	14.08.2009
Site Plan	09/31/WE/02	B	21.09.2009

1. Condition. Approval of the details of the access; appearance; landscaping; layout; and scale (hereinafter called the "reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
1. Reason. To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town & Country Planning Act 1990.
2. Condition. Plans and particulars of the reserved matters referred to in the condition above, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.
2. Reason. To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town & Country Planning Act 1990.



Planning Service Manager  
(Development Management)

ufm3.rtf

Date 21st October 2009

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Huntingdonshire  
DISTRICT COUNCIL



3. Condition. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
3. Reason. To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990, as amended.
4. Condition. The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.
4. Reason. To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990, as amended.
5. Condition. The reserved matters to be submitted pursuant to condition 2 shall accord with the indicative layout shown on drawing no 09/31/WE/02 Rev B and shall be no more than 11 metres in height.
5. Reason. In the interests of visual amenity in accordance with Policy En25 of the Huntingdonshire Local Plan, 1995.
6. Condition. No development shall commence until full details of the proposed access points and roadways, including surface water drainage and street lighting has been submitted and approved in writing by the Local Planning Authority. For the avoidance of doubt, the access shall be a minimum width of 7.3m, for a minimum distance of 17m from the near edge of the highway carriageway. The development shall then be carried out in strict accordance with the approved details.
6. Reason. In the interests of highway safety.
7. Condition. Prior to the first occupation of the building hereby approved, an on-site parking, turning, servicing and loading and unloading area shall be laid out, demarcated, levelled, surfaced and drained in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The areas allocated for these purposes shall thereafter be retained for their intended purpose only. For the avoidance of doubt car parking on site should be restrict to a maximum of 33 car parking spaces.
7. Reason. In the interest of highway safety.
8. Condition. Before the commencement of the use of the buildings hereby permitted a Green Travel Plan shall be submitted to and approved in writing by the Local Planning Authority and such plan shall address the following:-
  - (i) appointment of a travel co-ordinator
  - (ii) surveys of staff travel
  - (iii) setting objectives and targets and timescales

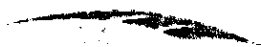
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**Planning Service Manager  
(Development Management)**

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Date 21st October 2009

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**Huntingdonshire**  
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- (iv) measures to promote and facilitate public transport use
- (v) measures to reduce car use
- (vi) management of car parking spaces
- (vii) removal of parking spaces
- (viii) measures to promote and facilitate cycling
- (ix) provision of travel information
- (x) marketing of the travel plan
- (xi) measures to promote and facilitate walking
- (xii) promotion of practices/facilities that reduce the need for travel
- (xiii) monitoring and reviewing mechanisms

Upon occupation of the building the Green Travel Plan shall be implemented and monitoring and reviewing mechanisms set out within the report adhered to.

8. Reason. In the interests of promoting sustainable development.
9. Condition. Prior to the commencement of development a scheme for an appropriate water level/flood risk management system and a surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in strict accordance with the approved scheme.
9. Reason. In the interests of providing adequate drainage and flood mitigation measures for the site.
10. Condition. No development shall take place until the applicant, or their agent, or successor in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The investigation shall then be carried out in strict accordance with the approved scheme.
10. Reason. To safeguard archaeological interests in accordance with Policy En12 of the Huntingdonshire Local Plan, 1995.
11. Condition. No development shall commence on site (including any tree felling, tree pruning, demolition work, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles) until a tree survey in accordance with paragraph 4.2 of BS5837:2005, showing the following has been submitted to and approved in writing by the Local Planning Authority:
  - a) a plan indicating the location of and allocating a reference number to each existing tree on the site, and of each tree which is on land adjacent to the site where the crown spread of that tree falls over the application site and where any tree is located within half of its height in distance from the application site which has a stem with a diameter, measured over the bark at a point 1.5

*A Moffat*

**Planning Service Manager  
(Development Management)**

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Date 21st October 2009

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metres above ground level, exceeding 75mm, showing clearly which trees are to be retained and which trees are to be removed, and the crown spread of each tree;

b) details of the species, stem diameter, approximate height, spread, height of crown clearance, age class, physiological and structural condition, preliminary management recommendations, estimated remaining contribution, and category grading in accordance with BS5837:2005, of each tree and of each tree which is on land adjacent to the site where the crown spread of that tree falls over the application site, and where any tree is located within half of its height in distance from the application site.

The development shall then be carried out in accordance with findings of the survey.

11. **Reason.** To enable proper consideration to be given to the impact of the proposed development on existing trees.
12. **Condition.** The trees to be retained on site shall be protected for the duration of the construction of the development in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The protection measures shall be implemented at all times during the course of the construction works.
12. **Reason.** To safeguard existing trees and hedgerows and the visual character of the area in accordance with Policy En18 of the Huntingdonshire Local Plan, 1995.
13. **Condition.** No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. [These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures, (eg. furniture, play equipment, refuse or other storage units, signs, lighting, boundary treatments etc.), proposed and existing functional services above and below ground, (eg. drainage power, communication cables, pipelines etc). indicating lines, manholes, supports etc. retained historic landscape features and proposals for restoration, where relevant.]
13. **Reason.** In the interests of visual amenity in accordance with Policy En25 of the Huntingdonshire Local Plan, 1995.
14. **Condition.** Prior to the commencement of any works on site, an ecological survey of the site, or any part thereof identified by the Local Planning Authority, shall be carried out, and details, including an assessment of the impact of the proposed development and any appropriate measures to mitigate against that impact, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in strict accordance with the approved survey and mitigation measures prior to the first use of the development hereby approved.

*A. Moffat*

**Planning Service Manager  
(Development Management)**

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Date 21st October 2009

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14. Reason. To enable proper consideration of the impact of the development on the contribution of nature conservation interests to the amenity of the area.
15. Note to applicant. The Local Planning Authority has had regard to the provisions of the Development Plan comprising the East of England Plan – Revisions to the Regional Spatial Strategy 2008, saved policies in the Cambridgeshire and Peterborough Structure Plan 2003 and saved policies in the Huntingdonshire Local Plan 1995 as altered by the Huntingdonshire Local Plan Alteration 2002, the Adopted Huntingdonshire Local Development Framework Core Strategy 2009 and the Huntingdonshire Interim Planning Policy Statement 2007, so far as material to the application and to all other material considerations. The main issues for consideration relate to the appropriateness of the proposed development on part of an overall site that is allocated for employment purposes in the Huntingdonshire Local Plan 1995; highway safety; flooding; loss of trees; archaeology; the effect on the public right of way and the acceptability of the proposed scale parameters. The proposed use of the land, with the defined scale parameters for development are considered to be appropriate, the scheme allows for adequate retention and provision of landscaping, would not be detrimental to highway safety or impact upon the public right of way. Additionally matters relating to flood risk, biodiversity and ecology and archaeology can be dealt with via the imposition of appropriately worded conditions. Accordingly the application is considered to be in accordance with policies T2, T 14, ENV7, ENG1 and WAT4 of the East of England Plan 2008, policies E1, E3, E13, En18, En19, En20, En25 and CS8 of the Huntingdonshire Local Plan 1995, policies CS1 and CS7 of the Adopted Core Strategy 2009, Policies P10, G2, G3, G7, B1, T1, T2 and T3 of the Huntingdonshire Interim Planning Policy Statement 2007, PPS1, PPG4, PPS9, PPG13 and PPG16. Having determined the proposal on the basis of the submitted information the application is hereby approved subject to the conditions specified above
16. Note to applicant. A fee is payable for each "request" when submitting details pursuant to a condition or conditions of this permission that require(s) details to be submitted to and approved by the Local Planning Authority (ie details submitted under Article 21 of the Town and Country Planning ( General Development Procedure) Order). Further details on what constitutes a "request" can be found in the "Guidance Note - Fees for confirmation of compliance with condition attached to a planning permission". The appropriate fee can be found in the "Planning Fees Form". Both documents can be viewed via [www.huntsdc.gov.uk](http://www.huntsdc.gov.uk) .

*Ame fal*

**Planning Service Manager  
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Date 21st October 2009

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DEVELOPMENT MANAGEMENT PANEL

19 OCTOBER 2009

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**Case No:** 0901078OUT (OUTLINE APPLICATION)  
**Proposal:** INDUSTRIAL DEVELOPMENT B2/B8  
**Location:** BLACK HORSE FARM OLD GREAT NORTH ROAD  
**Applicant:** WEDGE LTD  
**Grid Ref:** 517577 283462  
**Date of Registration:** 27.08.2009  
**Parish:** SAWTRY

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**RECOMMENDATION - APPROVE**

**1. DESCRIPTION OF SITE AND APPLICATION**

- 1.1 This application site is approximately 0.84 hectares and is located immediately to the north and west of sites recently developed for B1 and B2 (light and general industrial) purposes. In addition to the development to the west, the former bridleway and unadopted road (Straight Drove) have been realigned and now run straight along the southern boundary of the site and the road has been constructed to accommodate larger delivery vehicles/ HCV's, HGV's etc serving both this site and the 'Wedge' site to the rear.
- 1.2 There are a number of trees within the vicinity of the drove and a hedge along the western boundary. The site is currently vacant but enclosed.
- 1.3 The application seeks an outline planning consent for the change of use of the land for industrial development comprising B2 and B8 (General Industrial and Storage and Distribution). In this instance the application seeks to have access; appearance; landscaping; layout and scale dealt with as reserved matters.
- 1.4 Accompanying the application is an indicative layout, including scale parameters; a Planning Statement, incorporating a Design and Access Statement, a tree survey, and 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 **PPG4: "Industrial and Commercial Development and Small Firms" (1992)** contains advice on the role of the planning system in relation to industrial and commercial development.

- 2.3 **PPS9: "Biological and Geological Conservation" (2005)** sets out planning policies on protection of biodiversity and geological conservation through the planning system.
- 2.4 **PPG13: "Transport" (2001)** provides guidance in relation to transport and particularly the integration of planning and transport.
- 2.5 **PPG16: "Archaeology and Planning" (1990)** sets out the Secretary of State's policy on archaeological remains on land, and how they should be preserved or recorded both in an urban setting and in the countryside.

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

### 3. PLANNING POLICIES

Further information on the role of planning policies in deciding planning applications can also be found at the following website: <http://www.communities.gov.uk> then follow links Planning, Building and Environment, Planning, Planning Information and Guidance, Planning Guidance and Advice and then Creating and Better Place to Live

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

East of England Plan - Revision to the Regional Spatial Strategy (May 2008) Policies viewable at <http://www.go-east.gov.uk> then follow links to Planning, Regional Planning then Related Documents.

- **T2: "Changing Travel Behaviour"** – to bring about significant change in travel behaviour, a reduction in distances travelled and a shift towards greater use of sustainable modes should be promoted.
- **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 commercial 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.
- **ENG1: "Carbon Dioxide Emissions and Energy Performance"** – for new developments of 10+ dwellings or 1000sqm non residential development a minimum of 10% of their energy should be from decentralised and renewable or low carbon resources unless not feasible or viable.
- **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)

- **E1:** "Economic and Employment Growth" – will be promoted, commensurate with the planned residential and population growth and the Council's aims to provide a range of employment opportunities and reduce commuting.
- **E3:** "Provision of Land" – Land allocations for the needs of general industry, warehousing and distribution, office and high technology uses.
- **E13:** "Industry, Warehousing or high technology and office developments" – will not be permitted where it would cause serious traffic noise or pollution problems or other damage to the environment
- **En18:** "Protection of countryside features" – Offers protection for important site features including trees, woodlands, hedges and meadowland.
- **En19:** "Trees and Landscape" – will make Tree Preservation Orders where it considers that trees which contribute to the local amenity and/or the landscape are at risk.
- **En20:** Landscaping Scheme. - Wherever appropriate a development will be subject to the conditions requiring the execution of a landscaping scheme.
- **En25:** "General Design Criteria" - indicates that the District Council will expect new development to respect the scale, form, materials and design of established buildings in the locality and make adequate provision for landscaping and amenity areas.
- **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)

None relevant

### 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 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.
- **CS7:** "Employment Land" – At least 85Ha of new land for employment will be provided before 2026, in key identified areas.

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

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

- **P10 – Flood Risk** – development should: not take place in areas at risk from flooding, unless suitable mitigation/flood protection measures are agreed; not increase the risk of flooding to properties elsewhere; make use of sustainable drainage systems where feasible; be informed by a flood risk assessment where appropriate.
- **G2 – Landscape Character** - development proposals should respect and respond appropriately to the distinctive qualities of the surrounding landscape
- **G3 – Trees, hedgerows and Other Environmental Features** - development proposals should minimise risk of harm to trees, hedgerows or other environmental features of visual, historic or nature conservation value.
- **G7 – Biodiversity** – proposals that could affect biodiversity should: be accompanied by a suitable assessment of habitats and species; maintain and enhance biodiversity; provide appropriate mitigation measures; seek to achieve positive gain in biodiversity.



- **B1 – Design Quality** - developments should demonstrate a high quality of design in terms of layout, form and contribution to the character of the area.
- **T1 – Transport Impacts** - development proposals should be capable of being served by safe convenient access to the transport network and should not give rise to traffic volumes that exceed the capacity of the local transport network.
- **T2 – Car and Cycle Parking** - development proposals should limit car parking and provide cycle parking facilities to the levels set out in the Council's parking standards.
- **T3 – Rights of Way and Other Public Routes** - Lists the criteria which should be considered in relation to Rights of Way.

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

- 4.1 An original outline planning consent was granted in May 2006 (0600123OUT) for the use of the land (including the Wedge site) for light and general industrial purposes (B1 and B2). Subsequently reserved matters have been granted for the development of the Wedge Site (0704222REM). The outline permission has now lapsed and in order to proceed with any further development on this site planning permission is required, hence the submission of this application.
- 4.2 Additionally planning permission was granted in 2007 for the realignment of Straight Drove (0604111FUL), which has subsequently been implemented.

#### **5. CONSULTATIONS**

- 5.1 **Sawtry Parish Council** – recommend **REFUSAL**, the proposal would not generate many jobs and there is a preference to retain as many trees as possible. Copy attached.
- 5.2 **Highways Authority** – **NO OBJECTION** subject to the imposition of appropriately worded planning conditions relating to parking and turning, access widths and access road layout details.
- 5.3 **Environment Agency** - recommend reference is made to the Environment Agency Land Drainage and Flood Defence matrix. Which in turn seeks to address issues of surface water drainage appropriate to the site's existing and proposed uses.

#### **6. REPRESENTATIONS**

None received

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

- 7.1 The main issues for consideration relate to the appropriateness of the proposed development on part of an overall site that is allocated for employment purposes in the Huntingdonshire Local Plan 1995; highway safety; flooding; loss of trees; archaeology; the effect on the

public right of way and the acceptability of the proposed scale parameters.

### **Principle of Development**

- 7.2 The application site is clearly identified as part of a wider employment allocation within the Local Plan 1995. Whilst some policies within the Local Plan have been superseded following the adoption of the Core Strategy, site allocations identified within the Local Plan and Local Plan Alteration remain extant until such time as a Development Plan Document (DPD) is forthcoming identifying new and up to date allocations.
- 7.3 In this instance, the site has been identified as being potentially suitable for B1 and B2 development. Clearly the application proposes a B2 and B8 option, this in itself is not wholly contrary to this policy position. The concern rests with the proposed B8 use, however, a storage and distribution use remains an employment function, would be located amidst established B1/B2 uses and would generate some employment in its own right, albeit not as great as a B1 (light industrial) or B2 (general industrial) use.
- 7.4 When having careful regard to the wording of Policy E3, there is a clear presumption that land is allocated for the needs of general industry, warehousing and distribution, office and high technology uses, the application proposal is therefore considered to accord with the general principles of this policy.
- 7.5 In conclusion, it is considered that the principle of the proposed development on this site is acceptable, subject to the consideration of all other material considerations.

### **Highway Safety and Parking**

- 7.6 As stated above, the site has undergone some level of access and re-alignment works in order to ensure that the site can be appropriately and adequately served from Old Great North Road. At the time of consideration of that application regard was given to the extant outline consent for the use of the entire site for B1/B2 purposes and considered to be appropriate for that scale of development.
- 7.7 It can therefore be concluded that the proposed development will not prejudice highway safety.
- 7.8 In respect of the proposed access, the indicative layout demonstrates that the requirements of the Highways Authority could be adequately achieved at reserved matters stage.
- 7.9 The indicative layout proposed demonstrates that the site is capable of accommodating 44 parking spaces and 2 disabled spaces alongside adequate turning space. In accordance with the requirements of the Huntingdonshire Interim Planning Policy Statement there would be a maximum requirement of 33 spaces for a B2 use and 14 for a B8 use. Clearly the applicant has demonstrated that adequate parking can be provided on site.

- 7.10 In the interests of promoting sustainable development, it is considered to be expedient to restrict the level of available parking on site to a maximum of 33 spaces and 2 disable bays, alongside the requirement for a Green Travel Plan and cycle parking provision to a minimum of 17 safe and secure spaces. All of these matters can be dealt with through the imposition of appropriately worded planning conditions.

### **Flooding**

- 7.11 The site itself is located adjacent to Flood zone 2 and within a location liable to flood within a 1000yr envelope. Having regard to the Environment Agency matrix, there is a need for the applicant to achieve run off rates from the site equivalent to the existing use. In this instance it is necessary to achieve Greenfield run off rates. Appropriate surface water drainage measures can be sought via the imposition of an appropriately worded condition to address this issue.

### **Trees and Landscaping**

- 7.12 The site has been heavily disturbed within the last 18 months with a number of trees lost to allow for the re-alignment of the road, alongside the development of the Wedge building and the erection of a security fence surrounding this application site (permitted development).
- 7.13 Landscaping of importance within the site is that sited adjacent to Old North Road and that located adjacent to the northern boundary. The proposal retains sufficient space on the northern, southern and western boundary to accommodate additional planting to add to that retained and replace some of that lost as a result of the re-alignment of the road.
- 7.14 It is accepted that the submitted tree survey, carried out in 2001, is now out of date in respect of much of the site, however, the siting of the proposed building shown on the indicative layout is of sufficient distance back from the existing boundary of the site to ensure that much of the existing landscaping can be retained with space for additional planting to enhance this landscaping. Accordingly, in this instance it is considered reasonable to condition the submission of a new tree survey along with an appropriate set of landscaping conditions requiring trees to be retained and where appropriate replaced or added too and a comprehensive landscaping scheme for the whole site. This will look to address not just the three important boundaries listed above but also the junction of Straight Drove and the internal road network to soften the appearance of the building.
- 7.15 Following on from the issue of trees and landscaping is that of biodiversity and ecology, whilst the site has been subjected to a reasonable level of disruption during recent months there remains likelihood that there is some ecological/biodiversity value to the site.
- 7.16 In accordance with the requirements of PPS9 it is important that this is addressed. Again an appropriate assessment and mitigation scheme can be sought via the imposition of an appropriately worded planning condition.

## **Archaeology**

- 7.17 Whilst comments have not been received from the County Archaeologist, the remainder of the site has been the subject of an archaeological survey, sought via an appropriate PPG16 negatively worded planning condition. It is therefore considered expedient to apply this condition to the remainder of the whole site.

## **The impact on the public right of way**

- 7.18 Following the re-alignment of the road and bridleway, the proposed development will not impact upon the bridleway which runs parallel with the southern boundary of the site.

## **Acceptability of the proposed scale parameters**

- 7.19 The applicant has clearly set out the proposed scale parameters of the development, as per the requirements associated with Design and Access Statements and Outline application submissions.
- 7.20 As detailed above the indicative layout proposes an adequate layout balanced with the retention of important landscape areas, whilst demonstrating an appropriate level of parking and turning can be achieved. It is therefore considered that the L-shaped building shown should be conditioned as an appropriate scale for any development on this site.
- 7.21 Additionally the applicant has indicated an overall height of 12.6m, which equates to the same height as the adjacent Scanstick building and 3m lower than the rear Wedge building, would be considered appropriate.
- 7.22 As the building will be clearly read in association with these adjacent buildings and will be the nearest to the road, albeit the smallest of the three buildings, it is considered that the height of the proposed building needs to reflect the frontage location proposed and the clear views that would be obtained of the corner of the site. Accordingly the use of 12.6m in height is considered to be excessive with a more staggered approach in the heights of the buildings, based on their dominance in the street scene being more appropriate. It is therefore recommended that a maximum height of 11m for this building be secured by condition.
- 7.23 In conclusion, the proposed use of the land, with the defined scale parameters for development are considered to be appropriate, the scheme allows for adequate retention and provision of landscaping, would not be detrimental to highway safety or impact upon the public right of way. Additionally matters relating to flood risk, biodiversity and ecology and archaeology can be dealt with via the imposition of appropriately worded conditions. It is therefore recommended that outline consent be granted, subject to conditional matters.

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:

<b>01014</b>	Details reserved (all reserved)
<b>01002</b>	Plans and particulars in writing
<b>01003</b>	Reserved matters within three years
<b>01006</b>	Dates for commencement
<b>Nonstand</b>	Scale parameters
<b>Nonstand</b>	Highway conditions
<b>Nonstand</b>	Restriction in car parking spaces
<b>Nonstand</b>	Green Travel Plan
<b>Nonstand</b>	Surface Water Drainage
<b>Nonstand</b>	Archaeology
<b>Nonstand</b>	Tree Survey
<b>Nonstand</b>	Tree Protection
<b>Nonstand</b>	Landscaping Scheme
<b>Nonstand</b>	Biodiversity and Ecology Strategy

**BACKGROUND PAPERS:**

Planning Application File Reference: 0901078OUT  
East of England Plan – Revision to the Regional Spatial Strategy May 2008  
Cambridgeshire and Peterborough Structure Plan, 2003  
Huntingdonshire Local Plan, 1995  
Huntingdonshire Local Plan Alteration, 2002  
Huntingdonshire Interim Planning Policy Statement 2007  
Adopted Huntingdonshire Local Development Framework Core Strategy 2009

**CONTACT OFFICER:**

Enquiries about this report to **Ms Elizabeth Fitzgerald Development Management Team Leader 01480 388490**

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

---

**From:** Clerk at Sawtry Parish Council [clerk@sawtry-pc.gov.uk]  
**Sent:** 14 September 2009 15:09  
**To:** DevelopmentControl  
**Subject:** Planning application comments from Sawtry PC

Dear Sirs

Please find below Sawtry Parish Council's planning committee comments on recent applications:

**0901078OUT - Industrial Development B2/B8 - Black Horse Farm - the committee recommend refusal of the application for the following reasons:**

The original intention of the land was to provide jobs for local people from what is basically a dormitory village. B8 (warehousing) would not provide many jobs and for that reason the committee would support an application for B2 but not for B8.

The application mentions removing trees, the council would prefer to retain as many trees as possible, albeit as coppice, which would be a quicker and more effective boundary than new planting.

**0902057FUL - Sawtry Day Nursery - timber canopy with polycarbonate glazing over main entrance and play area - recommend approval.**

Diane Davis  
Clerk  
Sawtry Parish Council

Office open Mon - Fri 9.00 - 1.00

Tel: 01487 831771

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**Case No:** 1201291FUL (FULL PLANNING APPLICATION)

**Proposal:** PROPOSED NEW DWELLING

**Location:** LAND AT THE LORD JOHN RUSSELL RUSSELL STREET  
ST NEOTS

**Applicant:** GEORGE BATEMAN AND SON LTD

**Grid Ref:** 518479 260568

**Date of Registration:** 16.08.2012

**Parish:** ST NEOTS

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## RECOMMENDATION - APPROVE

### 1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The Lord John Russell is a public house on Russell Street, St. Neots. To the north of the public house is the car park, a tarmaced area that can only be accessed via Bedford Street with capacity for approximately 4 vehicles. The existing car park is surrounded by Victorian, residential properties on Bedford Street with on street car parking provision. The site is in the St. Neot's Conservation Area.
- 1.2 The proposal is to remove the car park and erect a 2 storey dwelling with a 2 storey rear projection, stepping down to single storey. The dwelling will be approximately 8.1m tall ( 5.25m to the eaves), 5.4m wide and 12.9m deep inclusive of a 2m deep single storey extension. No car parking is proposed. Immediately west of the dwelling will be a draymans access for the public house. This access is not for use by patrons except in an emergency. This access will also allow for bin storage and cycle storage in the rear garden for the proposed dwelling.

### 2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (2012) sets out the three dimensions to sustainable development - an economic role, a social role and an environmental role - and outlines the presumption in favour of sustainable development. Under the heading of Delivering Sustainable Development, the Framework sets out the Government's planning policies for : building a strong, competitive economy; ensuring the vitality of town centres; supporting a prosperous rural economy; promoting sustainable transport; supporting high quality communications infrastructure; delivering a wide choice of high quality homes; requiring good design; promoting healthy communities; protecting Green Belt land; meeting the challenge of climate change, flooding and coastal change; conserving and enhancing the natural environment; conserving and enhancing the historic environment; and facilitating the sustainable use of minerals.

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

- 3.1 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
- 3.2 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
- 3.3 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.
- 3.4 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.



- **En18:** “Protection of countryside features” – Offers protection for important site features including trees, woodlands, hedges and meadowland.
  - **En20:** “Landscaping Scheme” - Wherever appropriate a development will be subject to the conditions requiring the execution of a landscaping scheme.
  - **En25:** "General Design Criteria" - indicates that the District Council will expect new development to respect the scale, form, materials and design of established buildings in the locality and make adequate provision for landscaping and amenity areas.
  - **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.
  - **CS9:** “Flood water management” – the District 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 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 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.
- 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.
- E2: “Built-up Areas” – development will be limited to within the built-up areas of the settlements identified in Core Strategy policy C3, in order to protect the surrounding countryside and to promote wider sustainability objectives.
- 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.
- 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.
- H3: “Adaptability and Accessibility” – the location and design of development should consider the requirements of users and residents that are likely to occur during the lifetime of the development.
- H7: “Amenity” – development proposals should safeguard the living conditions for residents and people occupying adjoining or nearby properties.

3.8 Policies from the Huntingdonshire Local Plan to 2036 – Draft Strategic Options and Policies (2012):

- Draft Policy 2: “St. Neots Spatial Planning Area”- A sustainable housing scheme, including a residential institution and supported housing, will be acceptable where it is appropriately located within the built-up area of St Neots or Little Paxton.
- Draft Policy 9: “The Built-up area” – defines what is and what is not considered to be part of the built-up area.

3.10 Policies from the Huntingdonshire Local Plan to 2036 – Draft Development Management Policies (2012):

- **DM5:** “ Sustainable travel” – development proposals should demonstrate opportunities for use of sustainable travel modes, traffic volumes will not exceed the capacity of the local or strategic transport network, the effect of traffic movements and parking is minimized, connectivity is provided, and it is safe for pedestrians and cyclists.

- **DM6:** - “Parking provision” – development proposals should ensure that sufficient parking is provided to meet its needs and minimise impacts on existing neighbouring uses.
- **DM7:** – “Broadband” - new sustainable developments should provide for the installation of fibre optic cabling to allow the implementation of next generation broadband.
- **DM13:** – “Good design and sustainability” – requires high standards of design for all new sustainable development and the built environment.
- **DM14:** “Amenity” – requires development proposals to provide a high standard of amenity for existing and future users of the proposed development and its surroundings.
- **DM20:** “Integrated renewable energy” – development proposals shall provide integrated renewable energy equipment in the design of new buildings in order to reduce carbon dioxide emissions.
- **DM23:** Flood risk and water management” – outlines the considerations for the acceptability of development in relation to the risk of flooding, including the implementation of Sustainable Drainage Systems (SuDS).
- **DM27:** “Heritage assets and their settings” – to protect and conserve the district’s heritage assets, including listed buildings, conservation areas and related assets. A sustainable development proposal will be acceptable where it avoids or minimises conflict with the conservation of any affected heritage asset and the setting of any heritage asset.
- **DM28:** “Developer contributions” –development proposals shall contribute towards local infrastructure, facilities and services from sustainable development proposals, predominantly through the Community Infrastructure Levy and Section 106 agreements.

3.11 Supplementary Planning Document:

3.12 The Huntingdonshire Design Guide 2007

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

4.1 **0700703FUL** – Erection of patio parasol – permission granted.

#### **5. CONSULTATIONS**

5.1 **St. Neots TC – Recommend refusal** – COMMENTS ATTACHED.

5.2 HDC Environmental Health - No objection subject to conditions relating to the boundary treatment and restricting delivery time.

5.3 The Environment Agency – No objection subject to minimum floor level of 16.03 AOD

## **6. REPRESENTATIONS**

### **6.1 2 letters of objection on the grounds of:**

- \* The existing telegraph pole will need to be relocated as it will obstruct the drayman's entrance.
- \* The proposal is bigger than no.'s 26 and 30 with little garden.
- \* There is no reference to the party wall.
- \* How will rainwater be disposed of?
- \* Russell Street is a sensitive area and there should be an archaeological survey of the site.
- \* Concerns relating to anti-social behaviour and noise from patrons.
- \* Is the drayman's path to serve as a fire escape for the rear of the pub and how will it be controlled?
- \* There is no parking proposed for this dwelling and Russell Street. There are no spaces on Russell Street and on-street parking is controlled by way of parking permits.
- \* Highway safety.
- \* Delivery vehicles blocking the road
- \* The dwelling extends further back into the garden than neighbouring properties, resulting in harm to residential amenity in terms of overlooking, being overbearing and limiting light.
- \* The dwelling is larger than surrounding properties.
- \* Visitors using the rear access will accidentally access the neighbouring property and security concerns.
- \* Concerns that the rear access will be used as a public convenience.
- \* Noise and disturbance from vehicles

## **7. SUMMARY OF ISSUES**

- 7.1 This site lies in the built up area of St. Neots where there is a presumption in favour of sustainable development and the delivery of housing in sustainable locations with good access to a range of amenities via a choice of transport options, particularly cycling or walking. The car park is also part of this commercial business, the public house and is therefore considered 'Previously Developed land' and the erection of a dwelling on this infill plot is acceptable in principle. The main issues for further consideration are the design of the proposal and impact on the Conservation Area, the impact on the amenity of neighbours, highway matters and flooding matters.

### **The Design and impact on the Conservation Area:**

- 7.2 This dwelling has been specifically designed to reflect the linear, Victorian/Edwardian character of this part of the Conservation Area. The dwelling will stand at the back of the footpath, and incorporate features such as a bay window and the front door set back within the elevation. Chimney pots will also be used and the fenestration will have a vertical emphasis, again reflective of the character of this road. Details of materials and boundary treatments will be controlled by planning condition.
- 7.3 This dwelling has been sympathetically designed to reflect the character and appearance of the Conservation Area and thus complies with policies En5, En6 and En9 of the Huntingdonshire Local Plan 1995, Policies E1 and E3 of the DMDPD: Proposed Submission 2010, policies DM13 and DM27 from the Huntingdonshire

**The impact on neighbours:**

- 7.4 The windows on this dwelling will be predominantly on the front and rear elevations and it is not considered that this arrangement will be unduly detrimental to the amenity of dwellings to the south of the site. There are 2 first floor windows proposed on the side elevations. The window on the western elevation will serve a 1st floor landing area and the window on the eastern elevation will serve a bathroom. Both windows will face the gable ends of the neighbouring properties and are therefore not considered detrimental to the amenity of those neighbours. Concerns have been expressed with regard to loss of privacy to no. 26 Bedford Street, however the rear projection and fenestration is a similar arrangement to existing properties on Bedford Street and additional overlooking from this dwelling will not be unduly harmful to the amenity of the residents of No. 26. The proposed dwelling will stand in line with No. 26, to the east of that dwelling and therefore have limited impact on sunlight. Also the rear projection is approximately 3.2m from the common boundary with No. 26 (inclusive of access). It is not considered that this dwelling will have an unduly overbearing impact on No. 26 Bedford Street.
- 7.5 Having regard for the impact of the proposal on No. 30, the new dwelling will stand broadly in line with No. 30 but there will be a 3m deep 2 storey rear projection the west of that property that may be some loss of evening sunlight. However, the remaining 2m depth will be single storey, with the pitch of the roof leaning away from the common boundary. Again, it is not considered that the resulting relationship between these properties will be a sustainable reason for refusal. It is therefore considered that this proposal complied with policy H31 of the Huntingdonshire Local Plan 1995, Policy H7 of the DMDPD: proposed submission 2010 and policy DM 13 of the Policies from the Huntingdonshire Local Plan to 2036 – Draft Development Management Policies (2012): For the avoidance of doubt permitted development rights relating to windows shall be removed.
- 7.6 Concerns have been expressed about noise and antisocial behaviour. HDC Environmental Health advises that deliveries should be restricted to 07:00 – 19:00 Monday to Friday, 07:30 – 13:00 Saturdays and nothing on Sundays or bank holidays, in the interests of residential amenity. The applicant advises that deliveries are once weekly and occur outside peak traffic hours. It is therefore not considered reasonable to restrict delivery hours to the public house, having regard to the unrestricted nature of private deliveries to residential dwellings. It is not considered that the development of the car park is materially more harmful to the amenity of existing residents, having regard for the unrestricted movement of patrons in the car park. Furthermore, the proposal will cease patrons accessing the public house via Bedford Street. The access will be restricted to deliveries to the public house and occupiers of the proposed dwelling except in emergencies when patrons may have to be evacuated via this access. This can be controlled by planning condition. Concerns relating to this abuse of this access way could be prevented by way of a gate or barrier at the back of the footpath, again this could be controlled by planning condition.

- 7.7 HDC Environmental Health have no objection to this proposal, subject to the implementation of a robust acoustic fence to ensure noise from the pub garden will not be detrimental to the amenity of future occupiers of the dwelling. This proposal will comply with policy H31 of the Huntingdonshire Local Plan 1995, Policy H7 of the DMDPD: Proposed Submission 2010 and policy DM14 of the Huntingdonshire Local Plan to 2036 – Draft Development Management Policies (2012).

**Highway Matters:**

- 7.8 This site is close to the town centre and its amenities, and is a sustainable location. The traffic impact from residential development will be less than the existing use as a pub car park. The loss of car parking to the public house is not a significant cause for concern, given the accessibility by other modes and the availability of public off street car parking nearby. The applicant has also confirmed that deliveries to the pub are carried out once a week, on a Monday morning at approximately 10am (subject to traffic) and usually take about 15minutes to complete.
- 7.9 The applicant advises that the lorry does not, at present, use the existing car park in any case due to the size of the vehicle and that the spaces immediately in front of the car park, on the highway, are used. If there were no parking spaces available off the road, the delivery lorry could potentially block the road for fifteen minutes at or after 10am. Taking into consideration the limited deliveries to this pub, it is considered that a refusal of this scheme based on highway safety, would not be a sustainable reason for refusal.
- 7.10 No on-site car parking provision appears to be proposed. This is acceptable in view of the constrained site and the availability of informal on-street parking space on the highway, as well as nearby public parking spaces. Furthermore, the erection of a dwelling would remove the conflict between on street parking and vehicular access to the rear of the pub. The site layout plan highlights that cycles will be stored in the rear garden. It is not considered that this proposal will be detrimental to highway safety.

**Flooding matters:**

- 7.11 The Environment Agency has recommended a condition requiring finished floor levels to be no lower than 16.03AOD. The applicant has demonstrated that this can be achieved through careful design.

**Conclusion:**

- 7.12 The development of the site is acceptable in principle. This dwelling has been well designed, will be in keeping with the Conservation Area, will not be significantly detrimental to residential amenity, highway safety or flooding matters. In light of National Guidance, Development Plan Policies and other material considerations, permission is recommended for approval.

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:

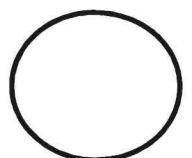
1. Time
2. Materials
3. Boundary treatment
4. Additional gate
5. Minimum floor level
6. Details of cycle store in rear garden.
7. PD Windows.

**CONTACT OFFICER:**

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

St Neots Town Council  
Planning Applications to be Considered  
By the Planning Committee on Thursday 30 August 2012

Plan No	Development, Location and Applicant	Town Council Recommendations
1	<p><b>1200673FUL – 3 August 2012</b></p> <p>16 Savilles Close, Eaton Ford, St Neots, PE19 7GD</p> <p>First floor side extension, including balcony and front porch/study extension.</p>	<p><b>Recommend – Approval</b></p> <p>Proposer – Cllr C Thompson            Seconder – Cllr A Usher</p>
2	<p><b>1201137FUL – 10 August 2012</b></p> <p>142 St Neots Road, Eaton Ford, St Neots, PE19 7AL</p> <p>First floor oak clad, rear extension over existing single storey extension.</p> <p>Mr David Langford</p>	<p><b>Recommend – Approval</b></p> <p>Proposer – Cllr A Ruck            Seconder – Cllr A Usher</p>
3	<p><b>1201115FUL – 14 August 2012</b></p> <p>Land north of Cambridge Road, St Neots</p> <p>Splitting up two semi-detached and three terrace 'London' house type units to create five detached 'London' house type units (amendment approved scheme 070361REM)</p> <p>Miss Lisa Stone</p>	<p><b>Recommend – Approval</b></p> <p>Proposer - Cllr C Thompson            Seconder – Cllr A Ruck</p>
4	<p><b>1201291FUL – 17 August 2012</b></p> <p>Land at the Lord John Russell Street, St Neots</p> <p>Proposed new dwelling</p> <p>Mr Stuart Bateman</p>	<p><b>Recommend – Refusal</b></p> <p>Proposer – Cllr A Ruck            Seconder – Cllr R Moores</p> <p>Over developed. House too big for plot of land. Idea is good though.</p>
5	<p><b>1201279S73 – 20 August 2012</b></p> <p>British Red Cross Hall, Cemetery Road, St Neots</p> <p>Renewal of planning permission 0900807S73 for continuation of use of portacabin by British Red Cross.</p> <p>British Red Cross</p>	<p><b>Recommend – Approval</b></p> <p>Proposer – Cllr C Thompson            Seconder – Cllr R Moores</p>





# Development Management Panel



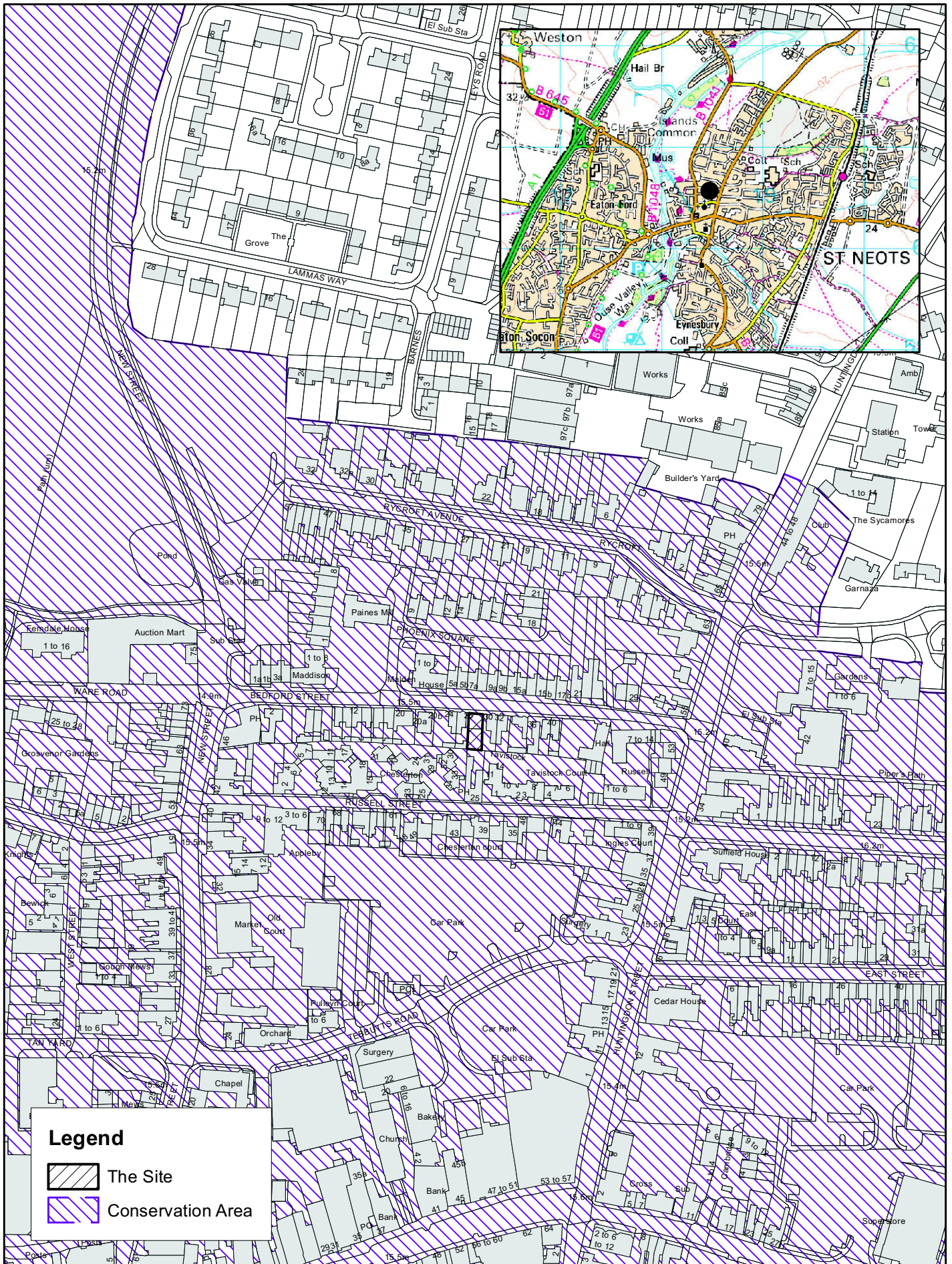
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Date Created: 26/10/2012

Application ref: 1201291FUL

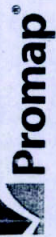
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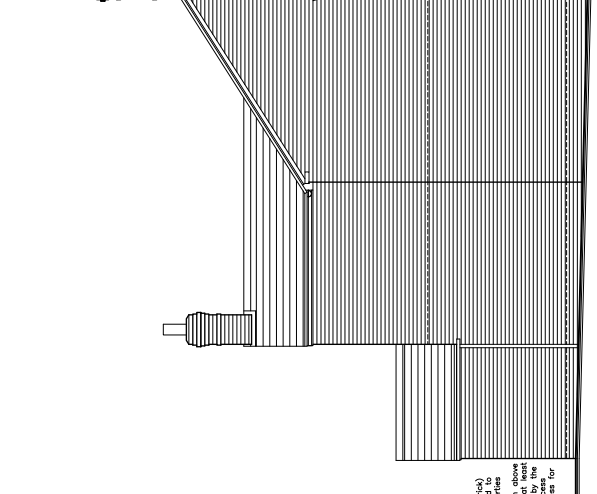




REVISION	DESCRIPTION	MADE BY	DATE
A	Additional information added for consultation	AF	20/06/12
B	Additional information added for consultation	AF	16/08/12

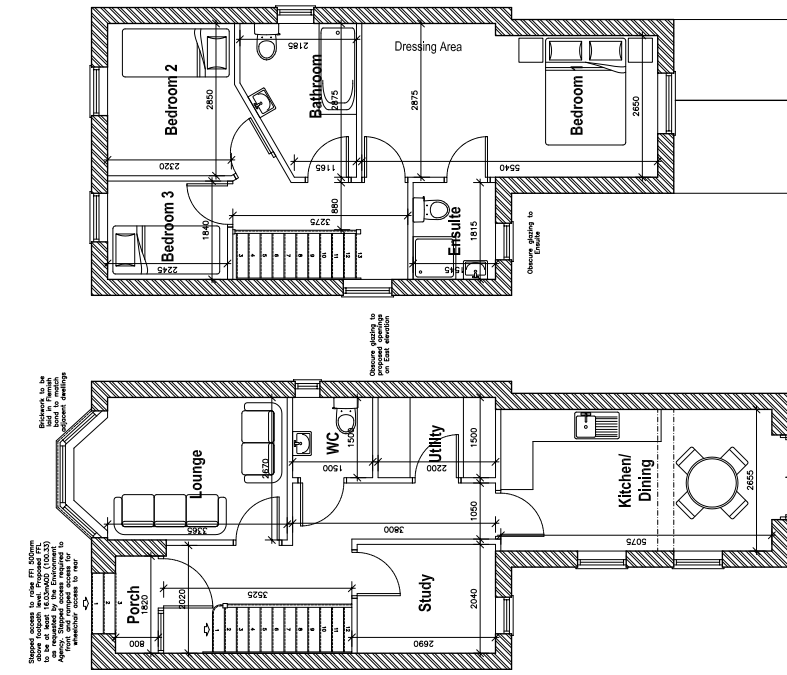
On receipt of your drawings, we warrant that we will be pleased to provide a copy of the drawings to you in electronic format. Any alterations to the drawings must be made to the electronic format and not the printed format.

Additional information added for consultation



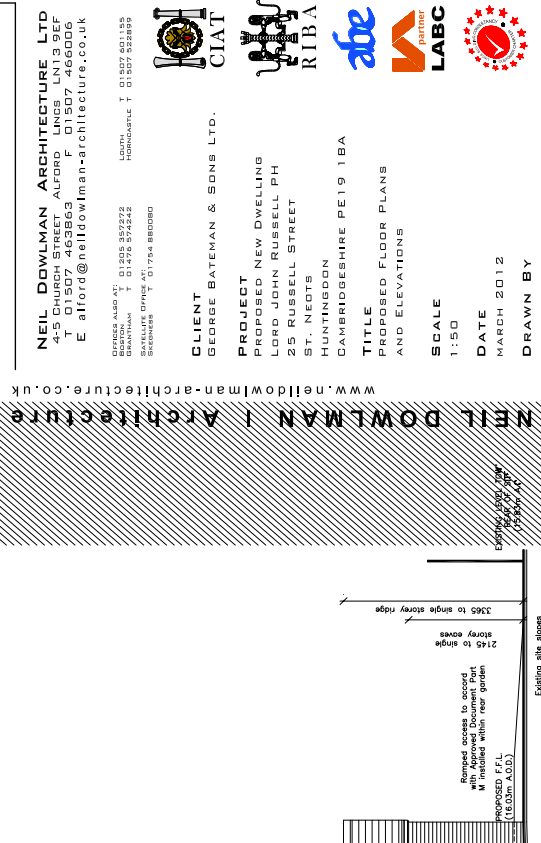
**EAST/SIDE**

**NORTH/FRONT ELEVATIONS**  
SCALE 1:50

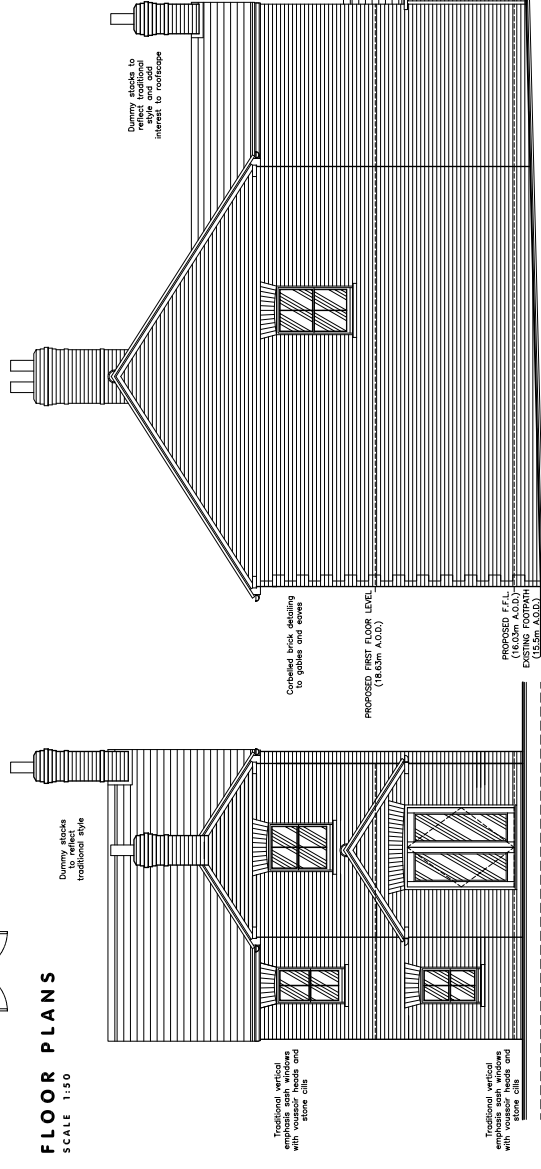


**FIRST FLOOR PLANS**  
SCALE 1:50

**GROUND FLOOR PLANS**  
SCALE 1:50



**WEST/SIDE**



**SOUTH/REAR ELEVATIONS**  
SCALE 1:50

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01206 352922 (NORWICH)  
01206 352922 (LONDON)

**CLIENT**  
GEORGE BATEMAN & SONS LTD.

**PROJECT**  
PROPOSED NEW DWELLING  
LORD JOHN RUSSELL PH  
25 RUSSELL STREET  
ST. NEOTS  
HUNTINGDON  
CAMBRIDGESHIRE PE19 1BA

**TITLE**  
PROPOSED FLOOR PLANS  
AND ELEVATIONS

**SCALE**  
1:50

**DATE**  
MARCH 2012

**DRAWN BY**  
AF

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**DRAWING NO.**  
A/26-43/02

**DRAWING REVISION**  
B

**CIAT**  
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**abe**  
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**Energy audits**

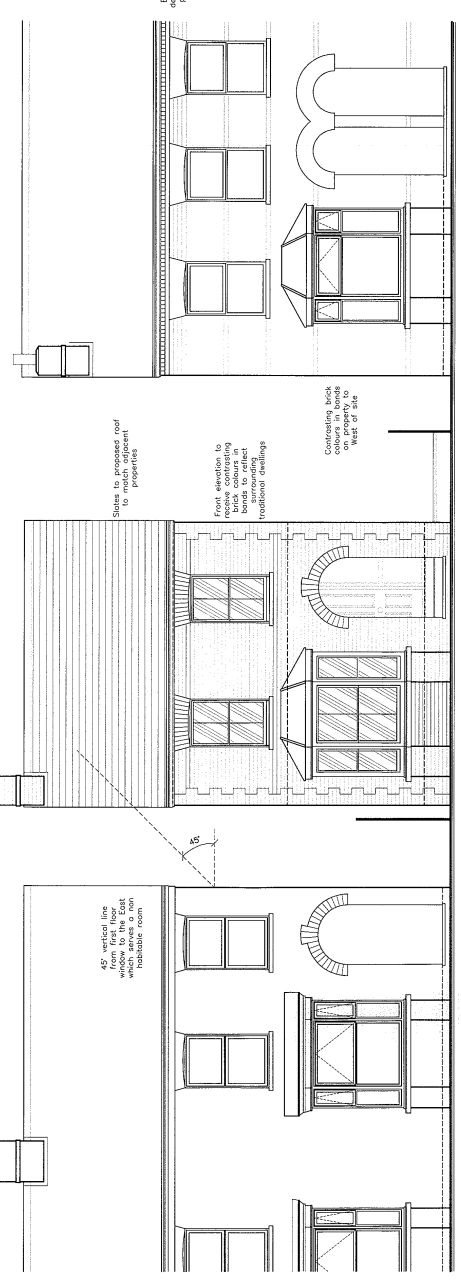
**Domestic energy assessments**

**Party wall surveys**

**Access consultants**

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REVISION LETTER	DESCRIPTION	MADE BY	DATE
A	Additional information added for formal planning application	AF	28/06/12



**PROPOSED STREET SCENE**  
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**DATE**  
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**Case No: 1200867FUL (FULL PLANNING APPLICATION)**

**Proposal: CHANGE OF USE FROM AGRICULTURAL TO EQUESTRIAN TO INCLUDE ERECTION OF THREE TIMBER STABLES, FEED STORE AND TACK ROOM. HARDSTANDING FOR PARKING AND USE OF ADJACENT Paddock FOR SCHOOLING, JUMPING AND EXERCISING OF HORSES.**

**Location: LAND SOUTH OF BROADPOOL FARM FENSIDE ROAD**

**Applicant: FERGUSON BROADBENT LLP (FAO MR M FERGUSON)**

**Grid Ref: 533743 281670**

**Date of Registration: 02.07.2012**

**Parish: WARBOYS**

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## **RECOMMENDATION - APPROVAL**

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

- 1.1 This site lies in the open countryside approximately 3km north east of Warboys. It is located between Fenside Road and Heath Road, and has an area of 5.5ha. The land rises from both roads to a high point in the centre and is presently in agricultural use. It is largely devoid of natural features although there are some substantial boundary hedges.
- 1.2 Development in the area is relatively scattered although there is a dwelling on the opposite side of Fenside Road, and a property on the opposite side of Heath Road. On Fenside Road, surrounded on three sides by the site is a building known as the "Barn". This is now in commercial use.
- 1.3 The proposal, as amended, is to change the use of the land from agricultural use to equestrian use, and to erect three stables, a feed store and tack room, and lay out hardstanding for parking use. This will occupy a small area of the site, and the remainder will be used as paddocks for the schooling, jumping and exercise of horses. The stables and other facilities will be located at the western end of the Fenside Road frontage (they were to be located at the eastern end of the Fenside Road frontage initially), where a new access from the road will be provided. The stable block will be "L" shaped, and will measure a maximum of 14m by 8.5m. It will have a ridge height of 4.5m and an eaves height of 3m. The walls will be tanalised timber and the roof dark grey profile sheeting. A post and rail fence will surround the building/ parking area.
- 1.4 The site is in the open countryside and there is a public footpath along the western boundary of the site linking Fenside Road and Heath Road. Heath Road is classified (A141) as is Fenside Road (C116).

## 2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (2012) sets out the three dimensions to sustainable development - an economic role, a social role and an environmental role - and outlines the presumption in favour of sustainable development. Under the heading of Delivering Sustainable Development, the Framework sets out the Government's planning policies for : building a strong, competitive economy; ensuring the vitality of town centres; supporting a prosperous rural economy; promoting sustainable transport; supporting high quality communications infrastructure; delivering a wide choice of high quality homes; requiring good design; promoting healthy communities; protecting Green Belt land; meeting the challenge of climate change, flooding and coastal change; conserving and enhancing the natural environment; conserving and enhancing the historic environment; and facilitating the sustainable use of minerals.

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

- 3.1 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
- 3.2 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.
  - **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.
- 3.3 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

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

- **R2:** "Recreation and Leisure Provision" – applications for recreational facilities will be considered on their merits bearing in mind: advice from sporting recreation authorities on the need for further provision; the effect on residential amenity; the effect on landscape, visual amenity, nature conservation and archaeological interest; access, parking and traffic generation; the siting, design and materials of any building and structures.
- **R13:** "Countryside Recreation" – provision of facilities for informal countryside recreation subject to the criteria of R2 will be supported.
- **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.
- **En17:** "Development in the Countryside" - development in the countryside is restricted to that which is essential to the effective operation of local agriculture, horticulture, forestry, permitted mineral extraction, outdoor recreation or public utility services.
- **En18:** "Protection of countryside features" – Offers protection for important site features including trees, woodlands, hedges and meadowland.
- **En20:** Landscaping Scheme. - Wherever appropriate a development will be subject to the conditions requiring the execution of a landscaping scheme.
- **En25:** "General Design Criteria" - indicates that the District Council will expect new development to respect the scale, form, materials and design of established buildings in the locality and make adequate provision for landscaping and amenity areas.

3.5 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)

- None relevant

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 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” – states that any area not specifically identified are classed as part of the countryside, where development will be strictly limited to that which has essential need to be located in the countryside.

3.7 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.
- **E5:** “Tree, 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. Car free development or development proposals incorporating very limited car parking provision will be considered acceptable where there is clear justification for the level of provision proposed, having consideration for the current and proposed availability of alternative transport modes, highway safety, servicing requirements, the needs of potential users and the amenity of occupiers of nearby properties.
- **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 Policies from the Huntingdonshire Local Plan to 2036 – Draft Strategic Options and Policies (2012) are relevant:

- **Draft Policy 7:** “Scale of development in the countryside” - sets out the limited circumstances where sustainable development in the countryside will be considered.

3.9 Policies from the Huntingdonshire Local Plan to 2036 – Draft Development Management Policies (2012) are relevant:

- **DM6:** “Parking provision” – development proposals should ensure that sufficient parking is provided to meet its needs and minimise impacts on existing neighbouring uses.
- **DM13:** “Good design and sustainability” – requires development proposals to be designed to a high standard which reflects the surroundings and contributes positively to the local character of the built area, and has regard to the Design Guide.
- **DM14:** “Amenity” – requires development proposals to provide a high standard of amenity for existing and future users of the proposed development and its surroundings.
- **DM25:** “Trees, woodland and related features” – A sustainable development proposal will be acceptable where it avoids the loss of, and minimises the risk of harm to trees, woodland, hedges or hedgerows of visual, historic or nature conservation value, including orchards, ancient woodland and aged or veteran trees.
- **DM27:** “Heritage assets and their settings” – to protect and conserve the district’s heritage assets, including listed buildings, conservation areas and related assets. A sustainable development proposal will be acceptable where it avoids or minimises conflict with the conservation of any affected heritage asset and the setting of any heritage asset.

3.10 The SPD Landscape and Townscape Assessment is a material planning consideration.

#### 4. PLANNING HISTORY

4.1 None recorded

#### 5. CONSULTATIONS

5.1 **Warboys Parish Council – Refuse (copy attached)** The Parish Council has been notified of the revised scheme and has adhered to the original recommendation.

5.2 Environmental Health Officer – manure and stable waste should be stored in properly constructed bay and should not be burned on site.

- 5.3 HDC Transportation Planning Officer – no objections in principle but further details required of the internal layout and the access design. The development must not prejudice the right of way.
- 5.4 Middle Level Commissioners – the applicant has not provided adequate evidence to prove that a viable scheme for water level/flood risk management exists.

## **6. REPRESENTATIONS**

- 6.1 Neighbours – three separate neighbours have responded and the following points have been raised:-

1. The proposed access is to be located directly opposite the access serving Broadpool Farm. This access is used by large lorries associated with the farm and potato stores, and these vehicles require the full width of the road to swing into the site. These vehicles will represent a health and safety hazard for people using the stables, and noise from the vehicles could scare the horses.

2. Fenside Road is seeing a significant increase in traffic, and this is already restricting access to the farm. The situation would be made worse by vehicles turning into the stable site, and using the road generally. The road is single track for much of its length and it is already well used by heavy vehicles going to and from the waste disposal site.

3. The proposed use could cause a loss of amenity to the occupiers of Broadpool Farm due to waste smells, noise and disturbance. This is likely to be most prevalent in the early morning and later evening. Activity on the site could upset the guard dogs at Broadpool Farm.

4. Power and water supplies are barely adequate for what is required of them and may not be sufficient to supply any new development.

5. The application has been submitted by an agent and any statements regarding the nature or level of the use may be speculative. The motivation behind the application may not be all that it seems.

6. A Time Team investigation looked at the site to east of the proposal (on the opposite side of Heath Road) in 2009. There is potential for there to be archaeological remains on this particular site.

7. The notice served on the tenant was not correct. This has now been rectified.

8. There is a lack of information to support the proposal and thus enable a full assessment to be made. Additional information has now been submitted. This is referred to below.

9. The proposed use would not be compatible with the adjoining commercial use. The amenity of the office in this quiet location would be adversely affected by additional traffic, noise, smells and general activity. Flies and odour from the manure heaps could be a problem, especially in summer when greater reliance would have to be placed on air-conditioning rather than open windows. Flies could carry disease.

10. The proposal would have an adverse impact on the character of the site and the landscape of the area in general. The site is visible from a number of directions and the provision of jumps, railings etc would have a material and detrimental affect on its overall character and appearance, and the contribution it makes to the surrounding countryside.

11. The size of the site is much larger than that which would normally be associated with domestic related equestrian uses. The change of use of the land would remove it from productive use. It should be safeguarded to ensure its long term potential.

12. The loss of the land from its present use would have an adverse impact on the tenant's business.

13. Horses could escape from the site and get into adjacent properties.

## **7. SUMMARY OF ISSUES**

7.1 The main issues in this case relate to the principle of the development, the effect of the proposal on the character of the landscape, the impact on neighbours and highway issues.

7.2 In correspondence with the Agent, he has confirmed that the proposal is for a non-commercial operation. The application is made because they believe there is a shortage of equestrian facilities in the area and the land area lends itself to being of an appropriate size to accommodate the type of facility proposed. The site will not be used as a riding school, dealers' yard etc but is to be used by a single or shared occupier for non-commercial stabling and the keeping of horse and ponies. These would need to be locally based to ensure the proper management of their horses. The stables could be let to one or two individuals for occupation by their own animals only although a partial livery use cannot be ruled out. The size of the site could, theoretically take up to 7 horses, but this may be reduced to 5 to place less of a strain on the grass condition and avoid overgrazing. The paddock would be sub-divided to enable efficient grazing and use of the land. The fences are likely to be post and wire or post and rail in the long term, and electric fences in the short term. All are standard agricultural methods of fencing. Given the low stocking rate, the number of mini paddocks is unlikely to be large.

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

7.3 This site is in the open countryside for the purposes of the Development Plan and emerging planning guidance. The policies in the Plan and guidance are restrictive, and, generally, will only permit development which has a specific need to be in a rural location. Policy P7 specifically refers to the fact that essential operational development for equine related activities is one of the permitted exceptions. Both policy P7 and En17 refer to outdoor recreation as being one of the exceptions to the normal policies of restraint, as do policies R2 and R13.

7.4 In land use terms, there are no overriding objections to the use of this site for equestrian purposes, and the development proposed will not prejudice the implementation of the above policies in other cases. An equestrian use can, effectively, only take place in a rural location, and, unless there are strong grounds to reject the proposal for other reasons, it should be acceptable in principle. The Agent has agreed to the imposition of a condition to restrict the use to private use only and not for use for any commercial or livery business. The proposed stables and the ancillary parking area etc. are a relatively small part

of the overall development, and are considered to be essential for the welfare of the animals.

- 7.5 In principle, the development is acceptable as a permitted exception to the normal policies of restraint and it does not conflict with policies En17, R2, R13, P7, CS3 and draft policy 7.

#### **The effect of the proposal on the character of the landscape.**

- 7.6 This is a large site and it is clearly visible from both Fenside Road and Heath Road. The conversion of the land to paddocks and the provision of internal fencing and jumps will have some impact on the character of the site, but it is considered that this will not be so deleterious to the visual amenities of the locality that a reason for refusal could be justified. The site is in the "Fen Margin" for the purposes of the Landscape Assessment SPD and one of the key characteristics noted for this area is a matrix of land uses. There is no reason why a series of paddocks should not fit in with this overall pattern, although the erection of the fences will add a degree of formality to the otherwise informal, landscape. The applicant has stated that the gaps in the present hedges will be filled with new planting, and, where the hedge is not stock proof, post and rail fencing will be installed. The form and scale of the proposed stables are acceptable in the context of this site, and the land take for this element of the development will be small by comparison with the land devoted to the paddocks. The design and form of the stables will be no different from many others which have been approved across the District.
- 7.7 Overall, it is considered that the development will not have a significant impact on the character of the site and its environs, and that it is in keeping with the requirements of policies ENV7, En18, En25, E1, E5, DM13 and DM25.

#### **Impact on neighbours**

- 7.8 There are two immediate neighbours to this site - the "Barn" which is in commercial use and is surrounded on three sides by the site, and Broadpool Farm on the opposite side of Fenside Road, facing the proposed access. On the basis of the evidence supplied by the applicant, the proposed use for equestrian activities will be on a very small scale, and its effect on the amenities of the immediate properties is therefore likely to be similarly limited. There will be some increase in noise and disturbance from the animals and the riding activity although, it should be noted that the field could currently be used for the grazing of farm animals without any further need for planning permission. The use of the field by a herd of cows, say, is likely to have a greater effect than the proposed riding activities. It is possible that, on some days, there will be no activity on the site at all, apart from the grazing of the horses.
- 7.9 The storage of manure could be an issue, although, provided this is stored in accordance with present guidelines and the advice from the Environmental Health Officer, this should not pose an overriding problem. The applicant has stated that manure could be stored at the opposite end of the field, away from the immediate neighbours. The EHO has not objected to the proposal, subject to the provision of

suitable manure storage bins which can be secured through an appropriately worded condition.

- 7.10 The concerns of the neighbours are noted, but it is considered that a refusal on amenity grounds could not be supported. The proposal complies with policies H7 and DM14.

### **Highway issues**

- 7.11 For most of its length, Fenside Road is a single track with passing places. Traffic volumes do not appear to be high, although it is used by farm traffic, and by vehicles going to and from the waste disposal site on Puddock Road. The likely traffic generation from the proposed development should be low, possibly no more than 10 movements per day on a busy day. It is considered that this level of generation will have a minimal effect only of the free flow and safety of traffic using the road. The location of the access opposite to Broadpool Farm should not pose a problem given the limited amount of traffic generated by both site. There are no specific parking standards relating to stables in the DMDPD and appendix 1 but it is considered that the three spaces proposed by the applicant are sufficient for the number of stables to be provided.
- 7.12 It should be noted that the site is not in a sustainable location in that all access to it will be by private vehicle.
- 7.13 The proposal does not conflict with policies E10 and DM6.

### **Other issues**

- 7.14 Archaeology – the location of the stables and the parking area have been moved to the opposite end of the frontage at the request of the County Archaeologist in order to reduce the potential impact of the development on any archaeological remains. Such remains have been found in the field to the east of the site, and in a field on the opposite side of Heath Road (the site was excavated by Time Team). Should consent be granted for the development, it would be appropriate to impose an archaeological condition to secure an investigation. There is no evidence that the application will be contrary to policies ENV6, En11 and DM27.
- 7.15 Landscaping – there is no need for additional landscaping but the gaps in the boundary hedges need to be filled to provide enhanced screening. The proposal does not conflict with policies En18, E5 and DM25.
- 7.16 Right of Way – there is a public right of way along the western boundary of the site. The submitted plans do not indicate that the right of way will be affected by the proposal, but a note should be placed on any planning permission reminding the applicant of his obligations to retain it.
- 7.17 Flooding – this site is not in a designated flood area. The comments of the MLC are noted but there is no flooding issue in this case. The applicant has stated that water from the roofs of the buildings will be collected and used for the horses. The water from the concrete

forecourt will drain into the ground. There is no intention of connecting the site to the mains.

- 7.18 Serving of notice to tenant – this has been remedied by the service of a new notice.
- 7.19 The loss of the site from agricultural use – the land is classified grade 3, and whilst a small part of it will be developed with permanent structures and car parking, the majority will be paddock which can be easily brought back into productive agricultural use.

### **Conclusions**

1. The proposal is acceptable in principle and in land use terms.
  2. The development will not have a significant impact on the character of the site or the locality in general.
  3. The proposal will not have an overriding impact on the amenities of the immediate neighbours.
  4. There are no overriding highway issues.
  5. There are no other material planning considerations which have a significant bearing on the determination of this application.
- 7.20 Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should be granted in this instance.

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

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

**02003** Time Limit (3yrs)

**NONSTAND** - Not commercial or livery

**05001** Buildings

**NONSTAND** - parking and turning facilities

**NONSTAND** - hedge planting scheme

**NONSTAND** - no more than 5 horses at any one time

**NONSTAND** - archaeological work

**NONSTAND** - manure storage

**NONSTAND** - maintenance of footpath.

### **CONTACT OFFICER:**

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

**To:** Hincks, David (Planning Serv.) [/O=HUNTS DISTRICT COUNCIL/OU=HDC/CN=RECIPIENTS/CN=DHINCKS];  
**Subject:** RE: Change of use from agricultural to equestrian use - land south of Broadpool Farm, Fenside Road 1200867FUL  
**Sent:** Wed 10/10/2012 3:27:27 PM  
**From:** Roy Reeves

David,

This was considered at a meeting of the Parish Council's Planning Committee on Monday evening.

The amendments submitted by the applicant didn't change the Committee's view on this application and the recommendation is still for refusal on the grounds previously supplied.

Regards,

Roy

Roy Reeves,

Clerk to Warboys Parish Council,

2 Blenheim Close, Warboys, Huntingdon, PE28 2XF

01487 823562

-----Original Message-----

**From:** Hincks, David (Planning Serv.) [mailto:David.Hincks@huntingdonshire.gov.uk]

**Sent:** 21 September 2012 12:31

**To:** Roy Reeves

**Subject:** Change of use from agricultural to equestrian use - land south of Broadpool Farm, Fenside Road 1200867FUL

Roy

I refer to the above planning application and to the Parish Council recommendation dated 10<sup>th</sup> July 2012.

I have discussed this proposal further with the applicant, and he has submitted additional information regarding the nature of the use, and aspects such as traffic generation etc. His letter can be viewed on the public access website. The position of the building/parking area has also been moved on the basis of advice received from the County Archaeologist. The plan is also viewable on the website. I would be grateful if this information could be presented to the Parish Council at the first opportunity and I look forward to receiving the Council's comments as soon as possible. If you would like to discuss the matter further, do not hesitate to contact me.

Regards

David.

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Fax: 01480 388099  
www.huntingdonshire.gov.uk

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

Application Number: 1200867FUL Case Officer David Hincks

**Proposal: Change of use from agricultural to equestrian to include erection of three timber stables, feed store and tack room. Hardstanding for parking and use of adjacent paddock for schooling, jumping and exercising of horses.**

**Location: Land South Of Broadpool Farm Fenside Road Warboys**

**Observations of Warboys 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 application as submitted contains insufficient information about access from the highway, hardstanding and turning arrangements for vehicles, waste disposal, whether the proposal is for personal or commercial use and, if the latter, the volume of vehicular movements.

No observations either in favour or against the proposal

 Clerk to Warboys Town/Parish Council.

Date: 10/7/12

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)**

# Development Management Panel

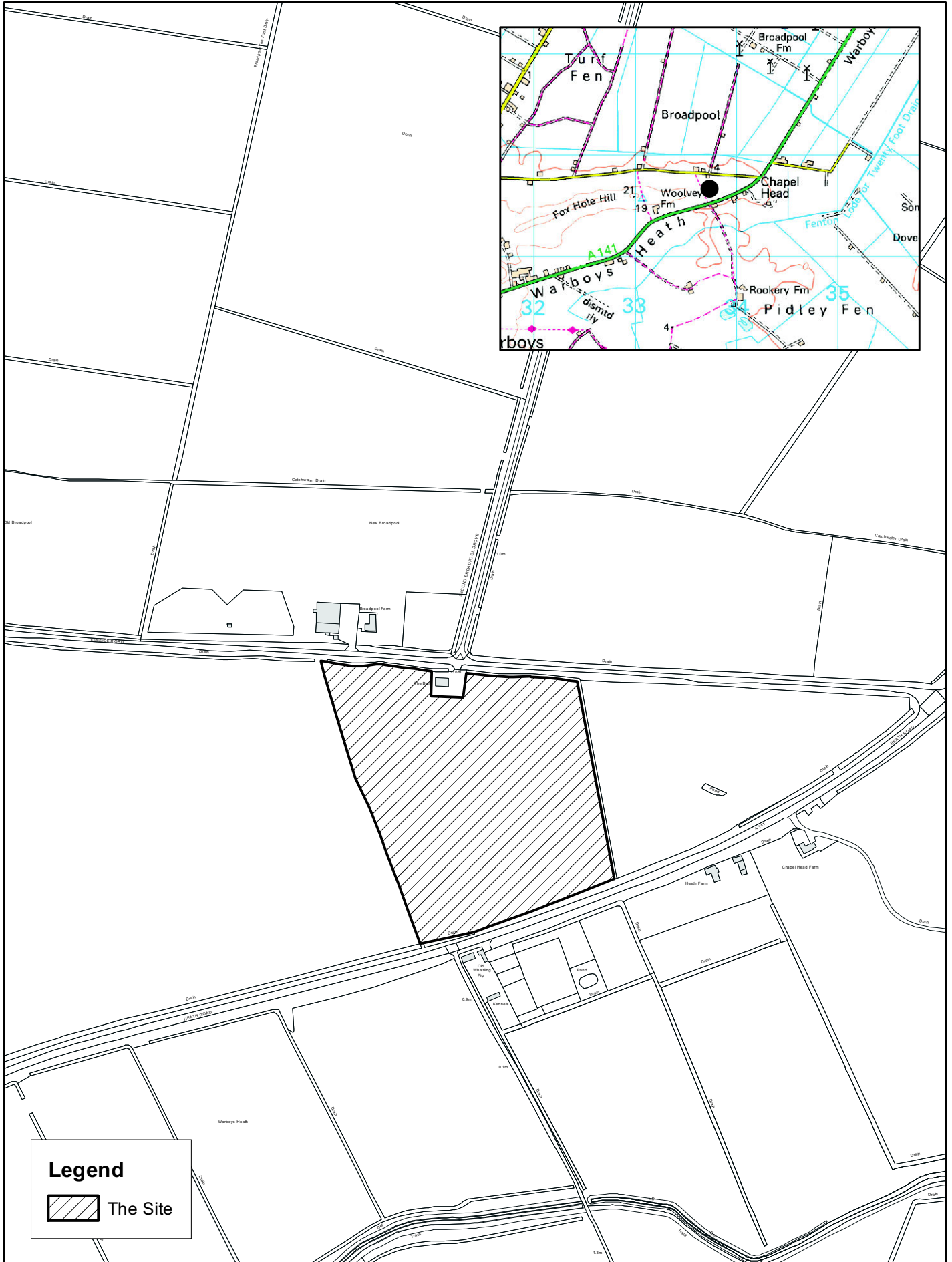


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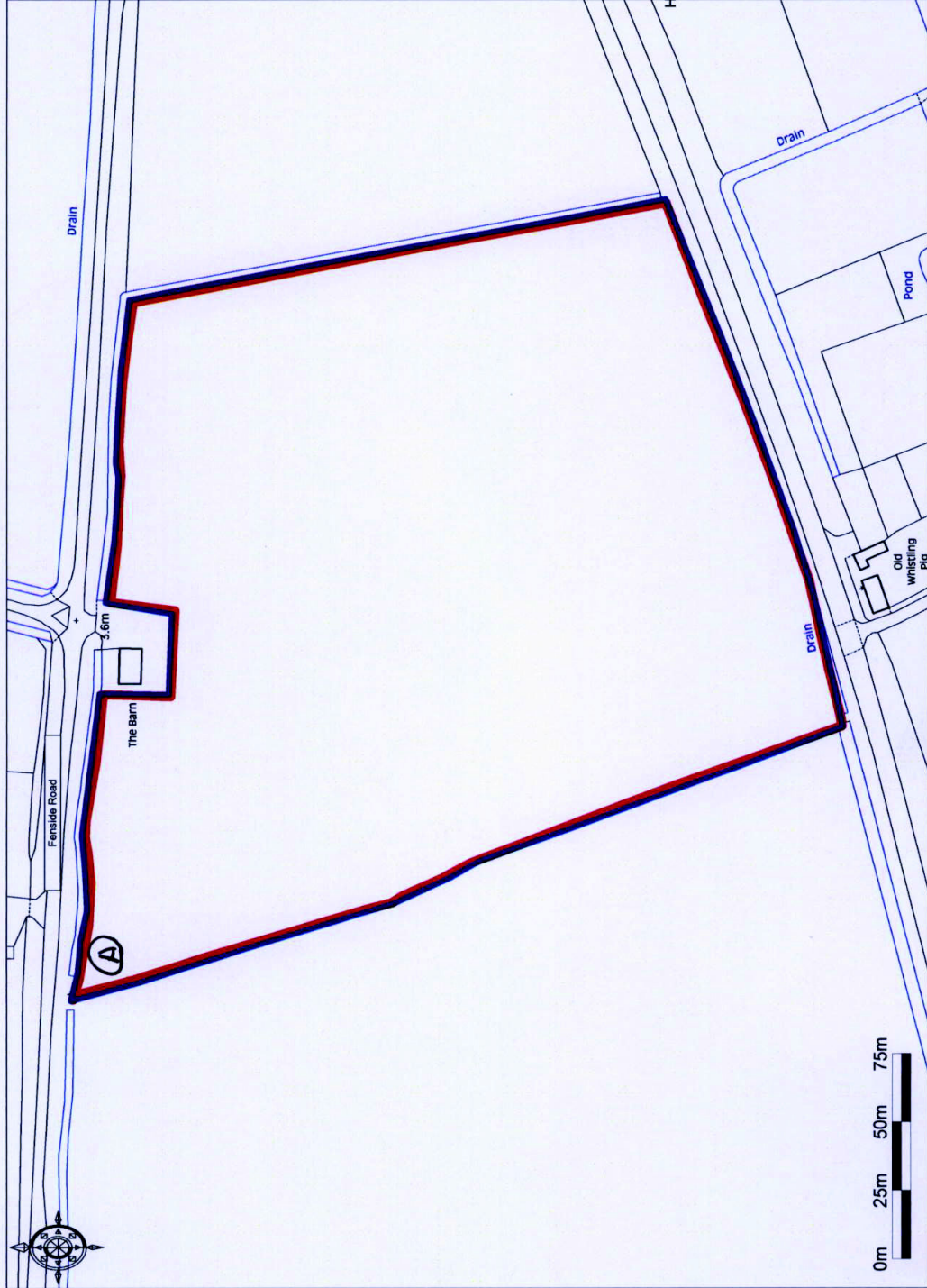
Date Created: 26/10/2012

**Location:** Warboys

**Application ref:** 1200867FUL

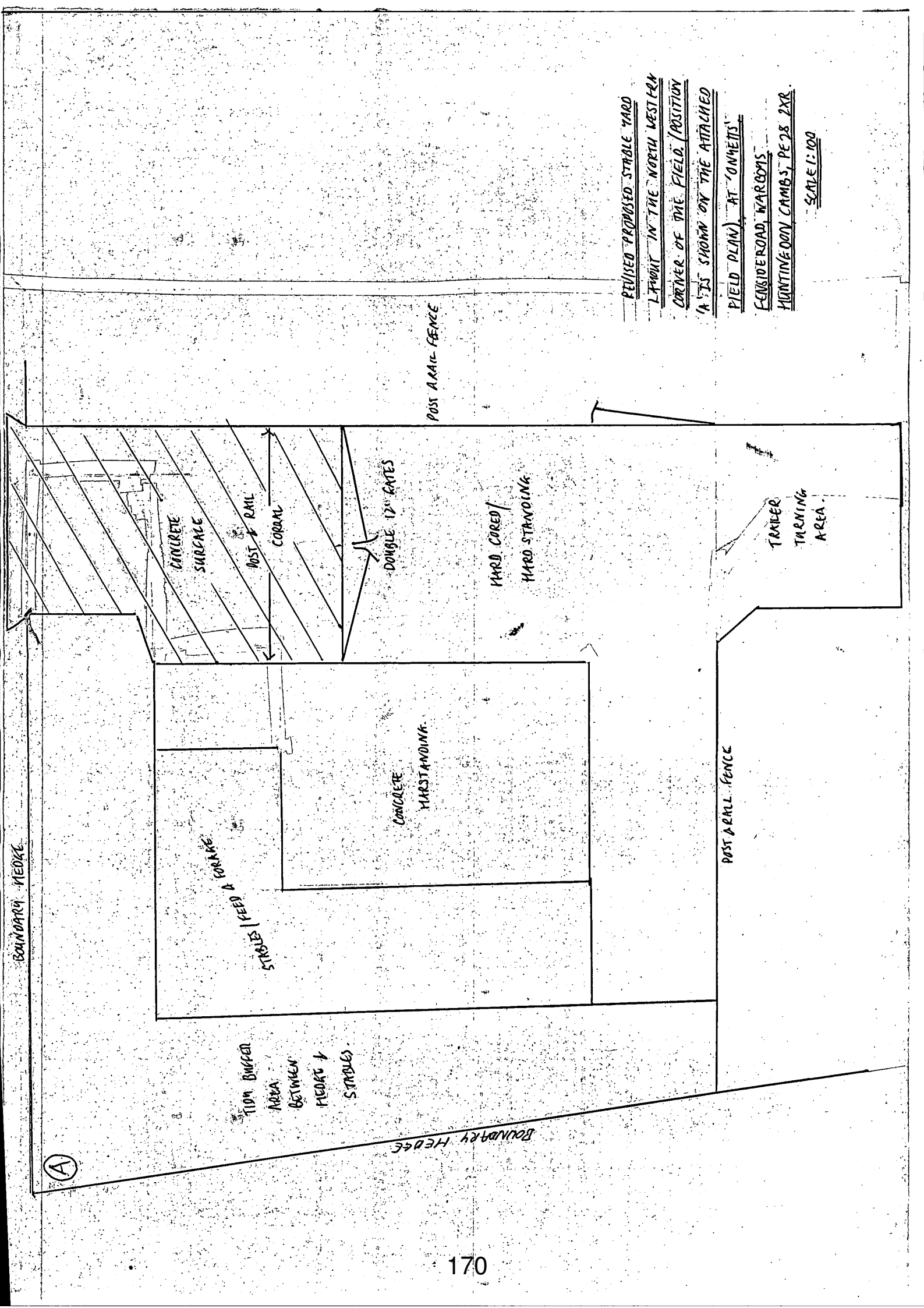


Plan showing 13.8 acres (or thereabouts) at Fenside Road,  
Warboys, Huntingdon, PE28 2XR



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REVISED PROPOSED STABLE YARD  
 LAYOUT IN THE NORTH WESTERN  
 CORNER OF THE FIELD (POSITION  
 AS SHOWN ON THE ATTACHED  
 FIELD PLAN) AT 'ONNETS'  
 FENSIDE ROAD, WARCOMBS  
 HUNTINGDON CAMBS, PE28 2XR  
 SCALE 1:100

POST AND RAIL FENCE

CONCRETE SURFACE  
 POST & RAIL CORRAL  
 DOUBLE 12' GATES

HARD CORED/  
 HARD STANDING

TRAILER  
 TURNING  
 AREA

CONCRETE YARDSTANDING

POST AND RAIL FENCE

TYPICAL BUMPED  
 AREA BETWEEN  
 FEEDS &  
 STABLES

BOUNDARY HEDGE

BOUNDARY HEDGE

(A)

# Agenda Item 6

AGENDA ITEM NO.

DEVELOPMENT MANAGEMENT PANEL

19 November 2012

**APPEAL DECISIONS**  
(Report by Planning Services Manager (Development Management))

**WRITTEN REPRESENTATIONS**

1.     **Appellant:**     Mr Derrick Dorks  
          **Agent:**       Keith Hurst Design Ltd

Erection of detached home following  
demolition of builders workshop  
25A The Green  
Brampton

**Dismissed**  
**18.10.12**
  
2.     **Appellant:**     Mr Nicholas Bishop  
          **Agent:**       None

Two storey side extension  
and retention of fence  
1 Talbot Close  
Stilton

**Dismissed**  
**23.10.12**

**All appeal decisions can be viewed in full via Public Access. The most notable decisions are summarised below.**



## **WRITTEN REPRESENTATIONS**

1. **1101749FUL**                      **Erection of detached house following demolition of builders workshop  
25A The Green  
Brampton  
Mr K Dorks**

Planning permission was refused by Development Management Panel at its meeting held on 19 December 2011 in accordance with officer advice but contrary to the recommendation of the Parish Council for the following reason:-

1. The proposed house would harm the visual amenities of the area and the character and appearance of the Conservation Area. It would result in a loss of amenity to Nos. 21 and 25 The Green in terms of overlooking and overshadowing contrary to Development Plan Policy and Huntingdonshire Development Management DPD Proposed Submission 2010.

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

- The appeal site is located within the Conservation Area facing the village green. The Inspector considered that the attractive appearance of the area is not derived from the quality of the individual buildings, but from their relationship to the village green, together with their informal layout, their varied nature, and their generally unassuming designs. The new dwelling would be simple rectangular building with a dual pitched roof, the standard of design would be more than adequate to hold its own with those around it. He concluded that, in this case, the effects on the character and appearance of the area do not give rise to any justifiable grounds to refuse the application.
- The Inspector considered that a window on the first floor would be sited to give a clear view over much of No 25's rear garden and conservatory. In addition, it would face directly towards the garden of No 21 overlooking a considerable part of the property. He concluded that the significant loss of privacy caused would result in unacceptable harm to living conditions at both properties.

### **The appeal was dismissed**

## **FORTHCOMING APPEALS**

**None**

# Agenda Item 7

AGENDA ITEM NO.

DEVELOPMENT MANAGEMENT PANEL

19 November 2012

**DEVELOPMENT MANAGEMENT PROGRESS REPORT  
1 JULY 2012 – 30 SEPTEMBER 2012  
(Report by Planning Service Manager (Development Management))**

**1. INTRODUCTION**

- 1.1 This report covers the period 1 July 2012 to 30 September 2012 and compares the performance with the preceding quarter, together with the corresponding quarter of 2011.

**2. DEVELOPMENT MANAGEMENT**

- 2.1 Table 1 indicates the statistics relating to this quarter (column (a)), the previous quarter (column (b)) and the corresponding quarter of 2011 (column (c)).

<b>TABLE 1</b>	<b>(a) 01.07.12 to 30.09.12</b>	<b>(b) 01.04.12 to 30.06.12</b>	<b>(c) 01.07.11 to 30.09.11</b>
No. of applications in hand at beginning of quarter.	353	327	377
No. of applications received.	355	419	379
No. of applications determined.	374	357	413
No. of Householder applications determined.	187	149	182
No. of applications withdrawn.	25	35	47
County Matters Received.	5	2	3
No. of applications in hand at end of quarter.	309	354	296
County Council Regulation 3 or 4 Received.	4	3	2

2.2 The applications referred to above were determined in the time period shown in Tables 2a and 2b.

<b>TABLE 2a ALL APPLICATIONS</b>	<b>(a) 01.07.12 to 30.09.12</b>	<b>(b) 01.04.12 to 30.06.12</b>
60% of <b>MAJOR</b> applications to be determined in 13 weeks	11 out of 11 = 100%	15 out of 27 = 56%
65% of <b>MINOR</b> applications to be determined in 8 weeks	58 out of 74 = 78%	59 out of 83 = 71%
80% of all <b>OTHER</b> applications to be determined in 8 weeks	254 out of 289 = 88%	203 out of 247 = 82%
<b>TOTAL</b>	<b>323 out of 374 = 86%</b>	<b>277 out of 357 = 78%</b>

(Note: The percentage figures are the % achieved within each target group)

<b>TABLE 2b HOUSEHOLDER TYPE APPLICATIONS</b>	<b>(a) 01.07.12 to 30.09.12</b>	<b>(b) 01.04.12 to 30.06.12</b>	<b>(c) 01.07.11 to 30.09.11</b>
0-8 weeks over 8 weeks	175 (94%) 12 (6%)	135 (91%) 14 (9%)	170 (93%) 12 (7%)
<b>TOTAL</b>	<b>187 (100%)</b>	<b>149 (100%)</b>	<b>182 (100%)</b>
<b>HOUSEHOLDER DECISIONS AS % OF ALL DECISIONS</b>			
Householder All decisions	187 374	149 357	182 413
<b>%</b>	<b>50</b>	<b>42</b>	<b>44</b>



### 3. CHARGES FOR APPLICATIONS

<b>TABLE 4</b>	<b>(a) 01.07.12 to 30.09.12</b>	<b>(b) 01.04.12 to 30.06.12</b>	<b>(c) 01.07.11 to 30.09.11</b>
Fee Applications	307	360	353
Fees	£302,030.00	£208,697.50	£158,270.00

### 4. COMPARISON WITH BUDGET

4.1 The planning application fee income figures for this Quarter compare with the budget as follows:

<b>TABLE 6</b>	<b>QUARTERLY INCOME (a)</b>	<b>BUDGET (Revised) (a)</b>
Planning Application Fees	£290,727	£279,396

### 5. RECOMMENDATION

5.1 That the contents of this report be noted.

**CONTACT OFFICER** - enquiries about this report to Andy Moffat,  
Planning Service Manager (Development Management) on ☎ 01480 388402.

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**TO: ALL DEVELOPMENT MANAGEMENT PANEL MEMBERS**

Dear Councillor,

DEVELOPMENT MANAGEMENT PANEL– 19 November 2012

## **CHANGES TO THE AGENDA**

### **Item 4**

#### **Change of use from derelict land to staff car park for Ramsey Spinning Infants School**

Additional document:

- An additional drawing showing the layout of the car park is attached (Attachment 1) to supplement the report.

Update to report:

- Paragraph 1.5 - the word “transmission” should be omitted and replaced by “transition”.
- Paragraph 7.12 – it is reported that there will be a pedestrian gate between the school and the proposed car park.

### **Item 5(a)**

#### **ERECTION OF TWO, TWO BEDROOM SEMI-DETACHED DWELLINGS - LAND AT AND INCLUDING 2 MANDEVILLE ROAD BRAMPTON**

1 representation received (6 Olivia Road):

\*Understand that there is now a proposal which includes the building of the two new houses so that the new building does not touch our boundary. The houses would not then align with the houses in Mandeville Road or Olivia Road and would not be in the building line of any of the roads.

\*Would wish the contents of the letters of objection submitted to be considered at the Panel meeting.

\*Local estate agent has advised that building on the application site would depreciate house value and that no building can be undertaken in such an awkward and small space.

\*Estate agent confirmed that it is unacceptable that obtrusive and invading views would be permitted into property and privacy.

\*Any further windows into the back would be unacceptable, so too is the blank wall.

\*Outline plan show the text ‘site boundary’ and line over our land.

### **Item 5 (b)**

#### **Land At 5, Hall Close, Little Paxton**

Policies H32 and H33 from the Huntingdonshire Local Plan 1995 are relevant to this proposal.

H32: "Sub-division of large curtilages" states support will be offered only where the resultant dwelling and its curtilage are of a size and form sympathetic to the locality.

H33: "Sub-division of large curtilages affecting protected buildings or features" states the subdivision of curtilages will not be supported where development will adversely affect the setting of a listed building.

English Heritage does not wish to comment on this application and defer to officers.

The Parish Council do not wish to comment on the amendment and maintain their objection to the scheme (Attachment 2).

The following comments have been received from No. 6 Hall Close pursuant to the section drawing on the 23<sup>rd</sup> October.

- Considers the eye line height should be higher, more like 1700mm to ensure that there is no overlooking of the garden area to No. 6 Hall Close.
- The dwelling stands well forward of 1,2,3,4 and No. 5 Hall Close.
- The proposal fails to comply with points B and E of policy H7 of the DMDPD: Proposed Submission 2010.
- Impact on desirability and value of No. 6 Hall Close.
- How many changes can be made when applying for approval.

1 Additional letter from neighbours objecting on the grounds of:

- The design is at odds with other dwellings in Hall Close
- Highway Safety.

HDC landscaping have commented highlighting the need to ensure no harm comes to trees in Grove Court and recommended additional conditions.

- Details of Tree Survey
- Details of Tree protection
- Details of Service Trenches
- Details of foundations.

Mr. Appleby of 6 Hall Close has supplied a copy of the plans subject of the 1999 appeal (Attachments 3 and 4).

Mr. Appleby has supplied a photo-visualisation of his interpretation of the proposed dwelling from the garden of No. 6 Hall Close (Colour picture attached – Attachment 5)

The applicant has also supplied a visualisation of the proposed perspective from the garden of No. 6 Hall Close (Black and White picture attached – Attachment 6).

Taking all of these matters into account, the Officer recommendation remains one of approval as set out in the report, with the addition of the conditions recommended by HDC landscaping.

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

**Erection of occupational dwelling and double garage for existing farm and fishery – Hollow Head Farm, Hollow Lane, Ramsey.**

Amendment to report

Paragraph 3.6 – Draft Policy 7 This should be amended to read:-

Draft Policy 7 “Scale of development in the countryside” – sets out the limited circumstances where sustainable development in the countryside will be considered. In respect of residential development, a sustainable housing scheme will be required to demonstrate that the proposed accommodation is essential to the proper functioning of a rural enterprise and that the enterprise is economically viable. A housing scheme will only be acceptable where it is to meet the needs of a full time worker and there is no suitable alternative accommodation in the vicinity. Where a new dwelling is permitted, it will be subject to an occupancy condition.

Paragraph 7.6 – a copy of the Reading Agricultural Consultants report is attached (Attachment 7)

Section 8 – Recommendation. Amended reason for refusal to: include reference to the NPPF; and to reflect the position stated in the Summary of Issues part of the Officer Report, but not in the reason for refusal, that the proposal has failed to demonstrate that the enterprise is economically viable:-

“The proposal would be contrary to the provisions of the NPPF, policy SS1 of the East of England Plan – revision to the Regional Spatial Strategy (May 2008), policies H23 and En17 of the Huntingdonshire Local Plan 1995, policy CS3 of the Local Development Framework Core Strategy 2009, policies E1, E2 and P7 of the Development Management DPD Proposed Submission 2010, draft policy 7 from the Huntingdonshire Local Plan to 2036 – Draft Strategic Options and Policies (2012) and policy DM13 from the Huntingdonshire Local Plan to 2036 – Draft Development Management Policies (2012) in that the proposal is for non-essential development in the countryside. Furthermore, the proposal has failed to demonstrate that the enterprise is economically viable. The development is not sustainable given its distance from the nearest settlements and the erection of the dwelling and garage will consolidate and intensify the amount of built development in the locality, to the detriment of the open nature and rural character of the adjacent countryside.”

Officers have received a copy of the agent’s 14<sup>th</sup> November letter to DMP Members. Matters raised in this letter relating to family history and the need for a dwelling were taken into account by Reading Agricultural and officers in coming to the recommendation.

**Item 5(e)**

**Land At The Lord John Russell, Russell Street, St Neots**

**Proposed new dwelling**

Plan with details of the existing block plan and the proposed block plan attached (Attachment 8).

1 additional condition: The side access shall only be used by patrons of the public house in the event of an emergency.

**Item 5(f)**

**Change of use from agricultural to equestrian to include erection of three stables, feed store and tack room. Hardstanding for parking and use of adjacent**

**paddocks for schooling, jumping and exercising of horses. Land south of Broadpool Farm, Fenside Road, Warboys.**

Letter from agent clarifying drainage and flood risk as referred to in paragraph 5.4 of the report. There is no intention to connect this site to mains water. All water for the horses will (hopefully) be supplied from water harvested from the stable roofs. In times of drought, water will be brought to the site for drinking purposes only. In these circumstances, the risk of flooding is nil, and less water will enter the ground than is presently the case.

**Additional consultation**

- 5.5 County Archaeologist – the County Archaeologist commented that in its original position, the stable block would have been directly adjacent to an area of significant archaeological potential. If block could be moved to the opposite end of the site, the impact on archaeology would be far less. The C.A. has commented that the revised location of the stable block will still require an archaeological condition, but that this can be decreased to a monitoring condition, rather than a pre-commencement condition.
- 5.6 County Council Rights of Way Officer – Public Footpath no 9 is located inside the western boundary of the site. If the footpath is to remain outside the adjoining fencing, a width of 2.5m must be retained for the footpath if walkers are to be protected from horses leaning over the fence. Informatives should be attached to any planning permission granted to advise the developer of his obligations re the footpath.


**Clarification**

Paragraph 7.2 – the suggestion that no more than five horses be accommodated on the site was made by the applicant, and, although the theoretical capacity of the site would be seven horses, it would drop once the stables and yard were in place and the jumps erected.

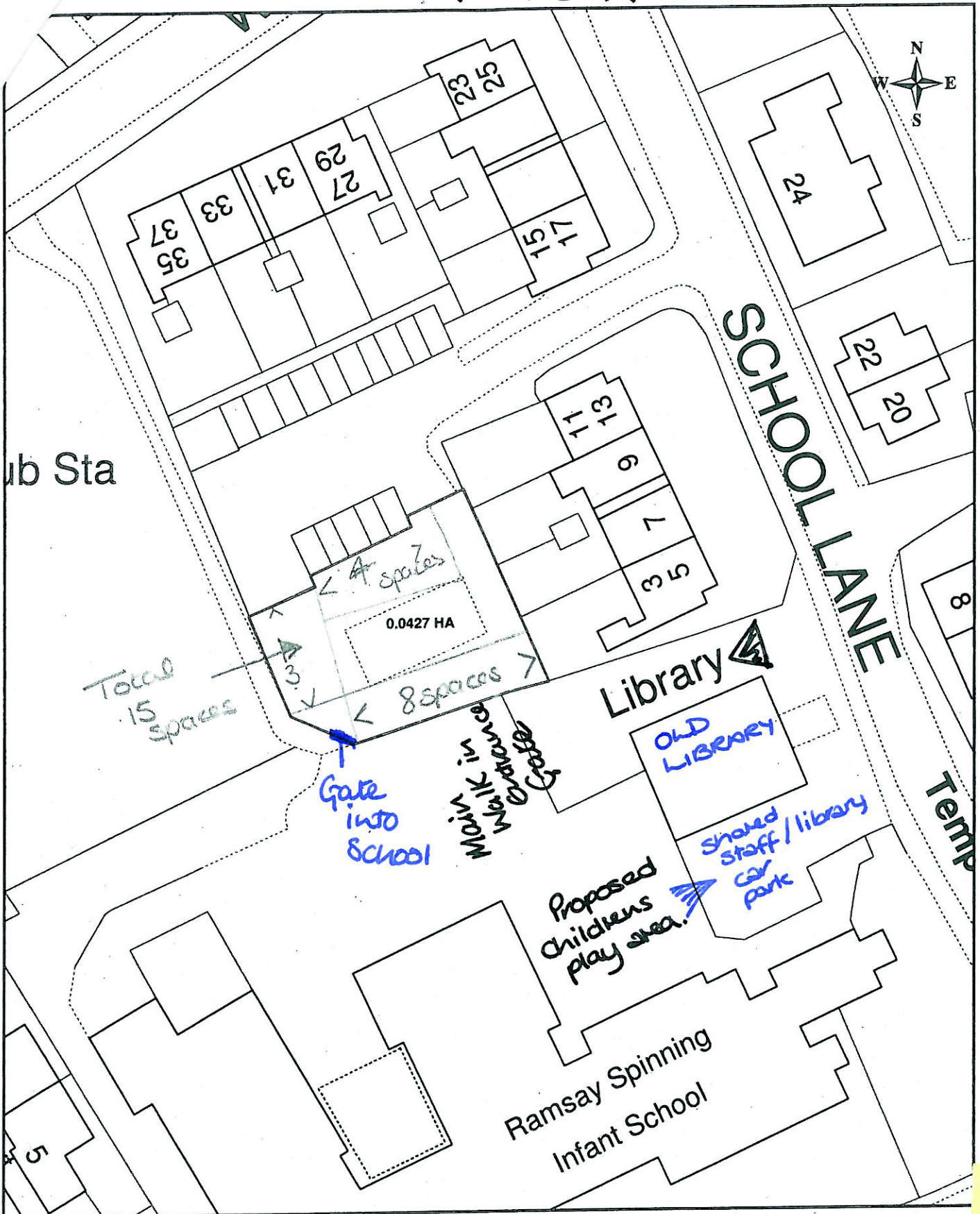
Plans – floor plan and elevations of stables attached (Attachment 9).

Plans – plan showing area of site to be taken by stables attached (Attachment 10).

**Yours sincerely,**



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



Scale (at A4): 1:500  
 Date: 12/05/2010  
 By: av106

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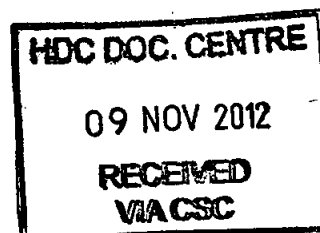
# Little Paxton Parish Council



Ref:LetHDCPlanning1201455FUL  
MinFCNov12  
Case Officer: Clara Kerr

9th November 2012

Huntingdonshire District Council  
Head of Planning Services  
Mr. Steve Ingram  
Pathfinder House  
St.Mary's Street  
Huntingdon  
PE29 3TN



Dear Mr. Ingram

Planning Application 01201455FUL  
Erection of dwelling- Land at 5 Hall Close, Little Paxton

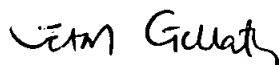
Thank you for your invitation to the Development Panel Meeting on 19<sup>th</sup> November regarding the above planning application.

The Parish Council is unable to send a representative to the meeting and I would refer you to our comments submitted on the 8th October.

Recommend Objection due to overbearing impact of development and traffic creation problems in a small cul-de sac.

The Parish Council does not wish to comment on the recent amendment - section through high level window.

Yours sincerely,

  
Mrs Jennifer Gellatly  
Parish Clerk

Cc  
Cllr Ken Churchill

*Parish Clerk: Mrs J. Gellatly (MCIBS, Chartered Banker), 11 Hayling Avenue,  
Little Paxton, St Neots, Cambs PE19 6HG  
Telephone: 01480 470193 e-mail: [littlepaxton@hotmail.com](mailto:littlepaxton@hotmail.com)  
[www.little-paxton.org.uk](http://www.little-paxton.org.uk)*



# Little Paxton Parish Council

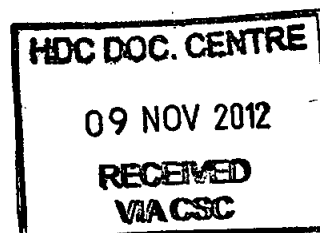
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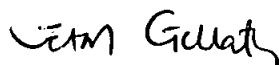
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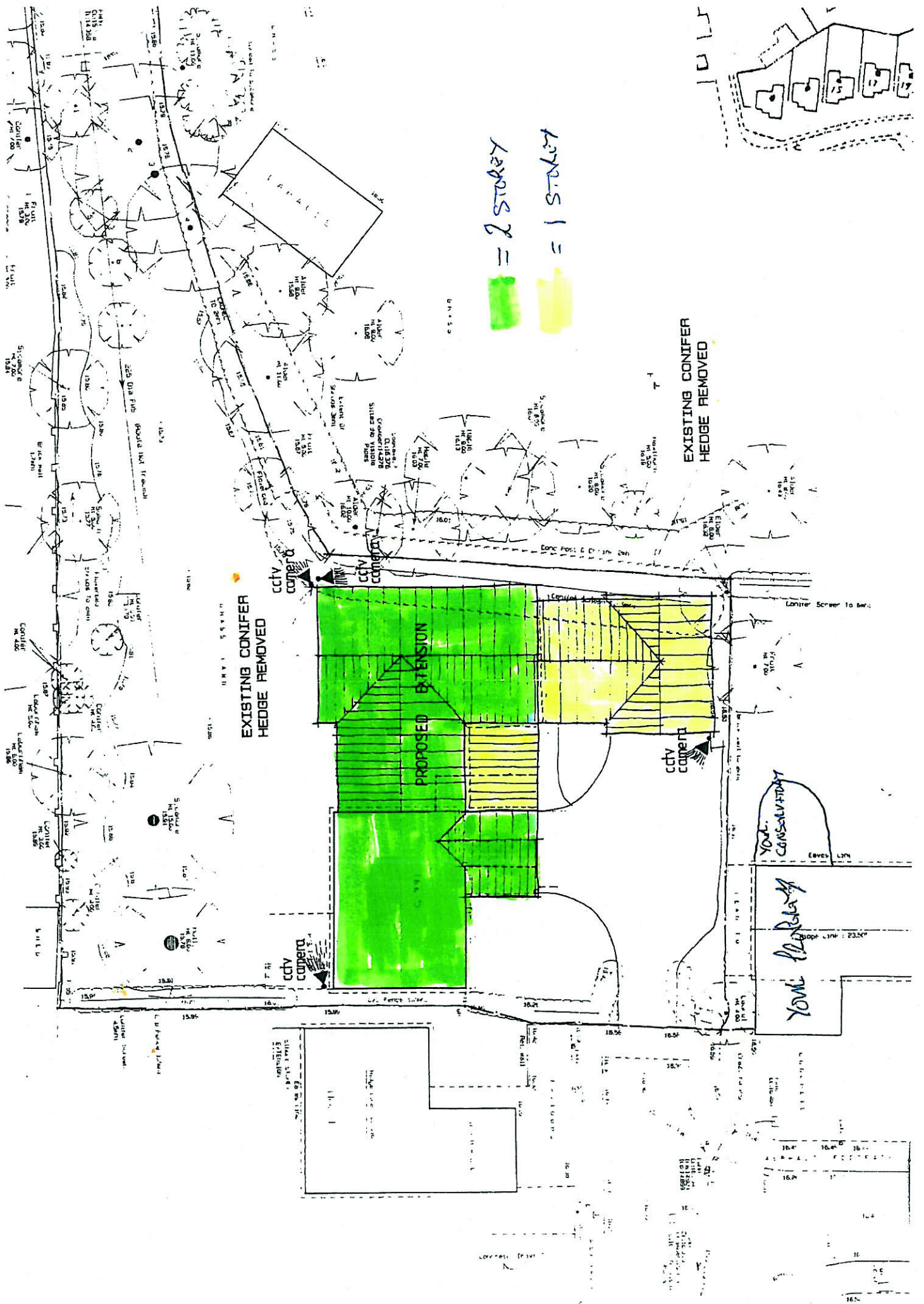
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Yours sincerely,

  
Mrs Jennifer Gellatly  
Parish Clerk

Cc  
Cllr Ken Churchill

*Parish Clerk: Mrs J. Gellatly (MCIBS, Chartered Banker), 11 Hayling Avenue,  
Little Paxton, St Neots, Cambs PE19 6HG  
Telephone: 01480 470193 e-mail: [littlepaxton@hotmail.com](mailto:littlepaxton@hotmail.com)  
[www.little-paxton.org.uk](http://www.little-paxton.org.uk)*



LAVS 2 = 2 STOREY  
 LAVS 1 = 1 STOREY

EXISTING CONIFER HEDGE REMOVED

EXISTING CONIFER HEDGE REMOVED

PROPOSED EXTENSION

YONGE CONSULTANT

YONGE PLANNING CONSULTANT

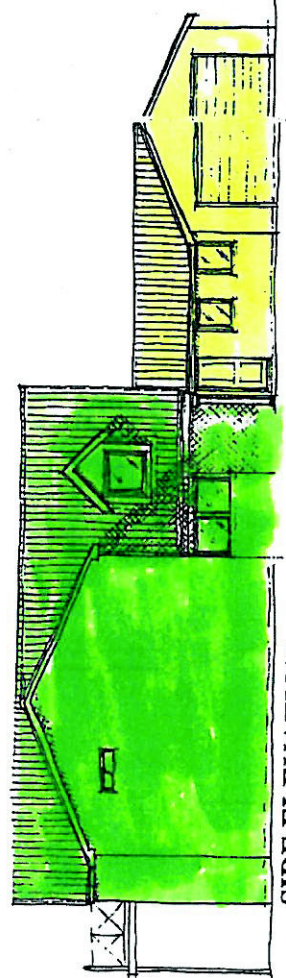


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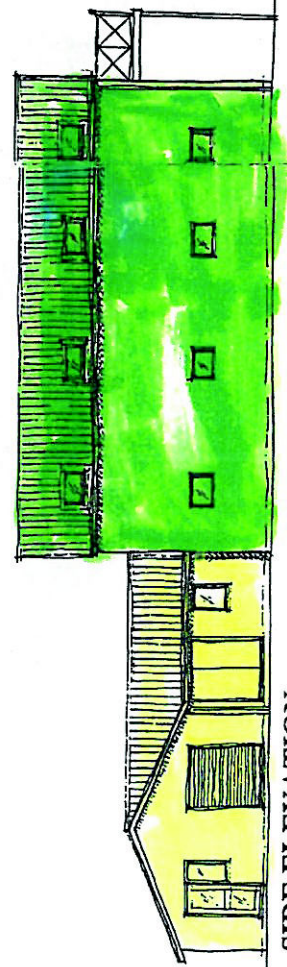
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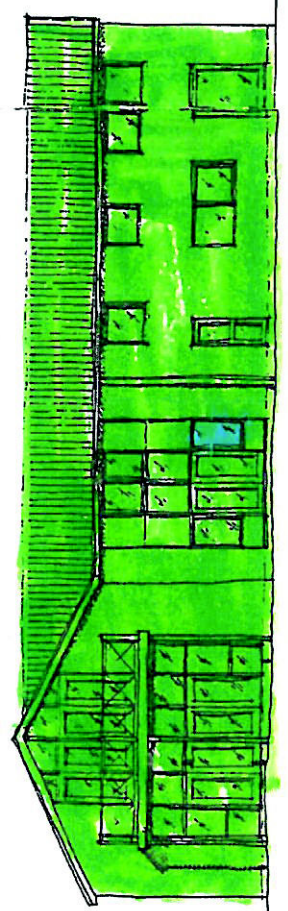
FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



A 8199 Design development  
 Date Description  
 Author  
 Working Set-up  
 Project Manager  
 Development Comments

LEVILL Partnership  
 Mr & Mrs R CLARKE  
 Residential development  
 5 Hall Close  
 Little Paxton Cambs

Drawing No. Extension proposal:  
 Elevations

Scale 1:100  
 Date may 99  
 Designer KLS

Job No. 1333  
 Date 07  
 Revision A

Sheet No. 185 of 185  
 Date 07/05/99  
 Drawn by KLS  
 Checked by A





**6 Hall Close  
Little Paxton**

Approximate Photo-Visualisation  
of view from garden (Rev A)

NB: Visualisation in relation to  
proposed erection of dwelling at  
5 Hall Close

October 2012







Your Ref: 1201062FUL  
Our Ref: 5693dh-1

19<sup>th</sup> October 2012

Beechwood Court  
Long Toll  
Woodcote  
Reading RG8 0RR  
Tel: 01491 367001 Fax: 01491 680800  
rac@readingagricultural.co.uk  
www.readingagricultural.co.uk

## For the attention of Mr D Hincks

Huntingdonshire District Council  
Pathfinder House  
St Mary's Street  
Huntingdon  
PE29 3TN

Dear Mr Hincks

**Application No: 1201062FUL**

**Location: Hollow Head Farm, Hollow Lane, Ramsey**

**Proposal: Erection of occupational dwelling and double garage for existing farm and fishery**

I write further to your email of 7<sup>th</sup> September 2012 requesting an assessment of the planning application submitted on behalf of Clarke Farms for permission to erect an agricultural worker's dwelling at Hollow Head Farm, Hollow Lane, Ramsey. Your email requests that Reading Agricultural Consultants (RAC) undertake an appraisal of the application with respect to national and local planning policy advice for residential development in the countryside and this report has been prepared by P Williams (Director of RAC).

In preparing this response I have had regard to the documents submitted with the planning application, including the supporting statement prepared by Mr A Slaymaker, and comments made during a site visit on 13<sup>th</sup> September. I have also had regard to the business accounts that have been forwarded to me, on a confidential basis. *Spachman*

## Background

1. The details of the agricultural (and non-agricultural fishery) activities being undertaken at Hollow Head Farm are set out in the application documents, and only a summary is provided here.
2. Hollow Head Farm extends to 40.47ha and is owned by Clarke Farms. It was purchased by Barry Clarke in 1991 although the Clarke family had farmed the land at Hollow Head Farm for many years prior to the purchase when the farm was rented by Mr Clarke's grandfather. In addition to the land owned at Hollow Head Farm, a further 32.7ha is rented and all the land is used for arable cropping.
3. Prior to 2009 potatoes were a significant crop grown on the unit with up to one-fifth of the land farmed in potatoes at any one time. In 1996 considerable investment was made in the construction of a large irrigation reservoir (apparently measuring some 10,000m<sup>2</sup>) that was needed for the potatoes. This was used up until approximately 2009 when potato production ceased, due to poor profitability, and the need for further capital investment.
4. Instead the reservoir is now being developed with fish and it is intended to establish a commercial game fishery. The reservoir was first stocked with fish just after it was built (in





1997) and now contains an extensive array of carp, tench and perch etc, and includes a few catfish that were introduced under licence in 2003. Mr Slaymaker's report states that:

*"...impressive individual specimen weights have been recorded in recent years: tench to 10lb; bream to 13lb; catfish to 70lb. However, the water is dominated by carp which range from 12 to 45lb"*

5. During the site visit Mr Clarke was able to bring fish to the surface with feed and, based on the size of some of the fish I saw, I can accept the statement made; the size of some the fish in the reservoir is impressive.
6. And, it is to capitalise on these fish stocks that the Clarkes intend to formalise the unit and sell rod spaces to local anglers. This has not occurred to date for fear of poaching, and site safety and security. The issue of poaching was described in detail by Mr Clarke who suggested that local gangs often target fishing lakes to access carp, which is described as an eastern-European delicacy. Natural poaching by cormorants and herons is also a real risk.
7. In order to enable the fishery to be established, the applicants contend that there is a need for a dwelling to allow Mr Clarke's son, Darrell, to live on site and manage the operations. Mr Clarke Jnr. presently lives in Ramsey and travels to the farm as necessary. Mr Clarke Snr. advised that his son works for a number of different employers, ranging from lorry driving to driving instruction. He is also responsible for the agricultural operations on the farm.

### Policy Framework

8. This application will be determined in line with the Development Plan and this includes the Huntingdonshire Local Plan (December 1995) with the Huntingdonshire Local Plan Alteration (December 2002).
9. However, the recent publication of the National Planning Policy Framework (NPPF) has altered the framework for assessing planning applications for agricultural workers' dwellings and, in particular, paragraph 214 *et seq* notes that:
 

*"For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted since 2004 even if there is a limited degree of conflict with this Framework. In other cases and following this 12-month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)"*.
10. Clearly, the adopted policy - from 1995 - considerably pre-dates this advice and recourse is generally to be had to the new guidance in the NPPF. This document still maintains the general policy of restraint that seeks to restrict the provision of isolated new dwellings in the countryside unless there is an essential need for the dwelling (referred to previously as the test of functional need) as set out in paragraph 55.
11. There is, though, also an overarching policy imperative that all development should be economically, socially and environmentally sustainable (set out in NPPF paragraphs 6-8) and to that end it continues to be appropriate to test:
  - Economic sustainability - the financial viability of the business (akin to the former financial test);
  - Social and environmental sustainability - and whether there is other housing available in nearby settlements that can meet the need.
12. The remainder of this report assesses the appropriateness of the application against these tests.

13. Crucially, however, there are no different tests to assess applications for temporary and/or permanent dwellings. In this case the application is for a permanent dwelling to support an existing, long-term farming business (operating since 1991) and a proposed new venture - the fishery.

### **Appraisal**

#### Essential need

14. Paragraph 55 of the NPPF notes that local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as "*the essential need for a rural worker to live permanently at or near their place of work in the countryside...*"
15. In opening, it is clear that the arable farming operations have been undertaken at this unit since 1991 without a dwelling on site, and there is only a limited, make-weight suggestion in the application documentation that the arable farming operations require someone to live on site, though clearly it would be preferable to provide for the security of machinery and farm produce.
16. The need for a dwelling on the farm is solely driven by the proposed new fishery business. It is suggested (paragraph 6.2.3 *et seq*) that the fish and/or fishery require:
- frequent attention throughout the year to monitor their health and well-being;
  - adequate depth of water to ensure water temperatures do not reach "lethal" levels;
  - dissolved oxygen levels that are maintained to ensure the fish do not suffocate;
  - the fish to be fed twice per day; and,
  - any sign of disease or predation to be swiftly and legitimately repulsed.
17. However, the one thing the report does not address is that this reservoir has been stocked since 1997, with ever increasing numbers of fish and these aspects have been adequately managed without an on-site presence. The fish have been monitored as required, and their needs have been met without needing staff to live on site. Although there are instances where fisheries require on-site accommodation for weather and oxygen monitoring purposes for example, this unit has demonstrably operated without such a need for some 15 years.
18. The only element that really carries weight is the risk of poaching as the lake is developed and becomes more widely known, and advertised. However, there are other ways to limit poaching other than the provision of a permanent dwelling, including fencing, alarms and CCTV.
19. The NPPF poses the simple question as to whether there is essential need for a rural worker to live permanently at or near their place of work in the countryside. In this case, the need is minimal, as evidenced by the operation of the reservoir with fish for the past 15 years.

#### Economic sustainability

20. The second element of any assessment must be to ensure that the business is sustainable to ensure that any permitted dwelling continues to be needed in an isolated countryside location. If the business fails (is not sustainable) the need for the dwelling will also fail.
21. In this instance, farm business accounts have been provided to RAC (in confidence) and allow an assessment of business sustainability to be determined. In the past the financial test required evidence that the enterprise:
- i) has been established for at least three years;
  - ii) has been profitable for at least one of them;



iii) is currently financially sound and has a clear prospect of so remaining.

And, I consider these basic tests remain valid in assessing this application.


22. For any business to be able to prove its sustainability it needs a) a track record (here taken as the "old" 3-year test); b) profits; and c) evidence that it can continue to remain financially sound. In this regard it is critical to this assessment that the part of the business that, it is suggested, generates a functional need, does not yet exist - and thus cannot be adjudged to be sustainable.
23. First though, it is clear that an agricultural business has been established at Hollow Head Farm for considerably more than three years.
24. Second, the business accounts (entitled *D Clarke, Farmer*) show variable profitability over the past few years, but with over £24,000 profit to 5<sup>th</sup> April, 2011, and £8,000 in 2010.
25. The difficulty that arises in determining sustainability is that the Balance Sheet shows current assets to be worth considerably less than current liabilities; and total assets (including long-term, broadly unsalable assets) also worth less than liabilities. Such a structure is not evidence of a sound financial business. I am aware that the farmland (and probably the buildings) are not included in the Balance Sheet but this is a decision taken by the family. Darrell Clarke is "the farmer" and his Balance Sheet (which includes a loan to V Clarke) cannot be construed as sound.
26. Although the income from the proposed fishing business has the potential to improve farm profits, the current evidence on viability is not sound.

#### **Other dwellings**

27. Finally, there is the issue of whether there are other dwellings in the locality that could meet the purported need and in this regard it is evident that the farm has been run - with fish in the reservoir - since 1997. Darrell Clarke lives in rented accommodation in Ramsey, and this only approximately two miles from the farm, on public highway.
28. In such circumstance I conclude:
  - there is no essential need for a dwelling on the farm at present;
  - there is a limited functional need for a dwelling to service the proposed fishing enterprise;
  - the farm accounts show the business to be profitable at present, albeit the profits achieved are variable;
  - the Balance Sheet is not indicative of sound finances;
  - there are properties available to rent (and to buy) within two miles that are suitable and available to meet the current, and proposed, need.

I trust that these comments assist you in your deliberations.

Yours sincerely



PP Peter J Williams





PLAN SHOWING PROPOSED

STABLES (3M<sup>2</sup>), FEED / FORAGE STORE  
AT 'OMMETT'S' FENESIDE ROAD, WARBOYS,  
HUNTINGDON, CAMBRIDGESHIRE, PE28 2XR  
SCALE 1:100.

