

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, 16 DECEMBER 2013** at **7:00 PM** and you are requested to attend for the transaction of the following business:-

## **APOLOGIES**

### **1. MINUTES**

To approve as a correct record the Minutes of the special meeting held on 9th December 2013 – to follow.

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

To receive from Members declarations as to disclosable pecuniary or other interests in relation to any item. Please see Notes below.

### **3. DEVELOPMENT MANAGEMENT - OTHER APPLICATION (Pages 1 - 38)**

**Five affordable bungalows and provision of public path, land south east of McCartney House, Mowlands, Godmanchester**

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

### **4. APPLICATIONS REQUIRING REFERENCE TO DEVELOPMENT MANAGEMENT PANEL**

#### **(a) Bury (Pages 39 - 76)**

Selective demolition and clearance of existing (former defence) buildings, environmental remediation and the carrying out of employment-led mixed use development comprising about 2 hectares of employment (Use Class Order B1 uses) (including the conversion and change of use of some buildings) and residential (not more than 160 dwellings) development, together with the provision of infrastructure and the laying out of ancillary open space – RAF Upwood, Ramsey Road.

#### **(b) Holywell-cum-Needingworth (Pages 77 - 108)**

Retention and completion of two, two-bedroom dwellings – land at and including 1 Church Street, Needingworth.

#### **(c) Ramsey (Pages 109 - 130)**

Erection of a replacement dwelling following demolition of existing buildings – Sherwood House, Chapel Road, Ramsey Heights.

(d) **Ramsey** (Pages 131 - 156)

Erection of detached dwelling including provision of single garage for existing dwelling – land at Marlbank, St. Mary's Road, Ramsey St. Mary's.

(e) **St. Neots** (Pages 157 - 182)

Erection of three bedroom detached house – land north-west of 12 Priory Road.

(f) **Tilbrook** (Pages 183 - 198)

Removal of condition 3 of Planning Permission 1200292FUL relating to the playing of music in the marquee – White Horse, High Street.

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

**5. APPEAL DECISIONS** (Pages 199 - 200)

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

**LATE REPRESENTATIONS** (Pages 201 - 204)

To be published on the website – [www.huntingdonshire.gov.uk](http://www.huntingdonshire.gov.uk) on 13th December 2013.

Dated this 6th day of December 2013



Head of Paid Service

- (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.

### **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.

## **2. Filming, Photography and Recording at Council Meetings**

The District Council supports the principles of openness and transparency in its decision making and permits filming, recording and the taking of photographs at its meetings that are open to the public. It also welcomes the use of social networking and micro-blogging websites (such as Twitter and Facebook) to communicate with people about what is happening at meetings. Arrangements for these activities should operate in accordance with guidelines agreed by the Council and available via the following link - [filming, photography and recording at council meetings.pdf](#) or on request from the Democratic Services Team. The

*Council understands that some members of the public attending its meetings may not wish to be filmed. The Chairman of the meeting will facilitate this preference by ensuring that any such request not to be recorded is respected.*

**Please contact Ms C Deller, Democratic Services Manager, Tel No. 01480 388007/e-mail: [Christine.Deller@huntingdonshire.gov.uk](mailto:Christine.Deller@huntingdonshire.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.*

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**Case No:** 1300403FUL (FULL PLANNING APPLICATION)

**Proposal:** FIVE AFFORDABLE BUNGALOWS AND PROVISION OF PUBLIC PATH AND FIRE TENDER MANOEUVRING SPACE

**Location:** LAND SOUTH EAST OF MCCARTNEY HOUSE MOWLANDS

**Applicant:** MUIR GROUP HA LTD

**Grid Ref:** 525249 270000

**Date of Registration:** 18.04.2013

**Parish:** GODMANCHESTER

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## RECOMMENDATION - APPROVE

### 1. INTRODUCTION

- 1.1 Panel resolved to approve this application at the DM Panel meeting of 21st October 2013. However before issuing the decision and in response to concerns regarding the actual width of the existing access the width of the access was checked on site.
- 1.2 It has been established that the access is a minimum of 4.2m wide, i.e. 0.3m narrower than indicated on the originally submitted plans. This width excludes the path to one side. The applicant has corrected the plans and the Cambridgeshire Fire and Rescue Service, HDC Operations, HDC Transportation, the Town Council and local residents have been reconsulted because the determination of the application rested in part on the adequacy and safety of the access to the proposed development for emergency vehicles and refuse collection purposes.
- 1.3 The report to the October meeting, which includes the previous report to the August meeting, is attached.
- 1.4 This report includes the late representations reported to Panel after the last report was written.

### 2. CONSULTATIONS UPDATE

- 2.1 HDC Building Control: A second path in front of the existing houses is not required.

#### Responses to revised access width:

- 2.2 **Godmanchester Town Council: Any response will be reported to Panel.**
- 2.3 Cambridgeshire Fire and Rescue Service: Recommend approval. A 4.2m wide access to the site plus the turning circle as detailed on plan and increase in minimum road carrying capacity to 17 tonnes

would be acceptable. A new fire hydrant is required and restrictions on obstructions on the access and manoeuvring space.

2.4 HDC Transportation: Recommend approval. The overall proposed development remains acceptable in transport terms.

2.5 HDC Operations: Recommend approval.

### **3. REPRESENTATIONS**

3.1 Objections previously reported as late representations prior to correction of the access width:

- Query if a new pathway would be included directly outside numbers 77, 76 & 75 Roman Way so residents of these properties can safely access and egress from their properties without having to do so directly onto a roadway?

- site would be better accessed from Bearscroft development; the private driveway is not suitable to serve the site and the developers have no right to access over it; the turning areas look barely feasible; preventing parking on the access will not work; and health and safety issue not to have a path linking the existing houses to the road.

3.2 Responses to revised access width: Any responses will be reported to Panel.

### **4. SUMMARY OF ISSUES**

**Following the resolution at the October meeting, the only issue to address is the adequacy of the access for servicing the site.**

4.1 The Cambridgeshire Fire and Rescue Service, HDC Operations and HDC Transportation are satisfied that the existing 4.2m wide access is suitable for servicing the proposed development. The applicant has previously agreed to conditions to secure the proposed tender turning area and upgraded access, including signs to deter obstruction of the access and manoeuvring space and to provide a new hydrant.

#### **Other matters:**

4.2 It has previously been reported in response to the third party representations that

- An extra path is not required under Part M of Building Regulations.
- The proposal does not include any access from the Bearscroft development and so falls to be determined as submitted.

- The applicants confirm that they own the access although adjoining residents have rights of way over the access. The path at the north-west side of the access is adopted by the CCC Highways Authority.

- It is acknowledged that there are problems with anti-social parking in Roman Way which have obstructed refuse tender access and would obstruct fire tender access. Obstruction of the highway is a combination of highway code compliance and police enforcement. A press report supplied by a third party suggests that the police have not always addressed such issues thus far. However, it would be unreasonable to refuse the application for a scheme which entails a suitable access and to which the Fire and Rescue Service do not object.

## Conclusion

- 4.3 The proposal remains acceptable as the existing access width is adequate to service the proposed development together with the existing adjoining residential properties.
- 4.4 Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is therefore recommended that planning permission should be approved on the basis that a 4.2m wide access is acceptable.

## 5. **RECOMMENDATION - APPROVE** subject to conditions to include:

- 02003 - Time Limit (3yrs)
- Nonstand eastern path link
- Nonstand Archaeology
- Nonstand access
- Nonstand car parking
- Nonstand external lighting
- Nonstand cycle parking
- Nonstand site and floor levels
- Nonstand materials
- Nonstand remove permitted development rights
- Nonstand tree + hedge protection
- Nonstand Site clearance
- Nonstand Levels and soil removal
- Nonstand Tree and hedge pruning specification
- Nonstand Protection: service trenches
- Nonstand Foundation design
- Nonstand Tree hedge retention
- Nonstand Habitat enhancement
- Nonstand Soft and Hard Landscape Scheme
- Nonstand Boundary treatment
- Nonstand Landscape maintenance plan
- Nonstand water conservation measures
- Nonstand fire tender access, turning and retain unobstructed
- Nonstand fire hydrant

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 **Sheila Lindsay Development Management Officer 01480 388247**

# Development Management Panel



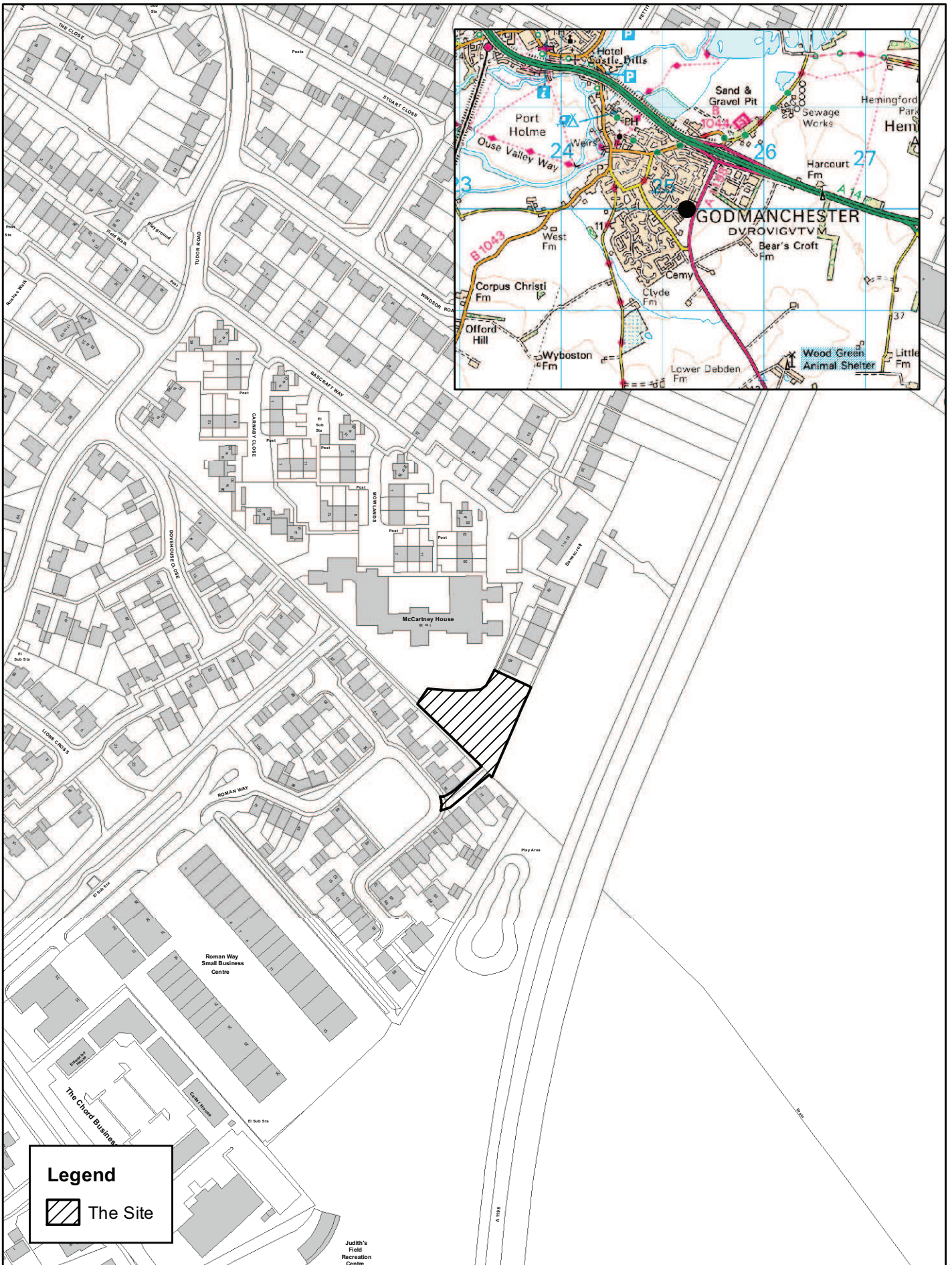
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Application ref: 1300403FUL

Date Created: 26/11/2013

Location: Godmanchester

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Ordnance Survey HDC 10002322



## Legend

 The Site

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RevM-26.11.13.  
 road width  
 RevL-27.09.13/ Parking  
 restrictions & appliance turning.  
 RevK-1725.07.13/ Boundary  
 fences & lamp standards roof  
 plans updated.  
 RevJ-1710.05.13/ Boundary  
 fences & lamp standards.  
 RevI-1710.05.13/ Possible  
 future footpath link.  
 RevG-1727.02.13/ dimensions  
 added.  
 RevF-1719.02.13/ access drive  
 RevE-1718.02.13/ refuse # 5.  
 RevD-1725.02.13/ refuse  
 collection point.  
 RevC-1719.02.13/ rear access  
 p4 reconciled.  
 RevB-1723.01.13/ reconciled  
 with topo.  
 Rev A-1713.09.12/ plots 1 & 2  
 raised above ground along with  
 revised boundary line

**DRAWING STAGE**  
 F-Feasibility  
 P-Planning stages  
 W-Working drawings  
 AB-As built

**CLIENT:**  
 Mur Group H. A.  
 Stable Court  
 Ferrars Road

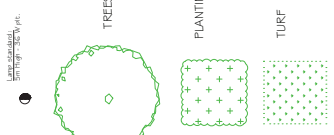
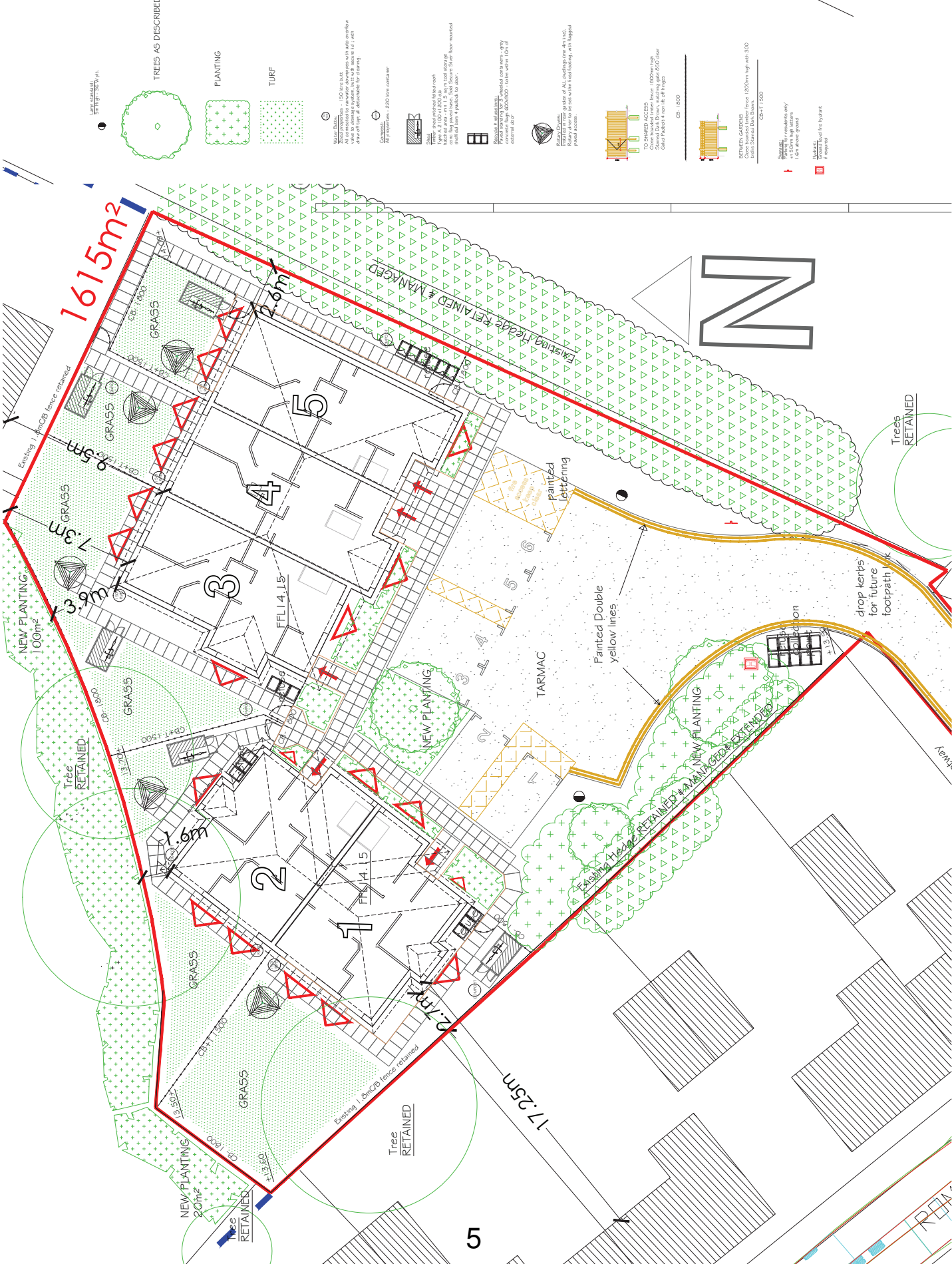


**PROJECT:**  
 Affordable Homes  
 Land Adj. Roman Way  
 Godmanchester

**TITLE:**  
 Proposed  
 Site Layout

Chartered Architects & Surveyors  
 Deic House, Church Street  
 Godmanchester, Cambs, UK  
 Tel: 01753 823290 Fax: 01753 827465  
 Email: architecture@masefields.co.uk

Drawn	Ratio	Checked
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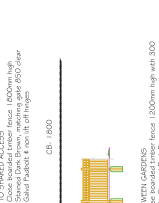


**MAIN DETAILS:**  
 1:25 Scale  
 All dimensions for planting surveys with 100mm overhead  
 dimensions for building surveys with 100mm overhead  
 dimensions for all other surveys with 100mm overhead

**CONCRETE:**  
 All concrete 220 lime cement

**WALLS:**  
 All walls 220 lime cement  
 All walls 220 lime cement  
 All walls 220 lime cement

**ROOFING:**  
 All roofs 100mm insulation  
 All roofs 100mm insulation  
 All roofs 100mm insulation



**REVISIONS:**  
 1. Change boundary line to match survey  
 2. Change boundary line to match survey  
 3. Change boundary line to match survey

**NOTES:**  
 1. All dimensions are in millimetres unless otherwise stated.  
 2. All dimensions are to the centre of the line unless otherwise stated.  
 3. All dimensions are to the finished surface unless otherwise stated.

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**Accommodation**

- 5 No 2b3p bungalows
- 6 No Parking spaces

- Rev.L-31.10.13. Tracking moved NW
- Rev.K-31.10.13. Road width updated
- Rev.J-27.09.13. Appliance turning
- Rev.H-02.08.13. Refuse tracking
- Rev.G-25.07.13. Roofplans updated
- Rev.F-20.03.13. Refuse coll. pt. # drive
- Rev.E-08.03.13. Refuse collection point
- Rev.D-25.02.13. Refuse collection point
- Rev.C-19.02.13. Plot4 rear access
- Rev.B-13.09.12. Plots 1 # 2 moved and boundary revised
- Rev.A-~/mb/15.09.11 All units 2b3p

**DRAWING STAGE**

- F-Feasibility
- P-Planning stages
- W-Working drawings
- AB-A3 built

**P**

**CLIENT:**  
Muir Group H.A.  
Stable Court  
Ferrars Rd., Huntingdon



**PROJECT:**

Affordable Homes  
Land Adj. Roman Way,  
Godmanchester

**TITLE:**

Proposed  
**BLOCK PLAN**

Chartered Architects & Surveyors  
Doric House, Church St.  
10, High Street, Huntingdon  
Tel: 01223 428282 Fax: 01223 428242  
Email: architecture@masefields.co.uk

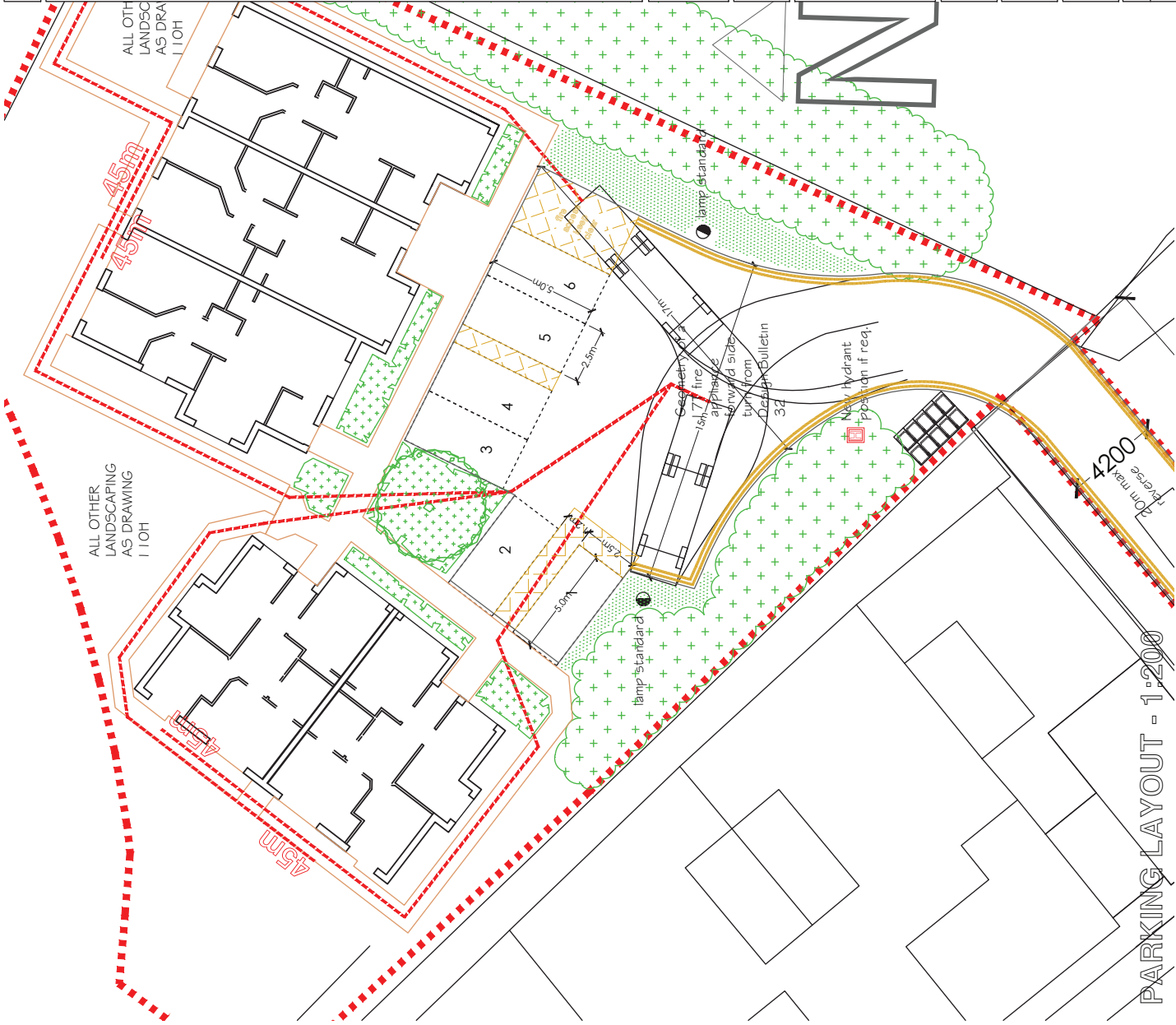
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**LOCATION PLAN 1:1250**

**BLOCK PLAN 1:250@a1**

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Block Plan - 1:500

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ALL OTHER LANDSCAPING AS DRAWING I:10H

ALL OTHER LANDSCAPING AS DRAWING I:10H

45m

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45m

Rev. D:26.11.13. Roadwidth updated

Rev. C:7/26.09.13 Tonnage # hydrants noted

Rev. B:7/03.09.13 further dimensions on block plan

Rev. A:7/30.08.13 outline of landscaping and satisfactory hose lengths

DRAWING STAGE  
 F=Feasibility  
 P=Planning stages  
 W=Working drawings  
 AB=As built

CLIENT:  
 Muir Group H. A.  
 Stable Court  
 Ferrars Road

masefields architects | surveyors

PROJECT:  
 Affordable Homes  
 Land Adj. Roman Way  
 Godmanchester

TITLE:  
 REALIGNED PARKING AREA  
 FIRE-ACCESS

Chartered Architects & Surveyors  
 Dolic House, Church Street  
 Stoley, Warwickshire B80 7LG  
 Tel: 01927 644144  
 Fax: 01927 644145  
 Email: architects@masefields.co.uk

Drawn	Ratio	Checked
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Date	Job No	Rev
Aug 13	2565	1.30
		D

PARKING LAYOUT - 1:200

**GREEN PAPERS FOLLOW**

**Case No:** 1300403FUL (FULL PLANNING APPLICATION)

**Proposal:** FIVE AFFORDABLE BUNGALOWS AND PROVISION OF PUBLIC PATH AND FIRE TENDER MANOEUVRING SPACE

**Location:** LAND SOUTH EAST OF MCCARTNEY HOUSE MOWLANDS

**Applicant:** MUIR GROUP HA LTD

**Grid Ref:** 525249 270000

**Date of Registration:** 18.04.2013

**Parish:** GODMANCHESTER

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### RECOMMENDATION - APPROVE

#### 1. INTRODUCTION

- 1.1 This application was deferred from the DM Panel meeting of 19th August 2013 to enable the Planning Service Manager (Development Management) to clarify land ownership issues and obtain comments on the application from the Fire and Rescue Service as determination of the application rested largely on the adequacy and safety of the access to the proposed development for emergency vehicles and refuse collection purposes.
- 1.2 The report to the August meeting is attached. This report includes the late representation which was reported to Panel after the last report was written from Godmanchester Town Council on the previous amended drawing which included bulkier roofs and wheelchair access.
- 1.3 Since the Panel considered the application in August, the applicant has revised the plans to enlarge the vehicle turning area on site to accommodate a fire tender. This has reduced the extent of soft landscaping and entailed alterations to the parking layout for the new dwellings. The Town Council and neighbours have been reconsulted on the proposed revised turning area. The applicant has since confirmed that a fire hydrant will be provided, if necessary, on site and that the access will be upgraded to take a 17 tonne fire tender and provided details of measures to deter parking on the tender area. The occupiers of the properties adjoining the access (77-78 Roman Way) have been consulted on the proposed deterrant measures which include signs road markings to indicate that the road is private and not to be parked on.

#### 2. CONSULTATIONS UPDATE

- 2.1 Comment on amended drawing which included bulkier roofs and wheelchair access:
- 2.3 **Godmanchester Town Council: Recommend refusal** as per previously submitted comments.

Comments on amended plans to enlarge the vehicle turning area on site to accommodate a fire tender:

- 2.4 **Godmanchester Town Council: Recommend refusal.** We continue to object to this development. Reasons remain as previously submitted; access highly unsuitable. We again suggest access to this site could be gained via new development off A1198, within Bearscroft site.
- 2.5 **CCC Fire and Rescue: Recommend approve.** 4.5m wide access to the site plus the turning circle as detailed on plan and increase in minimum road carrying capacity to 17 tonnes would be acceptable. A new fire hydrant may be required.
- 2.6 **HDC Transportation-** the overall proposed development remains acceptable in transport terms. There is nothing in the amended proposal which would change this view.

### **3 REPRESENTATIONS**

- 3.1 Objections from 7 parties received on revised plan to enlarge the vehicle turning area on site to accommodate a fire tender from 42 44 47 68 78 84 99 Roman Way.
- 3.2 The reasons for objection were as given in last report (attached). Further evidence was given about access problems with bin collection and parking on footpaths/ obstructions to vehicles in the area.
- 3.3 In addition:
- concern was expressed about the smells and vermin from the bin store position and distance of the store from the dwellings for infirm residents.
  - a request was made for details of the size and number of expected vehicle movements and amount of topsoil to be removed from site.
  - Overbearing impact of development.
  - Unsocial hours of operation.
  - The proposed access road has covenants restricting access over it and maintenance and upkeep is the responsibility of certain residents.
- 3.4 Amended scheme with details of deterrants to parking in the tender access area: any response will be reported to Panel.

### **4. SUMMARY OF ISSUES**

- 4.1 Following the resolution at the August meeting, the main issues to address are land ownership, the Fire and Rescue Service response and impact of the revised layout on the appearance of the site and amenities of the residents.

#### **Land ownership**

- 4.2 The applicants confirm that they own the access although adjoining residents have rights of way over the access. The path at the north-west side of the access is adopted by the CCC Highways Authority.

## **Fire and Rescue Service**

- 4.3 The applicant has revised the plans to enlarge the vehicle turning area on site to accommodate a fire tender and confirmed that a fire hydrant will be provided, if necessary, on site.
- 4.4 The Fire and Rescue Service confirm that the proposal is acceptable subject to the tender turning area and upgraded access being secured. The Fire and Rescue Service has been asked to check if a new hydrant is required or if a hydrant exists within 150m (un-obstructed) from the property. The applicants have confirmed that if a new hydrant is required, they will provide it. These measures can be secured by condition.
- 4.5 The Fire and Rescue Service had encouraged the provision of sprinklers in the premises but the applicant has declined, for cost reasons. However, the Fire Service do not object to the lack of sprinklers in this scheme.
- 4.6 It is acknowledged that there are problems with anti-social parking in Roman Way which have obstructed refuse tender access and would obstruct fire tender access. Obstruction of the highway is a combination of highway code compliance and police enforcement. A press report supplied by a third party suggests that the police have not always addressed such issues thus far. However, it would be unreasonable to refuse the application for a scheme which entails a suitable access and to which the Fire and Rescue Service do not object.
- 4.7 It is concluded that the proposal is acceptable in fire and rescue terms.

## **Impact of the revised layout on the appearance of the site**

- 4.8 The proposed layout retains adequate soft landscaping and is of acceptable appearance.

## **Amenities of the residents**

- 4.9 The extension of the hardstanding for the fire tender does not cause such harm to the residents of the proposed or existing dwellings to merit the refusal of the application. The additional comments raised do not merit the refusal of the application. The application is acceptable in terms of residential amenity.

## **Conclusion**

- 4.10 The proposal is acceptable as the land ownership, the Fire and Rescue Service issues and impact of the revised layout on the appearance of the site and amenities of the residents have been satisfactorily addressed.
- 4.11 The proposed development is considered to comply with the relevant national and local policy as:  
\* The principle of housing on this site in the built up area of Godmanchester is acceptable.

- \* The proposed access and parking and turning arrangements are acceptable and will not be so hazardous or inconvenient to other road users that the development could reasonably be refused. It is therefore considered that the proposal is acceptable in highway safety terms.
- \* Conditions can secure suitable fire tender access, turning and, if necessary, a fire hydrant,
- \* The scheme includes a proposed path link to integrate with future development to the east.
- \* Provision for cycle parking can be secured.
- \* The proposed design and layout of the development and effect on the street scene are considered to be acceptable.
- \* The proposal will not cause undue harm to the amenity of the occupiers of the neighbouring properties.
- \* The proposal is considered to provide good amenities for the future occupiers of the proposed dwellings.
- \* The proposal is acceptable in landscaping and ecology terms.
- \* The applicant has made adequate provision for wheeled bins.
- \* There is scope to secure water conservation measures.
- \* In addition, the scheme need not harm any significant archaeology.

4.12 Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is therefore recommended that planning permission should be approved.

**5. RECOMMENDATION - APPROVE** with conditions to include the following:

- 02003 - Time Limit (3yrs)
- Nonstand eastern path link
- Nonstand Archaeology
- Nonstand access
- Nonstand car parking
- Nonstand external lighting
- Nonstand cycle parking
- Nonstand site and floor levels
- Nonstand materials
- Nonstand remove permitted development rights
- Nonstand tree + hedge protection
- Nonstand Site clearance
- Nonstand Levels and soil removal
- Nonstand Tree and hedge pruning specification
- Nonstand Protection: service trenches
- Nonstand Foundation design
- Nonstand Tree hedge retention
- Nonstand Habitat enhancement
- Nonstand Soft and Hard Landscape Scheme
- Nonstand Boundary treatment
- Nonstand Landscape maintenance plan
- Nonstand water conservation measures
- Nonstand fire tender access, turning and possible fire hydrant.

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 **Sheila Lindsay Development Management  
Officer 01480 388247**

	<b>Godmanchester town council. Planning September 2013</b>
1301092FUL	<p><b>Erection of a livestock building: Lattenbury Farm, Lattenbury Lane</b></p> <p><b>Recommend approval.</b> Small in comparison to current buildings.</p> <p>We note this is not in Godmanchester so assume appropriate parish has been notified</p>
1301198FUL	<p><b>Retention of access road on a permanent basis for maintenance purposes. To be covered and sown with grass: South West Part of Westside Common, The Avenue</b></p> <p><b>Recommend-refusal</b> The Town council remains opposed to any raised roadway over this common.</p>
1301086FUL	<p><b>Conservatory to front of bungalow: 1 Tudor Road</b></p> <p><b>Recommend approval-</b> no impact on neighbours. No material reason to object.</p>
1300403FUL	<p><b>5 bungalows, land SW of McCartney house Mowlands, Godmanchester</b></p> <p><b>Amended plans including for tender manovering space.</b></p> <p><b>Recommend refusal.</b> We continue to object to this development. Reasons remain as previously submitted; access highly unsuitable. We again suggest access to this site could be gained via new development off A1198, within Bearscroft site.</p>

# Development Management Panel



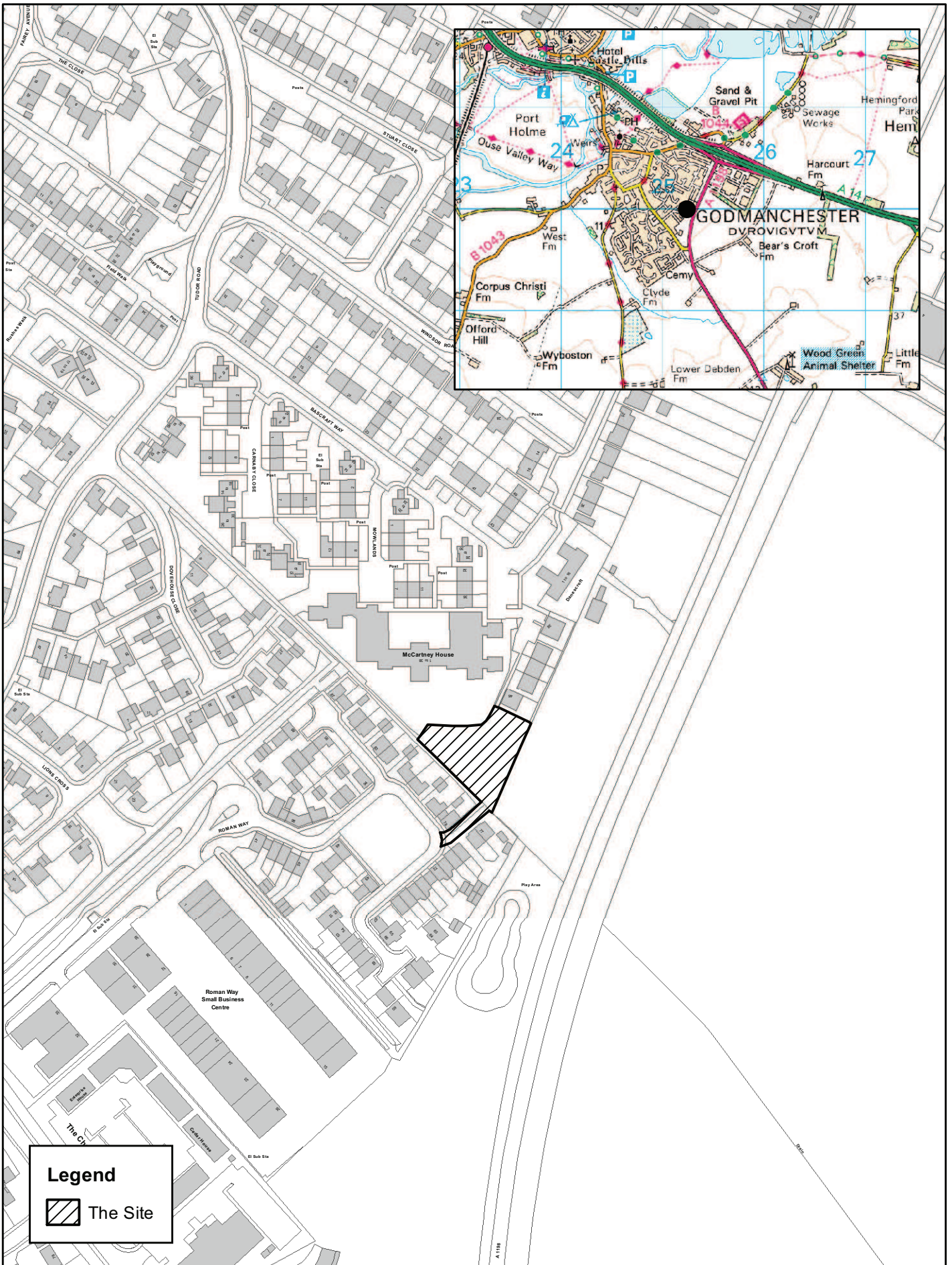
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Application ref: 1300403FUL

Date Created: 27/09/2013

Location: Godmanchester

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Ordnance Survey HDC 10002322



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Rev C: 26.09.13 Tonnage # hydrant noted  
 Rev B: 03.09.13 further dimensions on block plan  
 Rev A: 30.08.13 outline of satisfactory hose lengths

DRAWING STAGE  
 F=Feasibility  
 P=Planning stages  
 W=Working drawings  
 AB=As built

P

CLIENT:  
 Muir Group H. A.  
 Stable Court  
 Ferrars Road

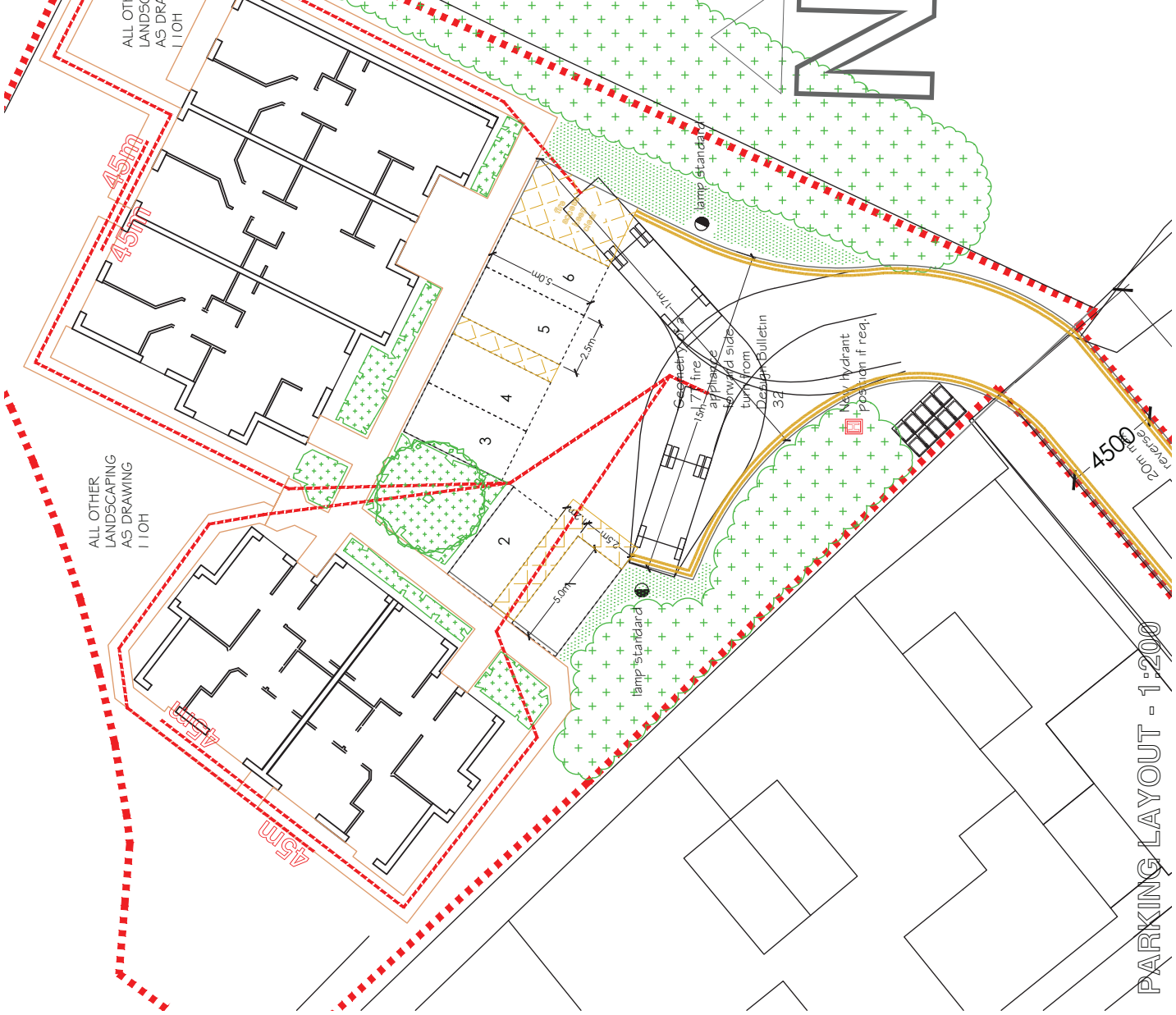


PROJECT:  
 Affordable Homes  
 Land Adj. Roman Way  
 Godmanchester

TITLE:  
 REALIGNED PARKING AREA  
 FIRE-ACCESS

Chartered Architects & Surveyors  
 Dolic House, Church Street  
 Stoley, Warwickshire B80 7LG  
 Tel: 01927 531111  
 Email: architecture@masefields.co.uk

Drawn	Ratio	Checked	
mib	1:500	1:200 @ A3	sm
Date	Job No	Dig No	Rev
Aug 13	2565	130	C



Block Plan - 1:500

PARKING LAYOUT - 1:200

**GREEN PAPERS FOLLOW**

**Case No:** 1300403FUL (FULL PLANNING APPLICATION)

**Proposal:** FIVE AFFORDABLE BUNGALOWS AND PROVISION OF PUBLIC PATH (AMENDED PLANS INCLUDE BULKIER ROOFS AND WHEELCHAIR ACCESS)

**Location:** LAND SOUTH EAST OF MCCARTNEY HOUSE MOWLANDS

**Applicant:** MUIR GROUP HA LTD

**Grid Ref:** 525249 270000

**Date of Registration:** 18.04.2013

**Parish:** GODMANCHESTER

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### RECOMMENDATION - APPROVE

#### 1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 This application relates to a site of approximately 0.16ha. The site includes pedestrian and vehicular access from Roman Way. The site includes overgrown earth mounds, scrub vegetation and hedgerows on the south-west and south-east side and trees, together with part of the communal rear garden of McCartney House. McCartney House is warden-supervised accommodation accessed from Mowlands.
- 1.2 The main body of the site lies behind McCartney House, houses in Roman Way and a bungalow and private path at Danescroft. The site is bounded by a ditch and field to the south-east.
- 1.3 The boundary with McCartney House is undefined and the remaining boundaries are marked by fences, a gate, ditch and hedge. The field to the south-east is indicated as employment development as part of the Bearscroft Farm development, the subject of application 1200685OUT.
- 1.4 The proposal is to erect five affordable 2-bed bungalows and provide 6 car spaces, cycle parking and a bin collection point with a new access to extend from Roman Way. The access would be designed to accommodate refuse and fire vehicles. In addition, part of a public path would be provided to the south-eastern boundary to link to a possible future path off-site over the land to the south-east.
- 1.5 The applicant, Muir Group Housing Association Ltd, advises that the dwellings are intended for elderly or less able tenants. The plans have been revised to enhance wheelchair access which has included an increase in the roof bulk/overhang at the front of both buildings.

- 1.6 The application is accompanied by arboricultural and ecology studies and a wheeled bin unilateral undertaking.

## 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.

- **BS5837:2012** Trees in relation to design, demolition and construction. Recommendations
- **BS 3998:** 2010 Recommendations for Tree Work.
- Secured by Design scheme.

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 Saved policies from the Huntingdonshire Local Plan (1995)
- **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.
  - **T18:** "Access requirements for new development" states development should be accessed by a highway of acceptable design and appropriate construction.
  - **T19:** "Pedestrian Routes and Footpath" – new developments are required to provide safe and convenient pedestrian routes having due regard to existing and planned footpath routes in the area.
  - **En12:** "Archaeological Implications" – permission on sites of archaeological interest may be conditional on the implementation of a scheme of archaeological recording prior to development commencing.
  - **En18:** "Protection of countryside features" – Offers protection for important site features including trees, woodlands, hedges and meadowland.

- **En20:** Landscaping Scheme. - Wherever appropriate a development will be subject to the conditions requiring the execution of a landscaping scheme.
- **En22:** "Conservation" – wherever relevant, the determination of applications will take appropriate consideration of nature and wildlife conservation.
- **En24:** "Access for the disabled" – provision of access for the disabled will be encouraged in new development.
- **En25:** "General Design Criteria" - indicates that the District Council will expect new development to respect the scale, form, materials and design of established buildings in the locality and make adequate provision for landscaping and amenity areas.
- **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.

### 3.2 Saved policies from Huntingdonshire Local Plan Alterations (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.
- **HL6** - Housing Density - indicates that housing development shall be at a density of 30-50 dwellings per hectare.
- **HL10** - Housing Provision – in the district should reflect the full range of the local community's needs by ensuring a choice in new housing.

### 3.3 Adopted Huntingdonshire Local Development Framework Core Strategy (2009):

- **CS1:** "Sustainable development in Huntingdonshire" – all developments will contribute to the pursuit of sustainable development, having regard to social, environmental and economic issues. All aspects will be considered including design, implementation and function of development.
- **CS3:** "The Settlement Hierarchy" – Identifies Godmanchester as a 'Key Service Centre' in which development schemes of moderate and minor scale and infilling may be appropriate within the built up area.
- **CS4:** "Affordable Housing in Development" – 40% of all housing proposed on proposals of 15 or more homes or 0.5ha, or more in all parts of the District.
- **CS10:** "Contributions to Infrastructure Requirements" – proposals will be expected to provide or contribute towards the cost of providing infrastructure and of meeting social and environmental

requirements, where these are necessary to make the development acceptable in planning terms.

3.4 Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013):

- **Policy LP 1** “Strategy and principles for development” – The Council will support proposals which contribute to the delivery of new housing, economic growth and diversification and infrastructure provision including provision in market towns and key service centres for approximately 7,850 new homes, support for economic and community development that serves needs in the most sustainable locations, promote the vitality and viability of established communities and maintain their character and identity.

Development proposals will be expected to, amongst other matters:

- a. prioritise the use of previously developed land in accessible locations;
  - b. contribute to the creation or maintenance of mixed and socially inclusive communities by integrating development of homes, jobs, services and facilities;
  - c. make efficient use of land, buildings and infrastructure within existing settlements whilst preserving local character and distinctiveness;
  - e. maximise opportunities for use of public transport, walking and cycling;
  - f. provide appropriate infrastructure to meet the needs generated by the proposed development;
  - h. minimise greenhouse gas emissions, oxides of nitrogen, fine particles and other forms of pollution;
  - i. reduce water consumption and wastage, minimising the impact on water resources and quality and managing flood risk; and
  - j. protect and enhance the historic environment and the range and vitality of characteristic landscapes, habitats and species.
- **Policy LP 2** ‘Contributing to Infrastructure Delivery’ A proposal will be supported where it makes appropriate contributions towards the provision of infrastructure, and of meeting economic, social and environmental requirements.
  - **Policy LP 3** ‘Communications Infrastructure’ A proposal including homes, employment or main town centre uses will support and help implement the aims and objectives of the 'Connecting Cambridgeshire' broadband initiative.
  - **Policy LP6** “Flood Risk and Water Management” – in relation to flood risk a proposal will be supported where it is not in area at risk of flooding; suitable protection/mitigation measures can be agreed and there will be no increase in the risk of flooding. With regard to surface water a proposal will be supported where SuDS are incorporated, the standing advice of the Appropriate IDB has been taken into account and there is no adverse impact.
  - **Policy LP 8** ‘Development in the Spatial Planning Areas’ – Godmanchester is included in Huntingdon Spatial Planning Area (SPA). A series of sites are allocated for development to achieve the spatial strategy. In addition, other proposals will be supported

where they are in accordance with policies of this plan and are appropriately located within the built-up area of an identified SPA settlement.

- **LP11** 'The Relationship Between the Built-up Area and the Countryside'

Built-up Areas- All settlements that are part of a Spatial Planning Area such as Huntingdon, are considered to have a built-up area. The built-up area excludes: gardens, paddocks, agricultural land and other undeveloped land in the curtilage of buildings on the edge of the settlement where the land relates more to the surrounding countryside than to the built-up area of the settlement; outdoor sports and recreation facilities, other formal open spaces and agricultural buildings on the edge of the settlement.

- **Policy LP 13** "Quality of Design" – A proposal will need to be designed to a high standard based on a thorough understanding of the site and its context.
- **Policy LP 14** 'Reducing Carbon Dioxide Emissions' - A proposal will be supported where it can be demonstrated that viable efforts to reduce carbon dioxide (CO<sub>2</sub>) emissions have been incorporated.
- **Policy LP 15** "Ensuring a High Standard of Amenity" – A proposal will be supported where a high standard of amenity is provided for existing and future users and residents of both the surroundings and the proposed development.
- **Policy LP 17** 'Sustainable Travel' - A proposal will be supported where it is demonstrated that:
  - a. opportunities are maximised for the use of sustainable travel modes;
  - b. traffic volumes can be accommodated and will not cause significant harm to the character of the surrounding area;
  - c. any adverse effects of traffic movement to, from and within the site including the effect of car parking is minimised;
  - d. a clear network of routes is provided that provides connectivity and enables ease of access, to, around and within the proposal and with the wider settlement for all potential users, including those with impaired mobility; and
  - e. safe and convenient pedestrian and cycle routes, including links to new and existing services, facilities, footpaths, bridleways and the countryside are provided where appropriate and if possible formalised as rights-of-way.
- **Policy LP18** "Parking Provision" – supports proposals where appropriately designed vehicle and cycle parking with a clear justification for the level of provision proposed. Parking should be an integral part of the design process. Parking facilities may be shared where location and patterns of use permit.
- **Policy LP24** "Housing Mix" – A proposal that includes housing development will be supported where the sizes, types and tenures of housing responds to the advice and guidance provided by the

Cambridgeshire and Peterborough Strategic Housing Market Assessments (as applicable), local assessments of housing need and demand or other relevant housing and demographic studies and the Council's Housing Strategy and Tenancy Strategy. As part of meeting the needs of our ageing population and needs of people with disabilities all new build homes will be expected to comply with the Lifetime Homes standards or successor standards.

- **Policy LP25** “Affordable Housing Provision” – Housing development should seek to deliver a target of 40% affordable housing where the scheme includes 10 or more. A target of 70% of new units should be comprised of social or affordable rented properties with the balance comprising of intermediate housing. It is recognised that there may be circumstances where it is necessary or appropriate to deliver a lower level of on-site provision where it can be demonstrated that the target is not viable.
- **Policy LP28** ‘Biodiversity and Protected Habitats and Species’ A proposal will be supported where it does not give rise to significant adverse impact on:
  - a. a site of international importance for biodiversity or geology, unless there are exceptional overriding reasons of human health, public safety or environmental benefit;
  - b. a site of national importance for biodiversity or geology, unless there are exceptional circumstances where the need for, and the benefits of, the development significantly outweigh its impacts on the site;
  - c. protected species, priority habitats or species, or sites of local or regional importance for biodiversity or geology, unless the need for, and the benefits of, the proposal outweigh the impacts.

A proposal will be accompanied by a valid assessment of the likely impacts on biodiversity and geology, including protected species, priority habitats & species and on sites of biodiversity value.

A proposal will aim to conserve and enhance biodiversity. Opportunities will be taken to achieve beneficial measures within the design and layout of development. Measures will be included that maintain and enhance existing features of biodiversity value and where possible seek to reverse the decline of species. Priority will be given to measures which assist in achieving targets in the Biodiversity Action Plans (BAPs), that provide opportunities to improve public access to nature and contribute to the enhancement of ecological networks.

- **Policy LP 29** ‘Trees, Woodland and Related Features’-A proposal will be supported 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.
- **Policy LP 30** ‘Open Space’- A proposal should seek to avoid the whole or partial loss of an area including open space and garden land that:

a. contributes to the distinctive form, character and setting of a settlement or creates a focal point; b. is part of a heritage asset or provides the setting or part of the setting of a heritage asset; or c. is of particular value for wildlife, sport or recreation.

- **Policy LP 31** 'Heritage Assets and their Settings' Great weight is given to the conservation of any heritage asset including archaeology; more weight is accorded to assets of greater significance. A proposal which affects the special interest or significance of any heritage asset or its setting must demonstrate how it will conserve, and where appropriate enhance, the asset. Any harm must be fully justified and this harm will be weighed against the public benefit of the proposal.

Local policies are viewable at <http://www.huntingdonshire.gov.uk>

#### **Supplementary Planning Documents:**

- 3.5 Huntingdonshire Design Guide SPD – 2007
- 3.6 Huntingdonshire Landscape and Townscape Assessment SPD– 2007
- 3.7 HDC Developer Contribution SPD 2011.
- 3.8 HDC External Lighting Supplementary Planning Guidance.
- 3.9 Cambridgeshire Biodiversity Action Plans; scrub and hedgerows.

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

- 4.1 Main body of site: 0501292OUT Residential development permitted 21.06.2005- Expired.
- 4.2 McCartney House/grounds: 8300827FUL 36 flats, common room and visitors room- permitted 16.08.1983.
- 4.3 Roman Way/access: 0202510FUL Erection of 60 dwellings and garages- permitted 16.10.2003. The layout plan refers to footpath extension to the current site but not vehicular access. 77 Roman Way has been built with a different layout to the record: a garage to the northern side is served off the access to current site.
- 4.4 Adjoining land to south-east: 1200685OUT Land North West Of Bearcroft Farm, Bearcroft Lane. Residential development of the land to provide up to 753 dwellings, including affordable housing, together with a 1.5 form entry primary school on 2.3 hectares of land; up to 3.6 hectares of B1 land; up to 0.8 hectares of B1 and/or D1 land in the alternative, a local centre of an area of 0.3 hectares falling within use classes A1, A2, A3, A5 and/or D1 in the alternative (with the combined net retail sales area for A1, A2, A3 and A5 uses not to exceed 600 sq.m) together with the provision of a local recycling centre 'bring site', public open space including formal sporting provision, landscaping, access, highway improvement works and associated other works. Resolution to approve application at July Panel subject to prior completion of S106 obligation.

## 5. CONSULTATIONS

- 5.1 **Godmanchester Town Council:** Original Plan- Recommend refusal (Copy attached). Issues include:
- over-development.
  - inadequate parking and turning
  - inadequate access via Roman Way
  - 7.5 ton limit may lead to problems during proposed building work.
  - There are safety issues with the children's play area.
- 5.2 **Latest amended plan:** Any response will be reported to Panel.
- 5.3 **Cambridgeshire Police Crime Prevention Design Team:** Recommend approve subject to condition to secure external lighting. Provisional acceptance of the development for a Secured by Design award will be issued shortly.
- 5.4 **Cambridgeshire County Council Archaeology:** Recommend approve subject to archaeology condition.
- 5.5 **CCC Fire and Rescue:** No response received.
- 5.6 **HDC Transportation:** Recommend approve subject to proposed path link to east and cycle parking.
- 5.7 **HDC Housing Policy:** Recommend approval. Note amendments to enhance wheelchair access.
- 5.8 **HDC Operations:** The refuse collection point for the properties will be from the public highway of Roman Way. A collection point is shown at the top of the access road for six containers. This is within 30 m of the kerbside of Roman Way.
- 5.9 **HDC Lighting Engineer:** No objections subject to details.

## 6. REPRESENTATIONS

- 6.1 Objections from 5 properties in Roman Way (76,77,78,79,81) with a petition with 55 signatures:
- Traffic creation/problems,
  - Detrimental to highway safety and pedestrian safety/ Significant road safety hazard for the many children on the estate during the build process and following completion of the proposed buildings an increase in parking problems on an already congested road,
  - Inadequate access/on-site parking/turning/etc/further limited access for Fire service and refuse vehicles,
  - Access too narrow to provide necessary path on east side of access for 75-77 Roman Way
  - Detrimental impact on a footpath,
  - Allege the existing block paved access to the site between 75-77 and 78 Roman Way is not owned by the applicants or public highway and that other residents have been maintaining the road,
  - Suggest alternative access from off-site/east,
  - Path needs barriers to cycles etc.
  - Roman Way weight restriction will affect the development cost
  - Conflicts with policy, Over-development/Garden Grabbing,

- Detrimental impact on view and visual amenity,
- Loss of wildlife, ecology survey inadequate.
- Detrimental to security,
- Fume/air/ Noise pollution,
- Inadequate drainage arrangements,
- Loss of light,
- Loss of privacy due to overlooking,
- Result in antisocial behaviour,
- Light pollution from new development to existing properties,
- Harm to Ash tree and landscaping.

## **7. SUMMARY OF ISSUES**

- 7.1 Having regard to the relevant planning guidance and policies, site history and other planning considerations, the main issues are the principle of the residential development, access/parking/highway safety, the design and effect on the street scene and character and appearance of the area, the impact on the amenities of the neighbours, the adequacy of the amenities for future occupiers, the effect on the existing landscaping and ecology, sustainability issues and wheeled bin contribution.

### **Principle of the residential development:**

- 7.2 The application follows the expiry of outline planning permission for residential development on this site and preliminary enquiries.
- 7.3 The Core Strategy and draft Local Plan do not include settlement limits. However, the site is considered to be inside the built up area of Godmanchester rather than in the countryside. This conclusion is based on an assessment of the character of the site and the surroundings in the light of paragraph 5.15 of the Core Strategy and draft policy LP11. The site includes part of the garden of McCartney House and other land which has not been developed. The site is flanked by development to the north and south-west and although the south-east side adjoins a field which could be considered to be part of the countryside, the site is clearly separated from that field by a ditch and hedge. It is also relevant to note that the field is included for development as part of application 1200685OUT (Bearscroft Farm) which the Panel has recently resolved to approve subject to completion of a S106 obligation.
- 7.4 The site is an undeveloped space but it is considered that the loss of the space is not contrary to draft policy LP30 as the space does not make a significant contribution to the distinctive form, character and setting of a settlement, does not create a focal point, is not part of a heritage asset or its setting, is not part of a formal sport or recreation area and the ecology study shows that the site as existing is not of particular value for ecology/wildlife.
- 7.5 In transport terms, this is a sustainable location for residential development. As the site is considered to be located in an acceptable location in the built-up area, it is therefore considered to satisfy Policy CS3 of the Adopted Core Strategy which designates Godmanchester as a 'Key Service Centre' in which development schemes of moderate and minor within the built up area and Policies

LP8 and LP11 of The Draft Local Plan which includes Godmanchester within the Huntingdon Spatial Planning Area where housing will be supported where it is appropriately located within the built-up area.

- 7.6 The principle of housing on the site is acceptable, subject to other details being satisfactory.
- 7.7 The provision of affordable housing is welcomed. As the site is in the built-up area and below the threshold in Core Strategy policy CS4, a Section 106 obligation is not required to secure the affordable units in perpetuity. The proposed development is therefore considered to accord with policies CS4 of the Adopted Huntingdonshire Core Strategy 2009, HL10 of the Huntingdonshire Local Plan Alteration 2002 and LP8 LP24 and LP25 of The Draft Local Plan to 2036.
- 7.8 The density is approximately 31 houses per hectare, which satisfies policy HL6 of the HLP Alteration 2002. The proposal would make an efficient use of land in a built up area.
- 7.9 The principle of the proposed development is acceptable.

**Access, parking and highway safety:**

- 7.10 The vehicular access would be via the existing block paved roadway between 75-77 and 78 Roman Way. The Town Council and neighbour objections have been taken into account and it is noted that vehicles park illegally on the Roman Way pavement, on-street parking arises in Roman Way and that there have been suggestions of a number of near misses with children on pavements and collisions with vehicles manoeuvring onto the road system from driveways.
- 7.11 However, HDC Transportation advises that the proposal is reasonable and safe. It is considered that the layout of the access is acceptable for the proposed development and that it would be unreasonable to refuse this application on highway safety grounds. A condition can secure an access to the highway to be suitably constructed.
- 7.12 The road and path are wide enough to accommodate refuse and fire vehicles. The path is adopted and the applicants own the road. The applicants are aware that to secure the refuse collection from the bin point will require an access suitable for refuse collection.
- 7.13 The scheme entails limited car parking provision of 6 spaces for the proposed 5 units. It is considered, however, that this provision is adequate and that the proposal for 5 x 2 bed units will not worsen the on-street parking, congestion or inconvenience to such a degree that the application should be refused.
- 7.14 A condition can secure the details of the proposed cycle parking to secure alternatives to motor car journeys.
- 7.15 The pedestrian access would be via Roman Way where there is an existing path on the north-western side. The applicant has also agreed to provide a path link to the south-eastern boundary to link the

existing and proposed housing with a potential future path over the Bearscroft Farm site.

- 7.16 External lighting can be secured by condition for highway safety and designed to enhance security and to avoid light pollution for amenity reasons in accordance with HDC External Lighting Supplementary Planning Guidance.
- 7.17 It is therefore considered that the proposal is acceptable in access, path and highway safety terms and that the proposal will not be so hazardous or inconvenient to other road users that the development could reasonably be refused. It is therefore considered that the proposal is acceptable in highway safety terms. The proposal accords with policies T18 T19 H31 of the Huntingdonshire Local Plan 1995 and LP17 LP18 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013).

**Design and effect on the street scene and character and appearance of the area:**

- 7.18 The proposal entails the removal of fencing to link the site to the access, the clearance of earth mounds and erection of a pair of semi-detached bungalows and a terrace of three bungalows set behind 6 car spaces.
- 7.19 The bungalows have a relatively large footprint but incorporate hipped roofs to reduce the bulk of the buildings. Limited space has been retained around the sides and rear of the plots. However, the most important landscape features (the side hedgerow and overhanging Ash and Beech trees) can be retained.
- 7.20 The elevated position of the site relative to McCartney House, even when the earth mounds are removed, combined with the proximity of parts of plots 2 and 3 to the northern boundary will result in parts of the development appearing relatively cramped in the context of the relatively spacious setting of McCartney House. However, on balance, it is considered that the proposal will relate satisfactorily with the character and appearance of the surrounding development and will make efficient use of land within the settlement.
- 7.21 The design and layout of the development and effect on the street scene are considered to be acceptable subject to a condition to secure suitable levels, materials and landscaping.
- 7.22 The proposal accords with policies En25 of the Huntingdonshire Local Plan, HL5 of the Huntingdonshire Local Plan Alteration 2002, CS1 of the Adopted Huntingdonshire Core Strategy 2009 and LP1 LP13 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) and the guidance of the Huntingdonshire Design Guide Supplementary Planning Document 2007 and National Planning Policy Framework (2012).

**Amenities of the neighbours:**

- 7.23 The proposal will increase activity on the site and access and, when the side path is implemented, will increase activity in that area. However, it is considered that the extra activity and disturbance would

not cause such harm to amenity that the application could reasonably be refused.

- 7.24 The proposal reduces the size of the rear garden of McCartney House and the new dwellings would be at an elevated ground level compared to McCartney House. However, it is considered that there is adequate space to avoid undue harm through loss of outlook or adverse overbearing or overshadowing effects on the occupiers of McCartney House. Boundary treatment and levels can be conditioned for privacy/amenity reasons.
- 7.25 With regards to the other neighbouring properties, it is considered that the levels condition can secure suitable site and floor levels to avoid undue overbearing, overshadowing and overlooking effects. The hipped roofs of the buildings help to minimise the impact on the neighbours of the roofs. It is; however, appropriate to remove permitted development rights for extensions and roof alterations which may otherwise harm the amenities of the neighbours.
- 7.26 It is considered that the proposal will not cause undue harm to the amenity of the occupiers of the neighbouring properties. The proposal is considered to accord with policy H31 of the Huntingdonshire Local Plan 1995 and LP15 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) and the guidance of the Huntingdonshire Design Guide Supplementary Planning Document 2007.

#### **Amenities for the future occupiers of the new units:**

- 7.27 Plots 2, 4 and 5 would have modest private garden areas but it is considered that the proposal is satisfactory and provides acceptable amenities for the future occupiers of the proposed dwellings.
- 7.28 The incorporation of external lighting can be secured by condition in accordance with the recommendations of the Police Crime Prevention Design Team.
- 7.29 The revised scheme makes satisfactory provision for wheelchair-bound people. The proposal accords with policies En24 and LP24.
- 7.30 The proposal is considered to accord with policy H31 of the Huntingdonshire Local Plan 1995 and LP15 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) and the guidance of the Huntingdonshire Design Guide Supplementary Planning Document 2007.

#### **Effect on existing landscaping and ecology:**

- 7.31 The submitted Ecology and Arboricultural reports have been assessed. It is considered that on balance, the loss of the green space and biodiversity with the shrubs and scrub would be adequately compensated for by the proposed landscaping measures and details such as bird and bird boxes.
- 7.32 The proposal entails the protection during construction of 3 large trees - an overhanging Ash tree from 81 Roman Way and overhanging Beech trees from McCartney House - and the protection of the eastern hedgerow. However, to allow the works to proceed,

some remedial works are required to the trees and hedge and it is considered that the hedge behind 78, 79 and 80 Roman Way should be retained and protected too. This and other protection measures can be secured by condition. The trees have amenity and biodiversity value but are not worthy of a Tree Preservation Order.

- 7.33 There need be no harm to protected species or habitats, and the scheme proposes measures to enhance the site's contribution to biodiversity. The applicant has agreed to incorporate the ecologist's recommendations and these can be secured by condition.
- 7.34 It is considered that the proposal is acceptable in landscaping and ecology terms as the scheme offers scope to enhance the biodiversity value of the site.
- 7.35 The proposal satisfies policies En18 En22 of the Huntingdonshire Local Plan 1995 and LP1 LP28 LP29 of the Draft Local Plan.

**Sustainability issues:**

- 7.36 The proposal proposes homes to Level 5 of Code for Sustainable Homes and incorporates water butts and cycle parking. A condition can ensure water butts are provided. Whilst welcome, it is not reasonable to require the homes to be built to Code Level 5.

**Wheeled bin contribution:**

- 7.37 A Unilateral Undertaking has been submitted to secure a satisfactory contribution to wheeled bins provision. The proposal accords with policies CS10 of the Adopted Huntingdonshire Local Development Framework Core Strategy (2009) and LP 2 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) and the guidance of Developer Contributions SPD – December 2011.

**Other matters:**

- 7.38 Archaeology - A condition can secure an archaeology condition in accordance with the previous permission 0501292OUT to record the heritage asset in accordance with the advice of CCC Archaeology and policies En12 and LP31.
- 7.39 The objections of the Parish Council and third parties have been taken into account and the most important points have been addressed above. However, the following points are relevant-
- 7.40 Drainage - The applicants propose a sustainable urban drainage scheme, the details of which have not been supplied. No other objections to the scheme have been received on drainage grounds. It is considered that it is not essential to impose a planning condition to secure the drainage details as the Building Regulations should secure a satisfactory outcome. A sustainable drainage system would accord with policy LP6 of the Draft Local Plan.
- 7.41 Third parties are concerned about the traffic implications of the removal of the large quantity of earth from the site. However, it is considered that it would be unreasonable to refuse the application for this reason.

- 7.42 The concerns about fumes/air/noise pollution and antisocial behaviour are not considered to be reason to withhold permission.

### **Conclusion**

- 7.43 The proposed development is considered to comply with the relevant national and local policy as:

- The principle of housing on this site in the built up area of Godmanchester is acceptable.
- The proposed access and parking and turning arrangements are acceptable and will not be so hazardous or inconvenient to other road users that the development could reasonably be refused. It is therefore considered that the proposal is acceptable in highway safety terms.
- The scheme includes a proposed path link to integrate with future development to the east.
- Provision for cycle parking can be secured.
- The proposed design and layout of the development and effect on the street scene are considered to be acceptable.
- The proposal will not cause undue harm to the amenity of the occupiers of the neighbouring properties.
- The proposal is considered to provide good amenities for the future occupiers of the proposed dwellings.
- The proposal is acceptable in landscaping and ecology terms.
- The applicant has made adequate provision for wheeled bins.
- There is scope to secure water conservation measures.
- In addition, the scheme need not harm any significant archaeology.

- 7.44 Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is therefore recommended that planning permission should be approved.

8. **RECOMMENDATION- APPROVE** subject to the consideration of any additional representations, with conditions to include the following:

- 02003 - Time Limit (3yrs)
- Eastern path link
- Archaeology
- Access
- Car parking
- External lighting
- Cycle parking
- Site and floor levels
- Materials
- Remove permitted development rights
- Tree + hedge protection
- Site clearance
- Levels and soil removal
- Tree and hedge pruning specification
- Protection: service trenches
- Foundation design
- Tree hedge retention

- Habitat enhancement
- Soft and Hard Landscape Scheme
- Boundary treatment
- Landscape maintenance plan
- Water conservation measures.

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 **Sheila Lindsay Development Management Officer 01480 388247**

**1300403FUL**

**1. Original scheme- Five affordable bungalows – Land south east of McCartney House, Mowlands**

**Godmanchester Town Council: Recommend refusal. 5/17/2013**

Godmanchester Town Council consider this to be over development of the small site. There are only 6 parking places for 5 two bed properties, with inadequate turning space in the courtyard outside the properties. There is no overflow parking for residents, visitors or any carers in Roman Way.

Access to site via Roman Way is unacceptable. The proposed access to the site is narrow with a very tight turn into it. Roman Way already has considerable traffic problems due to poor design of the road layout, very narrow road and lack of parking. Residents are currently forced to park illegally on the footpath. Access for emergency vehicles is potentially impossible. There are examples of bins not being emptied in Roman Way as the refuse lorry cannot access site. There is a 7.5 ton limit in the road which may lead to problems during proposed building work. There are also safety issues with the children's play area. This proposed development will only compound current difficulties in Roman Way.

There have been historical disputes over the ownership of the access block paved drive and fence between this proposed site and Roman Way.

There appears to have been inadequate consultation by HDC with residents of Roman Way.

**2. Revised scheme-Five affordable bungalows and provision of public path (amended scheme includes provision of path for future link to land to east):**

**Godmanchester Town Council: RECOMMEND REFUSAL – as per previously submitted response 6/21/2013**

**3. Further Revised scheme-Five affordable bungalows and provision of public path (amended scheme alters bulk of roofs and includes provision for wheelchair access):**

**Godmanchester Town Council: Any response will be reported to Panel**

# Development Management Panel

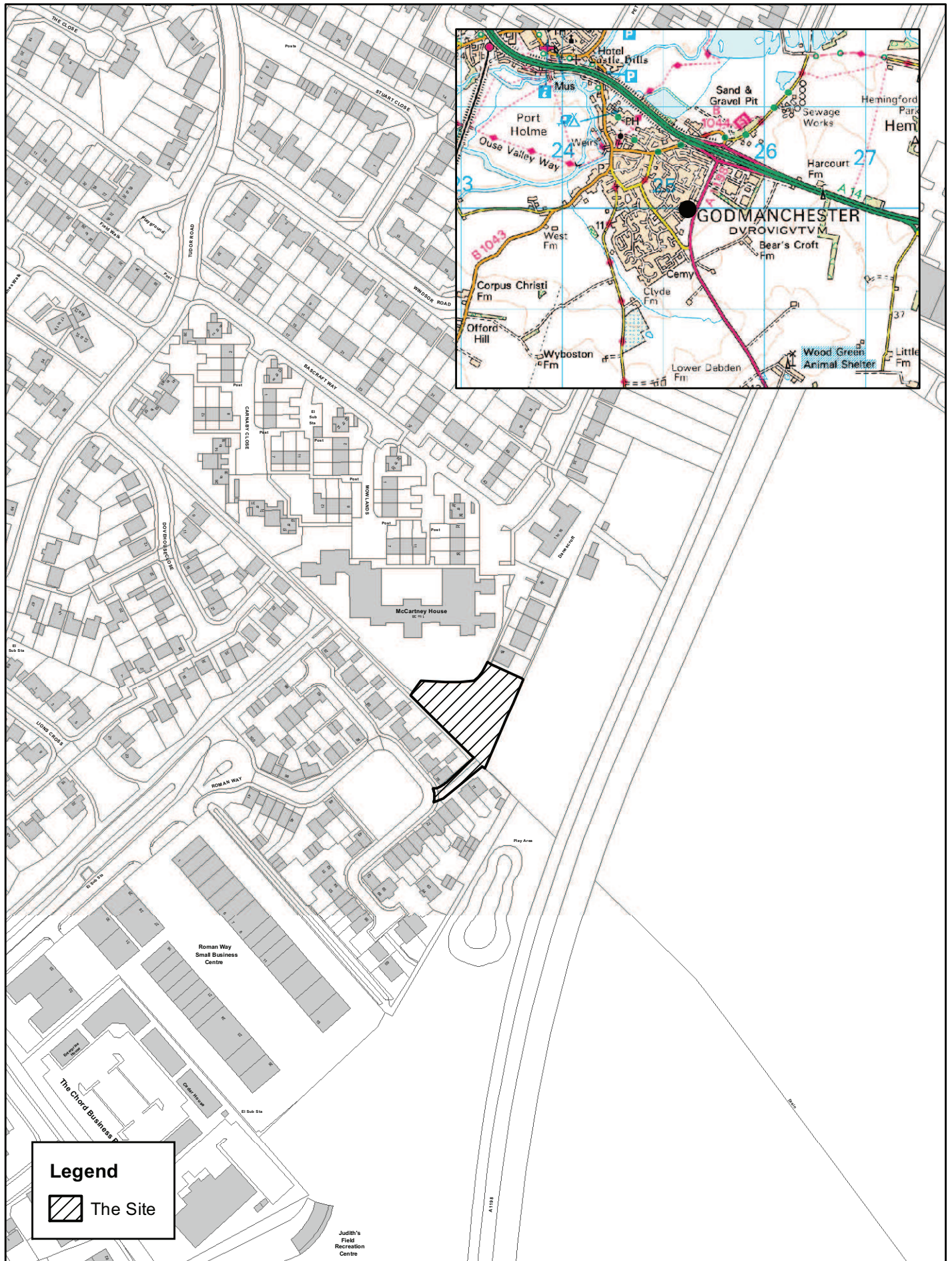


Scale = 1:2,500

Application ref: 1300403FUL

Date Created: 28/06/2013

Location: Godmanchester



**Legend**

 The Site

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**Accommodation**

- 5-No 2b3p bungalows
- 6-No Parking spaces

- Rev.H-02.08.13. refuse tracking
- Rev.G-25.07.13. Roofplans updated
- Rev.F-20.03.13. Refuse coll. pt. & drive
- Rev.E-08.03.13. Refuse collection point
- Rev.D-25.02.13. Refuse collection point
- Rev.C-19.02.13. Plot-4 rear access
- Rev.B-13.09.12. Plots 1 & 2 moved and boundary revised
- Rev.A-:mb/15.09.11 All units 2b3p

**DRAWING STAGE**

- F-Feasibility
- P-Planning stages
- W-Working drawings
- AB-As built

**P**

**CLIENT:**  
Muir Group H.A.  
Stable Court  
Ferrars Rd., Huntingdon



**PROJECT:**

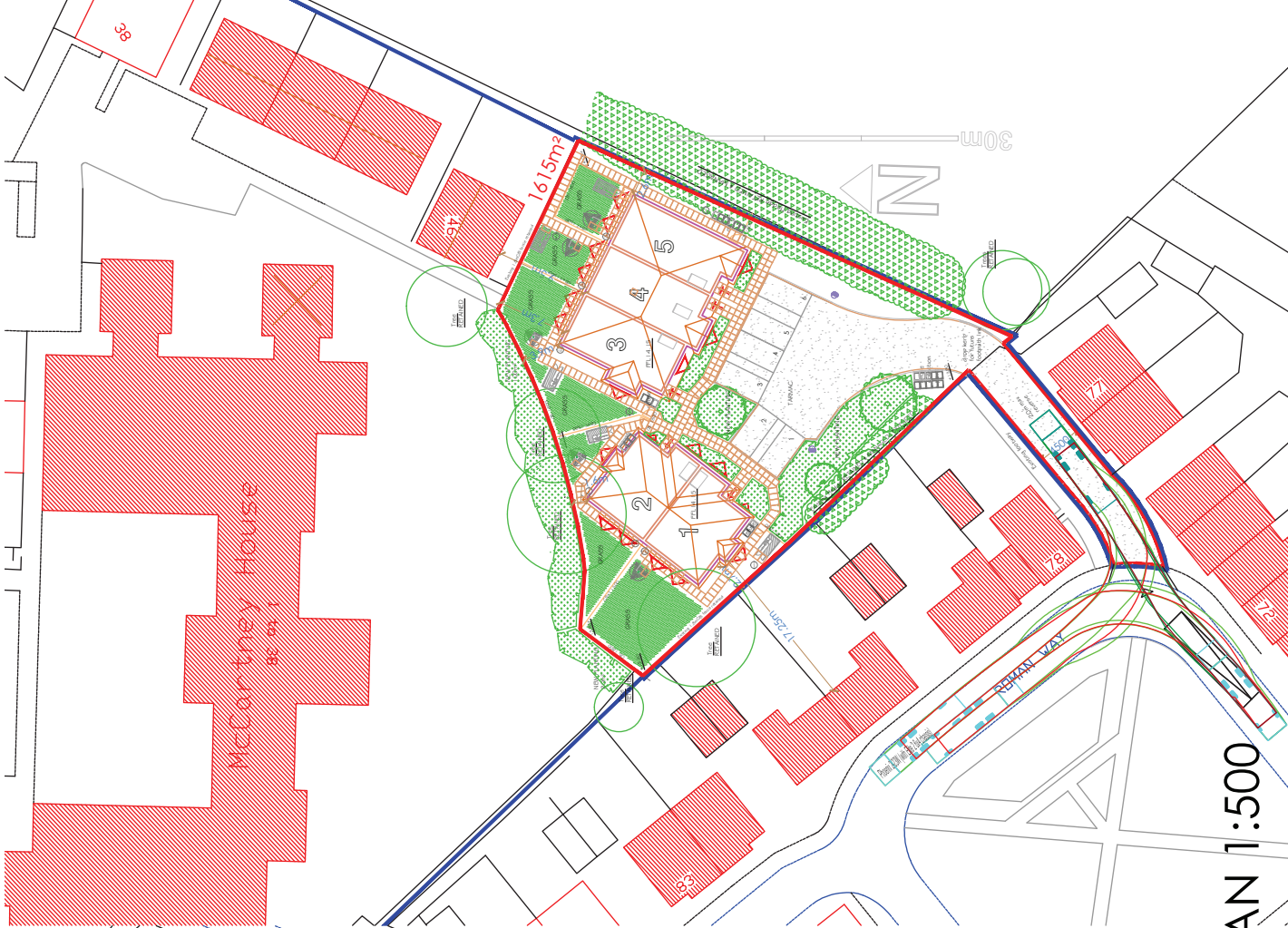
Affordable Homes  
Land Adj. Roman Way,  
Godmanchester

**TITLE:**

Proposed  
**BLOCK PLAN**

Chartered Architects & Surveyors  
Charter House, 297 Alcester Road South  
Birmingham B15 2TH  
Tel: 0121 428 2832 Fax: 0121 428 2842  
Email: architecture@masefields.co.uk

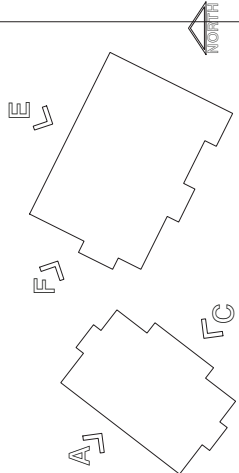
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			Dig No	11
			Rev	11



**LOCATION PLAN 1:1250**

**BLOCK PLAN 1:500**

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Rev F: 25.07.13 front Eaves to P345 widened.  
 Rev E: 12.04.13 Ground lines  
 Rev D: 27.03.13 Ht Dims  
 Rev C: 18.03.13 Solar panels  
 Rev B: 23.01.13 key plan  
 Rev A: 13.09.12/plots 1 & 2 raised - minor alterations along with revised boundary lines

**DRAWING STAGE**  
 F-Feasibility  
 P-Planning stages  
 W-Working drawings  
 AB-As built

**P**

**CLIENT:**  
 Mur Group H. A.  
 Stable Court  
 Ferrars Road

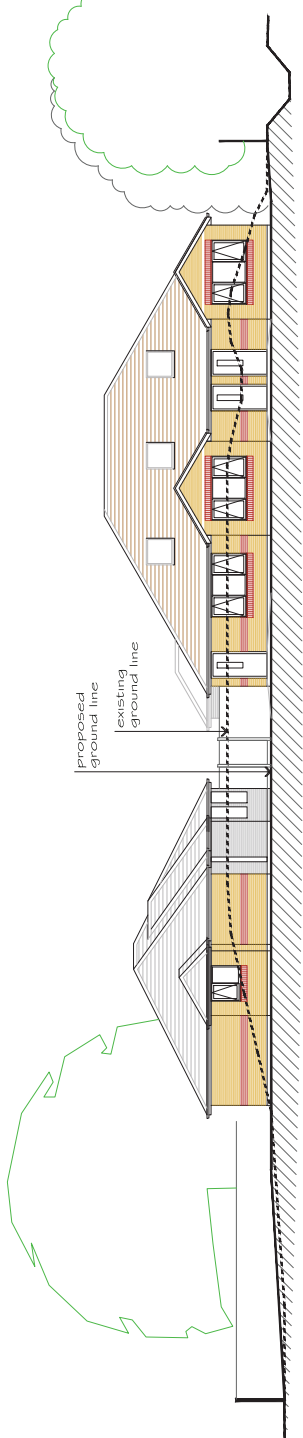
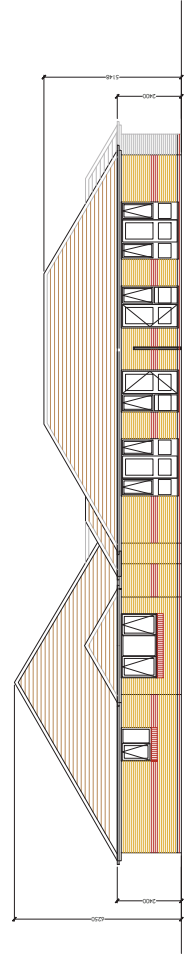


**PROJECT:**  
 Affordable Homes  
 Land Adj. Roman Way  
 Godmanchester

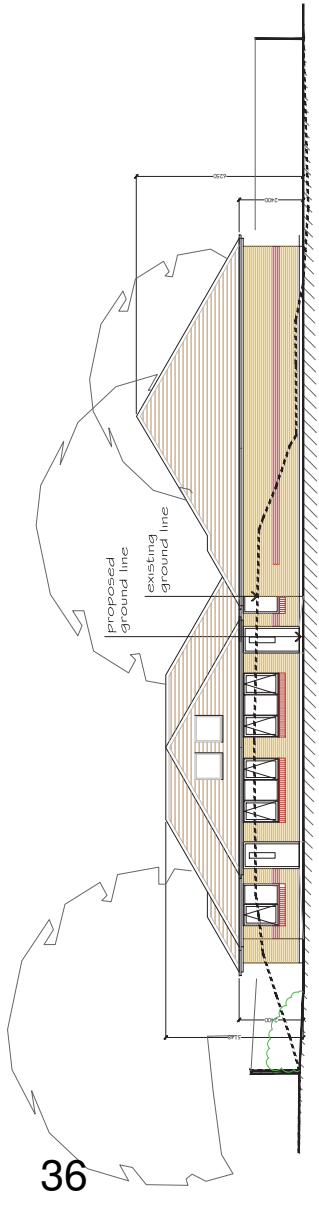
**TITLE:**  
 Proposed  
**ELEVATIONS**

Chartered Architect & Surveyors  
 Studley Park, 88 Birmingham Road  
 Godmanchester, Cambs, PE37 6JY  
 Tel: 01455 281339 Fax: 01455 281445  
 Email: architects@masefields.co.uk

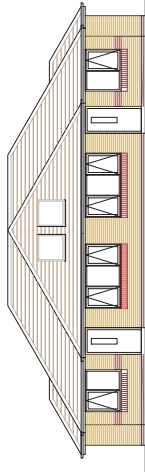
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		F



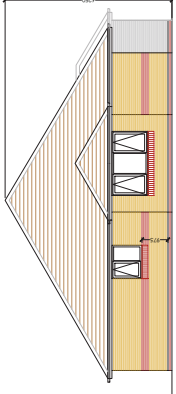
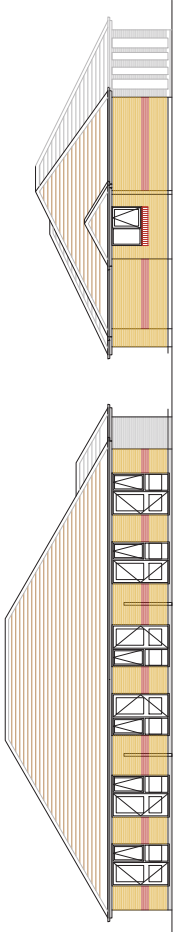
SOUTH ELEVATION - D



EAST ELEVATION - B



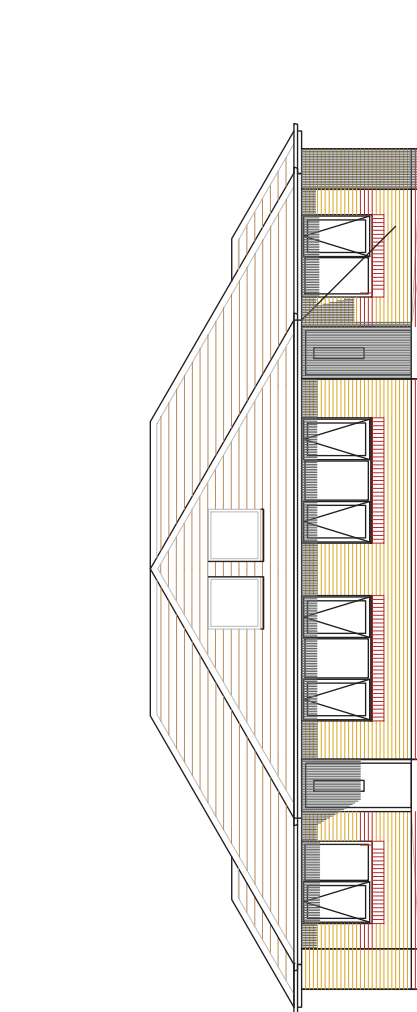
EAST ELEVATION - C  
 PLOTS 1 & 2



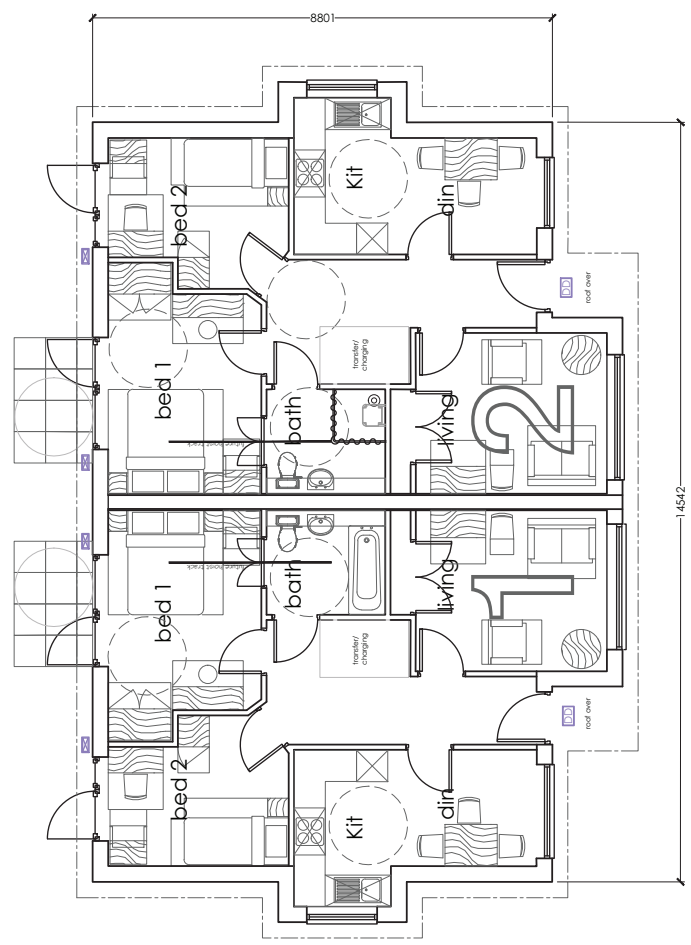
WEST ELEVATION - F  
 PLOT 3

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- ENTRANCE DOOR
- 4.2.1 - effective clear width >800 - ✓
- 4.2.2 - 300 clearance at door edge - ✓
- 4.2.3 - Low profile threshold - ✓
- 4.2.4 - Internal door handle - ✓
- 4.2.5 - Weak coil door closer - ✓
- 4.2.7 - Contrasting 25 dia levers - ✓
- 4.2.9 - Contrasting bell push @ 900 afl - ✓
- 4.2.10 - PIR low energy external light - ✓
- 4.2.11 - Light switches 900 afl - ✓
- 4.2.12 - Internal 25dia pull - ✓
- HALLWAY
- 5.2.1 - changing space 1700x1100 - ✓
- 5.2.2 - 1500x1800 turning space - ✓
- 5.2.3 - letter box thro wall - ✓
- 5.2.4 - Hand for door entry home - ✓
- 5.2.5 - lobby 1500x1600 - X
- SECONDARY ENTRANCE
- 6.2.1 - 1500 sq landing to 2ndry door - ✓
- 6.2.2 - clear width > 800 - ✓
- 6.2.3 - Clear apron - ✓
- 6.2.4 - low profile threshold - ✓
- CIRCULATION
- 7.2.1 - Passage width >900 - ✓
- 7.2.2 - edge clearance 200x 300 - ✓(except single bedrm)
- 7.2.3 - door clearances 200x 300 - ✓
- 7.2.4 - 1500x1600 UJ turning space - ✓
- 7.2.6 - clear door width 775mm - ✓
- 7.2.7 - door edge clearance 200push # 300pull - ✓(except single bedrm)
- 7.2.8 - hanging jamae 400 from corners - N.A.
- 7.2.9 - no sliding doors - N.A.
- VERTICAL CIRCULATION
- 8.2. - no change of level - ✓
- LIVING ROOMS
- 9.2.1 - no chairs windows etc - ✓
- 9.2.2 - radiators not an impediment - ✓
- 9.2.3 - no sockets <750 from corners - ✓
- KITCHEN
- 10.2.1 - 1800x1500 manoeuvring space - ✓
- 10.2.2 - 2000x2000 clear floor area - ✓
- 10.2.3 - Adjustable ht shallow sink swivel arm mixer - ✓
- 10.2.4 - storage vol 2m<sup>3</sup> - ✓
- 10.2.5 - controls <1000 afl - ✓
- 10.2.6 - built in oven, adjustable hob - ✓
- 10.2.7 - Pull out recycle bins - ✓
- BATHROOM
- 11.2.1 - Accessible WC, press bath space, level access shower - ✓
- 11.2.2 - provision for hoist access from bed to bath - ✓
- 11.2.3 - <3 persons no 2nd WC - ✓
- 11.2.4 - manoeuvring space around WC - ✓
- 11.2.5 - Fixing provision for future support rails - ✓
- 11.2.6 - level access shower - ✓
- 11.2.7 - Bath tub - suitable if provided - ✓
- 11.2.8 - Shallow wall mounted basin - ✓
- 11.2.9 - wall tiling # vinyl floor - ✓
- 11.2.10 - Fixing provision for future hoist - ✓
- BEDROOM
- 12.2.1 - Access to both sides of main bed - ✓
- 12.2.2 - controls at bed head - ✓
- 12.2.3 - provision for hoist access from bed to bath - ✓
- 12.2.4 - trusses to support hoist fixings - ✓
- INTERNAL DOORS
- 13.2.1 - some solid door leaves - ✓
- 13.2.2 - door furniture @900afl - ✓
- 13.2.3 - large knob to bathlock - ✓
- 13.2.4 - bath door opens out - ✓
- 13.2.5 - no internal self closing doors - ✓
- WINDOWS
- 14.2.1 - windows accessible - ✓
- 14.2.2 - window catches < 1000 afl - ✓
- 14.2.3 - remote operation not req. - ✓
- 14.2.4 - limit on initial opening - ✓
- 14.2.5 - sill heights generally <750mm afl - ✓
- 14.2.6 - no transoms - ✓
- SERVICES
- 15.2.1 - stopcock # consumer unit accessible - ✓
- 15.2.2 - Isolating valves accessible - ✓
- 15.2.3 - flexible tap connectors - ✓
- 15.2.4 - switches @900afl - ✓
- 15.2.5 - switches @900afl - ✓
- 15.2.6 - remote switches @ 900afl - ✓
- 15.2.7 - tel points in hall, LR, and Bed - ✓
- 15.2.8 - spur adj front door for future door entry or door operator - ✓
- 15.2.9 - boiler controls accessible - ✓
- 15.2.10 - TRVs at tops RH of radiators - ✓
- 15.2.11 - LST rad in bathroom - ✓
- 15.2.12 - TMV3 valve to basin and kit sink - ✓
- 15.2.13 - Smoke alarms # spur adj front door for I.A. - ✓



# EAST ELEVATION - C, PLOTS 1 & 2



Rev. A/-/25.07.13. dims shown

**DRAWING STAGE**

Feasibility  
Preliminary stages  
Working drawings  
A8-A3 built

**CLIENT:**  
Muir Group Ltd,  
Stable Court,  
Ferrars Rd, Huntingdon

**PROJECT:**  
Affordable Homes  
Land Adj. Roman Way,  
Godmanchester

**TITLE:**  
Accessibility Audit

**PLOTS 1 & 2**

Chartered Architect & Surveyor  
Charter House, 297 Alcester Road South  
Tel: 0121 709 1100  
16 King Heath Birmingham B14 4BB  
Email: architecture@masefields.co.uk

Drawn	Rev'd	Checked
mjb	1/1/00@a3	1/1/00@a3
Date	Job No	Dig No
13/07/13	2558/5	1 E0
		Rev
		A

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ENTRANCE DOOR  
 4.2.1 - effective clear width >800 - ✓  
 4.2.2 - 300 clearance at door edge - ✓  
 4.2.3 - low profile threshold - ✓  
 4.2.4 - internal lever handle - ✓  
 4.2.5 - Weak coil door closer - ✓  
 4.2.7 - Contrasting 25 dia levers - ✓  
 4.2.9 - Contrasting bell push @ 900 aff - ✓  
 4.2.10 - FIR low energy external light - ✓  
 4.2.11 - Light switches 900 aff - ✓  
 4.2.12 - Internal 250mm pull - ✓

HALLWAY  
 5.2.1 - charging space 1700x1100 - ✓  
 5.2.2 - 1500x1600 turning space - ✓  
 5.2.3 - letter box thro wall - ✓  
 5.2.4 - FCU for future entry phone - ✓  
 5.2.5 - lobby 1500x1600 - ✓

SECONDARY ENTRANCE  
 6.2.1 - 1500 sq landing to 2ndy door - ✓  
 6.2.2 - clear width > 800 (at approach)  
 6.2.4 - low profile threshold - ✓

CIRCULATION  
 7.2.1 - Passage width >900 - ✓  
 7.2.2 - edge clearance 200h 300 - ✓ (except single bedrm)  
 7.2.3 - 1500x1600 turning space - ✓  
 7.2.4 - 1500x1600 U turning space - ✓ (living rm + bedroom)  
 7.2.6 - clear door width 775mm - ✓  
 7.2.7 - floor edge clearance 200push + 300pull - ✓ (except single bedrm)  
 7.2.8 - hanging jamba 400 from corners - N.A.  
 7.2.9 - no sliding doors - N.A.

VERTICAL CIRCULATION  
 8.2.1 - no change of level - ✓

LIVING ROOMS  
 9.2.1 - radiators to chairs, windows, etc - ✓  
 9.2.2 - radiators not an impediment - ✓  
 9.2.3 - no sockets <750 from corners - ✓

KITCHEN  
 10.2.1 - 1800x1500 manoeuvring space - ✓  
 10.2.2 - usable kitchen floor 3000 - ✓  
 10.2.3 - Adjustable ht shallow sink swivel arm mixer - ✓  
 10.2.4 - storage vol 2m³ - ✓  
 10.2.5 - controls < 1000 aff - ✓  
 10.2.6 - built in oven, adjustable hob - ✓  
 10.2.7 - pull out recycle bins - ✓

BATHROOM  
 11.2.1 - Accessible WC, poss bath space, level access shower - ✓  
 11.2.2 - provision for hoist access from bed to bath - ✓  
 11.2.3 - <3 persons no 2nd WC - ✓  
 11.2.4 - manoeuvring space around WC - ✓  
 11.2.5 - Fixing provision for future support rails - ✓  
 11.2.7 - Substitute bath possible - ✓  
 11.2.9 - wall tiling + vinyl floor - ✓  
 11.2.10 - Fixing provision for future hoist - ✓

BEDROOM  
 12.2.1 - Access to both sides of main bed - ✓  
 12.2.2 - controls at bed head - ✓  
 12.2.3 - provision for hoist access from bed to bath - ✓  
 12.2.4 - trusses to support hoist fixings - ✓

INTERNAL DOORS  
 13.2.1 - 20mm solid door leaves - ✓  
 13.2.2 - door furniture @ 900 aff - ✓  
 13.2.3 - large snib to bathlock - ✓  
 13.2.4 - bath door opens out - ✓  
 13.2.5 - no internal self closing doors - ✓

WINDOWS  
 14.2.1 - windows accessible - ✓  
 14.2.2 - window catches < 1000 aff - ✓  
 14.2.3 - remote operation not req. - ✓  
 14.2.4 - limit on initial opening - ✓  
 14.2.5 - sill heights generally <750mm aff - ✓  
 14.2.6 - no transoms - ✓

SERVICES  
 15.2.1 - stopcock + consumer unit accessible - ✓  
 15.2.2 - isolating valves accessible - ✓  
 15.2.3 - flexible tap connectors - ✓  
 15.2.4 - switches @ 900 aff - ✓  
 15.2.5 - remote switches @ 900 aff - ✓  
 15.2.7 - tel points in hall LR, and Bed - ✓  
 15.2.8 - spur adj front door for future door entry or door operator - ✓  
 15.2.9 - boiler controls accessible - ✓  
 15.2.10 - TRVs at tops RH of radiators - ✓  
 15.2.11 - LST rad in bathroom - ✓  
 15.2.12 - 15mm valve to basin and kit sink - ✓  
 15.2.13 - Smoke alarm + spur adj front door for I.A. - ✓

Rev. B: /25.07.13 Dims shown  
 Rev. A: /30.05.13 Etes added

DRAWING STAGE  
 Feasibility  
 P-Planning stages  
 W-Working drawings  
 AB-As built

CLIENT  
 Muir Group H.A.  
 Stable Court  
 Ferrars Rd, Huntingdon

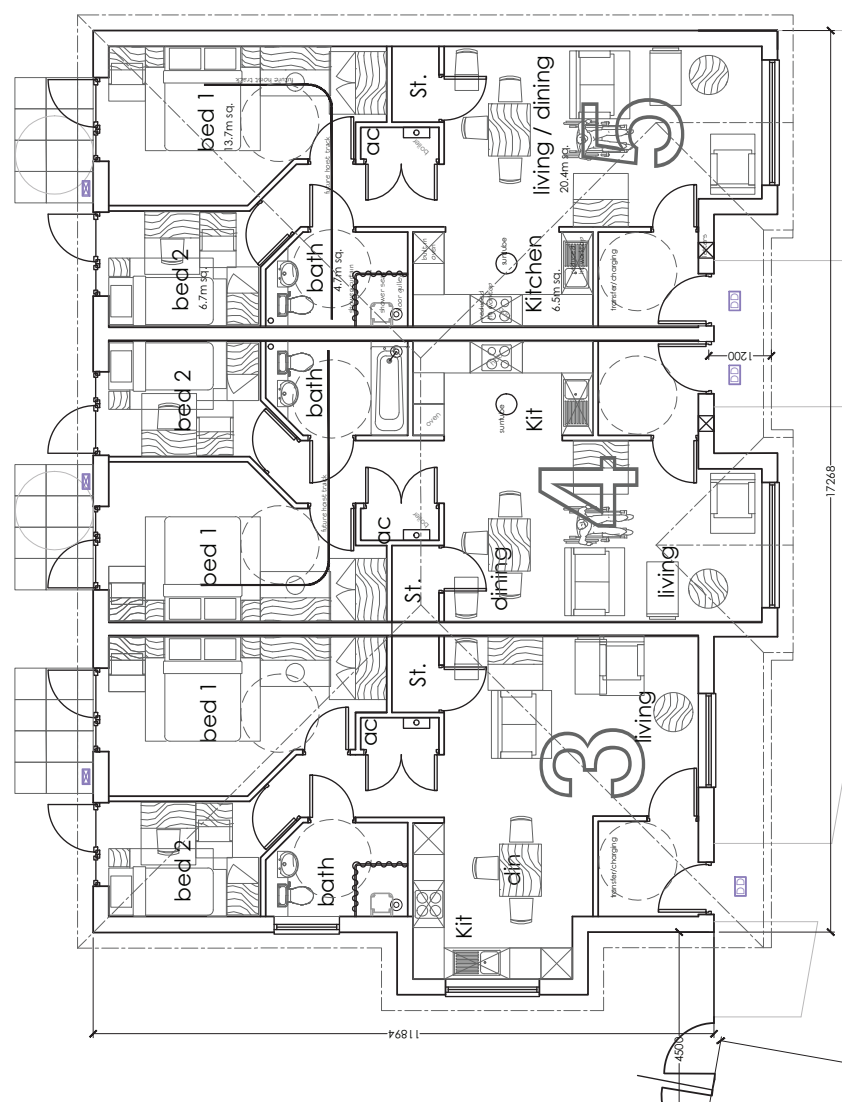
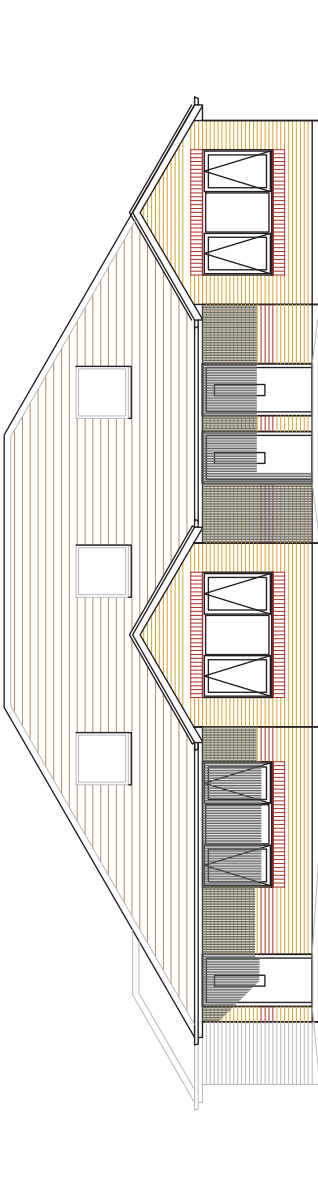


PROJECT  
 Affordable Homes  
 Land Adj. Roman Way,  
 Godmanchester

TITLE  
 ACCESSIBILITY AUDIT  
 PLOTS 3, 4 # 5

Chartered Architect & Surveyors  
 Charter House, 27 Abster Road South  
 Birmingham B15 2JG  
 Tel: 0121 428 2381 Fax: 0121 428 842  
 Email: architecture@masefields.co.uk

Drawn by	Rev	Checked
10/2/13	1	11/9
Job No	2505	Digit
Rev	1	B



**Case No:** 1201274OUT (OUTLINE APPLICATION)

**Proposal:** SELECTIVE DEMOLITION AND CLEARANCE OF EXISTING (FORMER DEFENCE) BUILDINGS, ENVIRONMENTAL REMEDIATION AND THE CARRYING OUT OF EMPLOYMENT-LED MIXED USE DEVELOPMENT COMPRISING ABOUT 2 HECTARES OF EMPLOYMENT (USE CLASS ORDER B1 USES) (INCLUDING THE CONVERSION AND CHANGE OF USE OF SOME BUILDINGS) AND RESIDENTIAL (NOT MORE THAN 160 DWELLINGS) DEVELOPMENT, TOGETHER WITH THE PROVISION OF INFRASTRUCTURE AND THE LAYING OUT OF ANCILLARY OPEN SPACE.

**Location:** RAF UPWOOD, RAMSEY ROAD, BURY

**Applicant:** STRAWSON HOLDINGS LTD

**Grid Ref:** 527277 283615

**Date of Registration:** 02.08.2012

**Parishes:** BURY, UPWOOD AND THE RAVELEYS AND WISTOW

---

## RECOMMENDATION - APPROVAL

### 1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The application is for outline planning permission. Details of the access are to be determined at this stage, the other matters (appearance, landscaping, layout and scale) are reserved for subsequent approval. The application has been amended by the submission of revised typical building block layouts and heights plans.
- 1.2 The application is for 160 dwellings and 2ha of employment on a site with an area of 14.5 ha consisting of:
  - approximately 2ha of land for employment in the B1 Use Class (Offices, Research and Development and Light Industry), including some 2215sqm of existing buildings which would be retained and converted;
  - ancillary infrastructure;
  - formal open space (reinstated allotments, tennis courts and a new Local Equipped Area for Play (LEAP) and informal open space (the open area with trees on the site frontage and other areas within the site).
- 1.3 The proposed development is to be accommodated on two parcels of land:

- the main site on which built development is proposed occupies the southern part of the base technical/administrative/barracks area and Upwood Hill House (the former Station Commander's house);  
- a detached area of farm land south of Ramsey Road/Upwood Road accommodates an off-site sustainable urban drainage (SUDS) balancing pond, underground package sewage treatment plant and open swale (shallow ditch) conveying the treated foul and surface water outflows to the Bury Brook, in the vicinity of Kingsland Farm. The site does not include the hangars which are in separate ownership.

- 1.4 At this stage there are no proposals for the remainder of the base technical area but to the north of the site a 30m wide zone would be cleared of derelict buildings to improve its setting.
- 1.5 The application has been screened and it has been found that, unlike the earlier, larger scheme (application 0900342OUT) which was for 650 dwellings and 10 hectares of employment, this proposal does not require an Environmental Statement.
- 1.6 The majority of the application site is in Bury parish, Upwood Hill House is in Upwood and the Raveleys parish and a small part of the main site and the land to the south of the road in which the drainage proposals are located is in Wistow Parish.

## **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 - The principle in favour of sustainable development (para. 14)  
- Core planning principles, that planning should, amongst others (para. 17)
1. be plan-led;
  3. proactively drive and support sustainable economic development, including meeting the housing development needs of an area;
  4. secure high quality design;
  6. support the transition to a low carbon future, encouraging the re-use of existing resources;
  7. contribute to conserving and enhancing the natural environment, allocations of land for development preferring land of lesser value;
  8. encouraging the effective use of previously developed land;
  9. promote mixed use developments;

11. actively manage patterns of growth to make the fullest possible use of sustainable transport and focus development in sustainable locations.

- Seek positive improvements in the quality of the built, natural and historic environments, including replacing poor design with better design (para. 9)
- Core planning principles, that planning should, amongst others things, secure high quality design (para. 17)
- Require good design (paras. 56-66)
- Ensure developments that generate significant movement are located where the need to travel will be minimised and opportunities for sustainable travel maximised (para. 34)
- Developments should be located and designed to accommodate efficient delivery of goods, be safe and sustainable, including through the use of Travel Plans (paras. 35 and 36)
- For larger scale residential developments in particular, promote mixed use (para 37 and 38)
- Minimise impacts on biodiversity and provide net gains where possible (Para 109)
- Require applicants to describe the significance of any heritage assets affected (para.128)
- Refuse applications which lead to substantial harm to or total loss of significance of a designated heritage asset unless it is necessary to achieve substantial public benefits that outweigh that harm or loss (para. 133)
- Weigh the harm against the public benefits of a proposal where a development will lead to less than substantial harm to the significance of a designated heritage asset (para. 134)
- Avoid inappropriate development in areas at risk of flooding and development should not increase the risk of flooding elsewhere (paras. 100 to 104)
- Minimise pollution (para. 7)
- Prevent new and existing development from contributing to or being put at unacceptable risk from pollution (para. 109)
- Remediate and mitigate contaminated land (para. 109)
- Enable development to be deliverable by ensuring viability - the costs of any requirements applied should provide competitive returns to land owners and developers (para. 173).
- Avoid noise from giving rise to significant adverse impacts and mitigate and reduce to a minimum other adverse impacts (para. 123)

2.3 Paragraphs 203-205 state that “Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. Planning obligations should only be sought where they meet all of the following tests:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

Where obligations are being sought or revised, local planning authorities should take account of changes in market conditions over time and, wherever appropriate, be sufficiently flexible to prevent planned development being stalled.”

2.4 Technical Guidance to the NPPF - Flood Risk (2012)

- 2.5 For full details visit the government website  
<https://www.gov.uk/government/organisations/department-for-communities-and-local-government>

### 3. PLANNING POLICIES

#### 3.1 Saved policies from the Huntingdonshire Local Plan (1995)

- **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.
- **H37:** “Environmental Pollution” – housing development will not be permitted in locations where there is a known source of environmental pollution which would be detrimental to residential amenity.
- **H38:** “Noise Pollution” – development sites adjoining main highways, railways, industrial operations and other potentially damaging noise pollution sources will be required to adopt adequate design solutions to create acceptable ambient noise levels within the dwellings and their curtilage.
- **T18:** “Access requirements for new development” states development should be accessed by a highway of acceptable design and appropriate construction.
- **R7:** “Land and Facilities” – For new residential development of 30 dwellings or more (or 1.2ha), in addition to the provision of children’s casual and equipped play space, the District Council will normally seek the provision of (or equivalent contribution towards) formal adult and youth play space.
- **R8:** “Land and Facilities” – consideration will be given to the acceptance of contributions from developers towards improving recreational facilities in the vicinity of the site to offset recreational requirements sets out in R7.
- **R12:** “Land and Facilities” – the provision of children’s play areas in housing estate developments will normally be sought. This provision should be enclosed, useable, safe, adequately equipped and appropriately located.
- **En12:** “Archaeological Implications” – permission on sites of archaeological interest may be conditional on the implementation of a scheme of archaeological recording prior to development commencing.
- **En18:** “Protection of countryside features” – Offers protection for important site features including trees, woodlands, hedges and meadowland.
- **En20:** “Landscaping Scheme” – Wherever appropriate a development will be subject to the conditions requiring the execution of a landscaping scheme.

- **En22:** “Conservation” – wherever relevant, the determination of applications will take appropriate consideration of nature and wildlife conservation.
- **En25:** "General Design Criteria" - indicates that the District Council will expect new development to respect the scale, form, materials and design of established buildings in the locality and make adequate provision for landscaping and amenity areas.
- **CS8:** “Water” – satisfactory arrangements for the availability of water supply, sewerage and sewage disposal facilities, surface water run-off facilities and provision for land drainage will be required.
- **CS9:** “Flood water management” – the District Council will normally refuse development proposals that prejudice schemes for flood water management.

### 3.2 Saved policies from the Huntingdonshire Local Plan Alterations (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.
- **HL6** – Housing Density - indicates that housing development shall be at a density of 30-50 dwellings per hectare
- **OB2** – Maintenance of Open Space – contributions may be sought for the maintenance of small areas of open space, children’s play space and recreational facilities, woodland or landscaping to benefit the development.

### 3.3 Adopted Huntingdonshire Local Development Framework Core Strategy (2009)

- **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 e.g., by making best use of land, buildings and existing infrastructure.
- **CS2:** “Strategic Housing Development” – during the period 2001 – 2026, a total of at least 14,000 homes will be provided. In the Ramsey Spatial Planning Area where at least 300 homes will be provided. Of these at least 250 homes will be on previously developed land, and about 50 will be on greenfield land and about 120 will be affordable. Provision will be made in the following general locations:
  - In employment-led mixed use redevelopments to the west of the town, to the north of the town and redevelopment of previously developed land within the built-up area of the town.
- **CS4:** “Affordable Housing in Development” – Proposals of 15 or more homes or 0.5ha or more should seek to achieve a target of

40% affordable housing with a target of 70% social rented accommodation with the balance being provided as intermediate housing. In determining the amount and mix of affordable housing to be delivered, specific site conditions and other material considerations including viability, redevelopment of previously developed land or mitigation of contamination will be taken into account.

- **CS7:** “Employment Land” – At least 85Ha of new land for employment will be provided before 2026, in key identified areas. In the Ramsey Spatial Planning Area where at least 9ha of land, of which at least 2ha will be on previously developed land and about 7ha will be on greenfield land will be provided in the following general locations:
  - In an employment-led mixed use redevelopment for B1 and B2 uses to the west Bury.
- **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.

#### 3.4 Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013)

- LP 1: ‘Strategy and principles for development’ - The Council will support proposals which contribute to the delivery of new housing, economic growth and diversification and infrastructure provision through the development strategy which includes:
  - market towns and key service centres will make provision for approximately 7,850 new homes and support economic and community development that serves needs in the most sustainable locations, promotes the vitality and viability of established communities and maintains their character and identityDevelopment proposals will be expected to, amongst others:
  - a. prioritise the use of previously developed land in accessible locations;
  - b. contribute to the creation or maintenance of mixed and socially inclusive communities by integrating development of homes, jobs, services and facilities;
  - c. make efficient use of land, buildings and infrastructure within existing settlements whilst preserving local character and distinctiveness;
  - e. maximise opportunities for use of public transport, walking and cycling;
  - f. provide appropriate infrastructure to meet the needs generated by the proposed development;
  - g. support the local economy by providing a mix of employment opportunities suitable for local people;
  - i. reduce water consumption and wastage, minimising the impact on water resources and quality and managing flood risk; and
  - j. protect and enhance the historic environment and the range and vitality of characteristic landscapes, habitats and species.
- LP 2: ‘Contributing to Infrastructure Delivery’ - A proposal will be supported where it makes appropriate contributions towards the

provision of infrastructure, and of meeting economic, social and environmental requirements.

'Community Infrastructure Levy' - Applicable developments will be liable to pay the Community Infrastructure Levy (CIL) as set out in the Huntingdonshire Community Infrastructure Levy Charging Schedule or successor documents.

'Planning Obligations' - Contributions in addition to the CIL may be necessary to make the proposals acceptable in planning terms. Such contributions will be calculated as set out in the Developer Contributions Supplementary Planning Document (SPD) or successor documents and will be sought through a planning obligation. The nature and scale of planning obligations sought will depend on the form of development and the impact it is considered to have upon the surrounding area on the basis of documentary evidence. Provision may be required on or off site as set out in the SPD. The timing of provision of infrastructure and facilities will be carefully considered in order to ensure that adequate provision is in place before development is occupied or comes into use.

All considerations and negotiations will be undertaken in a positive manner in order to come to the most appropriate solution and will, subject to such evidence being submitted, take viability and other material considerations including specific site conditions into account.

Subdivision of sites in order to avoid liability for contributions will not be accepted. Contributions will be calculated on the complete developable area. Where the development proposes the subdivision of a larger developable area contributions will be apportioned on a pro-rata basis.

- LP 6: 'Flood Risk and Water Management' - Flood Risk - A proposal will be supported where amongst others:
  - a. it is located in an area that is not at risk of flooding with reference to the Environment Agency flood risk maps and the Council's Strategic Flood Risk Assessment (SFRA), unless a Sequential Test, and if necessary an Exception Test, as set out in the NPPF's technical guidance on flood risk, proves the development is acceptable,;
  - b. suitable flood protection/ mitigation measures can be agreed as appropriate to the level and nature of flood risk and satisfactorily implemented and maintained; and
  - c. there will be no increase in the risk of flooding for properties elsewhere, e.g. through a net increase in surface water run-off, or a reduction in the capacity of flood water storage areas, unless suitable compensation or mitigation measures exist or can be agreed, satisfactorily implemented and maintained.

Surface Water - A proposal will be supported where:

d. sustainable drainage systems (SuDS) are incorporated where possible in accordance with the Cambridgeshire SuDS Design and Adoption Manual and the Cambridgeshire SuDS Handbook (forthcoming) or successor documents to the satisfaction of

Cambridgeshire County Council as SuDS approval body and considered comprehensively with water efficiency measures;

e. the standing advice of the appropriate Internal Drainage Board and the Middle Level Commissioners has been taken into account for the proposal if surface water would drain to an Internal Drainage Board area; and

f. there is no adverse impact on, or unacceptable risk to, the quantity or quality of water resources by incorporating appropriate measures to help achieve the strategic aim of reducing impact and risks to the quality and quantity of water resources and to help meet the objectives of the Water Framework Directive.

Waste Water - Where a proposal would be served by the Brampton, St Ives or Ramsey Waste Water Treatment Works (WWTWs) it will only be supported where:

g. it can be demonstrated that waste water from the proposal can be accommodated either within the limits of capacity at the relevant WWTWs or by sufficient capacity being made available;

h. the requirements of the Water Framework Directive will not be compromised; and

i. for proposals generating flows to Ramsey WWTWs appropriate flood mitigation measures are incorporated to minimise flood risk in the Middle Level system.

A proposal for development of a site which the Detailed Water Cycle Study or subsequent updates indicates has potentially limited sewer network capacity, will only be supported where a pre-development enquiry has been sought with Anglian Water Services to determine any upgrades needed.

- LP 8: 'Development in the Spatial Planning Areas' - Four Spatial Planning Areas (SPAs) have been defined in Huntingdonshire, including:

Ramsey Spatial Planning Area comprises Ramsey and Bury. Ramsey is the primary settlement within this SPA.

A series of sites are allocated for development in this plan in order to achieve the spatial strategy. In addition to these other proposals will be supported where they are in accordance with policies of this plan and the following requirements.

Residential Development - A proposal which includes housing, including residential institution uses or supported housing, will be supported where it is appropriately located within the built-up area of an identified SPA settlement.

Economic Development - A proposal which includes economic development will be supported where it is appropriately located within the built-up area of an identified SPA settlement. An appropriate location for a retail, office, leisure or tourism accommodation scheme will be determined through the application of the sequential approach set out in the National Planning Policy Framework. Where the proposal includes more than 600m<sup>2</sup> of net retail floorspace an impact assessment will need to be completed.

Mixed use development - A mix of uses will be supported where each use accords with the applicable requirements detailed above.

Relationship of settlements within the Spatial Planning Area - A proposal will be supported where it will not undermine the primacy of the primary settlement within the SPA or adversely affect the relationship between the settlements of the SPA whether this is through its scale or other impacts.

- LP 13: 'Quality of Design' - A proposal will need to be designed to a high standard based on a thorough understanding of the site and its context. A proposal will therefore be expected to demonstrate that it:
  - a. provides a strong sense of place through a design solution which reflects the surroundings and in the case of large scale proposals through a masterplan which identifies how the place will develop;
  - b. contributes positively to the local character, appearance, form and pattern of development through sensitive siting, scale, massing, form and arrangement of new development and use of colour and materials;
  - c. includes high quality hard and soft landscaping and boundary treatments so that there is a distinctive environment for the development and to help integration with adjoining landscapes;
  - d. respects and responds appropriately to the distinctive qualities of the surrounding landscape, and avoids the introduction of incongruous and intrusive elements into views. Where harm to local landscape character as a result of necessary development is unavoidable, appropriate mitigation measures will be required;
  - e. has had regard to the Huntingdonshire Design Guide SPD (2007), Huntingdonshire Landscape and Townscape Assessment SPD (2007) and the Cambridgeshire Design Guide (2007) or successor documents and other relevant advice that promotes high quality design or that details the quality or character of the surroundings including, but not limited to, conservation area character statements, neighbourhood development plans, village design statements, parish plans, urban design frameworks, design briefs, master plans and national guidance; and
  - f. has engaged positively with independent Design Review during the pre-application stage as appropriate and has implemented recommendations from the process where possible.

Residential Development - A proposal for homes, including conversions and subdivisions that creates new homes, will be expected to demonstrate how they achieve the criteria of the 'Building for Life' standard or equivalent successor standards in order to achieve high quality development.

A proposal including 10 or more homes will be expected to demonstrate how they meet the 'Building for Life' Silver (Good) Standard or higher, or an equivalent in a successor or equivalent standard. Where there are significant constraints to meeting this standard they should be detailed in the design and access statement for the proposal.

As part of meeting the needs of our ageing population and those of people with disabilities a proposal that includes 10 or more homes will be expected to demonstrate how it complies with the Lifetime Neighbourhood standards or successor standards.

- LP 14: 'Reducing Carbon Dioxide Emissions' - A proposal will be supported where it can be demonstrated that viable efforts to reduce carbon dioxide (CO<sub>2</sub>) emissions have been incorporated. A hierarchical approach should be taken in order to achieve CO<sub>2</sub> reductions:
  1. Reduce the need to use energy
  2. Use energy efficiently
  3. Obtain energy from low or zero carbon sources

Residential Development - A proposal that includes a new home, including a conversion or subdivision that creates a new home, or for a residential institution or for supported housing, will be required to meet the following standards. These requirements will not come into effect until successive updates to Part L of the Building Regulations become mandatory:

- At least full Code for Sustainable Homes (CSH) (or an equivalent or successor standard) level 4
- Zero Carbon if built after April 2016

Non-residential Development - A proposal for major non-residential development will be required to meet Building Research Establishment Environmental Assessment Method (BREEAM), standards or successor or equivalent standards, 'Excellent' as a minimum and will be required to be Zero Carbon if built after April 2019. Other non-residential developments will also be encouraged to meet this standard.

Demonstration of Compliance - The submission of a Code for Sustainable Homes or BREEAM pre-assessment report (as applicable), will be required to demonstrate compliance. Conditions will be attached to planning permissions requiring submission of final code certificates and/ or post-construction BREEAM certificates and such conditions will not be discharged until compliance has been satisfactorily demonstrated.

Sustainable Construction and Embodied Carbon - All proposals should reuse existing buildings rather than seek to construct new buildings in order to conserve embodied carbon. The replacement of an existing building will only be supported where the building to be replaced:

- a. is not capable of being converted to the proposed use
- b. is not of a permanent and substantial construction; or
- c. detracts substantially from landscape or townscape character or from the amenity of existing residents or the users of existing buildings.

All new development will be expected to minimise its CO<sub>2</sub> emissions by using the principles of sustainable construction and embodied carbon in the design of buildings, the selection of materials and construction methods.

- LP 15: 'Ensuring a High Standard of Amenity' - A proposal will be supported where a high standard of amenity is provided for existing and future users and residents of both the surroundings and the proposed development. A proposal will therefore be expected to demonstrate how it addresses, amongst others:

  - b. the design and separation of buildings with regard to the potential for overlooking causing loss of privacy and resultant physical relationships and whether they could be considered to be oppressive or overbearing;
  - c. the predicted internal and external levels, timing, duration and character of noise;
  - e. the potential for adverse impacts of obtrusive light and the contamination of land, groundwater or surface water; and
  - f. the extent to which people feel at risk from crime by incorporating Secured By Design principles.
  
- LP 17: 'Sustainable Travel' - A proposal will be supported where it is demonstrated that:

  - a. opportunities are maximised for the use of sustainable travel modes;
  - b. traffic volumes can be accommodated and will not cause significant harm to the character of the surrounding area;
  - c. any adverse effects of traffic movement to, from and within the site including the effect of car parking is minimised;
  - d. a clear network of routes is provided that provides connectivity and enables ease of access, to, around and within the proposal and with the wider settlement for all potential users, including those with impaired mobility; and
  - e. safe and convenient pedestrian and cycle routes, including links to new and existing services, facilities, footpaths, bridleways and the countryside are provided where appropriate and if possible formalised as rights-of-way.
  
- LP 25: 'Affordable Housing Provision' - In order to address the identified local need for additional affordable homes a proposal which includes housing development should seek to deliver a target of 40% affordable housing where the scheme:

  - a. includes 10 or more homes or 0.3ha or more of land for housing development; or
  - b. where it is located within any of the defined small settlements and includes 3 or more homes or 0.1ha or more of land for housing development.

To ensure mixed and sustainable communities affordable and market housing should be integrated across the development scheme.

The affordable housing provision should seek to meet identified affordable housing need in the district. The mix of house types and sizes for affordable housing will take into account the latest evidence from the Cambridgeshire Strategic Housing Market Assessment and other local sources. The affordable housing provision may include specialist or supported housing schemes where an identified need exists.

Affordable housing provision should seek to meet identified needs through a target of 70% of new units being comprised of social or affordable rented properties with the balance comprising of intermediate housing. It is recognised that there may be circumstances where it is necessary or appropriate to deliver an

alternative dwelling or tenure mix, or a lower level of on-site provision. An alternative dwelling or tenure mix or a lower level of provision may be supported where it can be demonstrated that the target is not viable due to specific site conditions or other material considerations affecting development of the site. A development viability assessment will be required to justify an alternative mix or level of affordable housing provision.

- LP 28: 'Biodiversity and Protected Habitats and Species' - A proposal will be supported where it does not give rise to significant adverse impact on, amongst others:
  - c. protected species, priority habitats or species, or sites of local or regional importance for biodiversity or geology, unless the need for, and the benefits of, the proposal outweigh the impacts.A proposal will be accompanied by a valid assessment of the likely impacts on biodiversity and geology, including protected species, priority habitats & species and on sites of biodiversity value.

If adverse impacts are identified and they are proven to be unavoidable, every effort will be made to address them by minimisation, then by mitigation. Only where this cannot be achieved will consideration be given to alternative forms of compensation. The value of the site must not be compromised, both on its own or as part of the wider network of sites, to such an extent that the continuing value of the designation is called into question.

A proposal will aim to conserve and enhance biodiversity. Opportunities will be taken to achieve beneficial measures within the design and layout of development. Measures will be included that maintain and enhance existing features of biodiversity value and where possible seek to reverse the decline of species. Priority will be given to measures which assist in achieving targets in the Biodiversity Action Plans (BAPs) that provide opportunities to improve public access to nature and ensure the effective management of biodiversity or geological features that contribute to the enhancement of ecological networks or enable the adaptation of biodiversity to climate change.

- LP 29: 'Trees, Woodland and Related Features' - A proposal will be supported 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. The landscaping scheme for the proposal will incorporate any of these features that lie within the site and should link with any of these features on adjacent land/ nearby.

A proposal should seek to avoid affecting any:

  - a. tree or woodland that is protected by a Tree Preservation Order if this would result in its loss, give rise to a threat to its continued well-being; or
  - b. tree, woodland, hedge or hedgerow of visual, historic, cultural or nature conservation value, where it would result in damage to a feature that would undermine that value.

Where such a loss, threat or damage is proven to be unavoidable this will only be acceptable where:

- c. there are sound arboricultural reasons to support the proposal;  
or
- d. the proposal would bring benefits that outweigh the loss, threat or damage to the feature concerned and the loss, threat or damage is addressed through minimisation and provision of appropriate mitigation measures, reinstatement of features and/or compensatory tree planting, landscaping or habitat creation to ensure the character of the landscape or townscape is protected as far as is possible.

- LP 30: 'Open Space' - Proposals will be expected to include open space as set out in the Developer Contributions Supplementary Planning Document or successor documents and to provide or improve connections to open spaces and green infrastructure nearby.
- LP 31: 'Heritage Assets and their Settings' - Great weight is given to the conservation of any heritage asset; more weight is accorded to assets of greater significance.

A proposal which affects the special interest or significance of any heritage asset or its setting must demonstrate how it will conserve, and where appropriate enhance, the asset. Any harm must be fully justified and this harm will be weighed against the public benefit of the proposal. Substantial harm or loss will require exceptional justification. Harm to assets of the highest significance will require wholly exceptional justification.

A proposal will be required to show, amongst others, that:

- a. it has clearly identified all the heritage assets affected by the proposal and their special interests and significance, this is to be set out in a heritage statement.
- Proposed Allocation (Mixed Use) RA6 - 15.3ha of land at RAF Upwood and Upwood Hill House is allocated for development for a mix of uses to comprise approximately 2ha of employment land (gross) to be comprised of business (Class B1 uses and 160 homes.

### 3.5 Cambridgeshire and Peterborough Minerals and Waste Plan (2011)

- CS7: 'Recycled and Secondary Aggregates' – Priority will be given to the production and supply of recycled/secondary aggregates to be used in preference to land won aggregates.
- CS28: 'Waste Minimisation, Re-use, and Resource Recovery' - Waste Planning Authorities will encourage waste minimisation, re-use and resource recovery by requiring:
  - a waste management audit and strategy to put in place practicable measures to maximise waste minimisation, sorting, re-use, recovery and recycling of waste on all developments over the value of £300,000
  - submission of a completed RECAP Waste Management Design Guide Toolkit Assessment
  - new development to contribute to the provision of bring sites. Contributions will be consistent with the RECAP Waste Management Design Guide and additionally in Peterborough the

Planning Obligations Implementation Scheme or through the Community Infrastructure Levy in the event that this mechanism supersedes this provision - temporary waste recycling facilities in strategic development areas including the Cambridge and Peterborough development areas, Northstowe, and St Neots to maximise the reuse, recycling and recovery of inert waste streams from construction and demolition operations, and be in place throughout the construction phases of these major development areas.

- 3.6 Supplementary Planning Documents
- 3.7 Huntingdonshire Design Guide (2007)
- 3.8 Cambridgeshire Design Guide (2007)
- 3.9 Huntingdonshire Landscape and Townscape Assessment (2007)
- 3.10 Developer Contributions (2011)
- 3.11 Local policies are viewable at <https://www.huntingdonshire.gov.uk>
- 3.12 Localism Act 2011 – Section 143 (amending S70 of the Town and Country Planning Act 1990) regarding local finance considerations.
- 3.13 Community Infrastructure Levy Regulations 2010 No.948

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

- 4.1 9700802OUT Dwellings, buildings for business use, general industry, storage and distribution, assembly, leisure, infrastructure and access. Withdrawn. June 1999.
- 4.2 0602681FUL Retention of use as urban assault/war games event centre for temporary period. Refused. Nov 2006.
- 4.3 0702601FUL Retention of use as urban assault/war games event centre for temporary period. Granted. April 2008.
- 4.4 0001229OUT Residential development. Withdrawn. Jan 2005.
- 4.5 0900342OUT Demolition and clearance of redundant buildings, reclamation and remediation of land and redevelopment for mixed uses including housing (at least 650 units), employment (at least 10 ha), neighbourhood centre and open space. Appeal against non-determination dismissed Jul 2011 following the initial decision of Aug 2010 being quashed by the High Court.

#### **5. CONSULTATIONS**

- 5.1 Bury Parish Council – Recommend approval by a majority but a minority expressed concerns about the resultant increase in traffic, the pressure on local schools and health centres and the probable loss of historic buildings, although several are in a dilapidated state. (Copy attached)

- 5.2 Upwood and the Raveleys Parish Council – Recommend refusal on the grounds that the current infrastructure is not adequate to cope with the increased demand a development of this size would create. (Copy attached)
- 5.3 Wistow Parish Council – recommend approval because the application conforms to Huntingdonshire Core Strategy policies C1, C2, CS1 and C3 and to National Planning Policy Framework paragraphs 7, 8 and 9 Sustainable Development, Economic, Social and Environmental roles. (Copy attached)
- 5.4 Ramsey Town Council – Recommend refusal. Concerns over sustainability and infrastructure locally. (Copy attached)
- 5.5 Kings Ripton Parish Council – Recommend refusal. The Council believes this application will create an increase in traffic which will impact on the environment and noise pollution. The increase in traffic could also be a danger to individuals when crossing the road as no extra traffic calming measures have been offered. (Copy attached)
- 5.6 Abbots Ripton Parish Council – No comments received
- 5.7 Cambridgeshire County Council (Highways) –
- The broad approach in the Transport Assessment (TA) to assessing the transport implications of the proposed development is accepted. Overall levels of traffic generation may have been underestimated. Modal split calculations, based on Ramsey are also likely to underestimate car mode shares and overestimate other modes. Notwithstanding this, the capacity analyses of the site access and off-site junctions indicates that these can cope with predicted traffic volumes and there is sufficient reserve capacity to accommodate additional development-related traffic should there be an underestimation of traffic flows.
  - The TA proposes uncontrolled crossing points across the site access, a new footway/cycleway on Ramsey Road, a Toucan crossing at Tunkers Lane, and a footway north of Tunkers Lane which are welcome. They should all be provided upon occupation/use.
  - The residential and workplace travel plans need further work.
  - The upgraded footway/cycleway proposed along the site frontage towards Bury and Upwood should, where possible, be a minimum of 3m in width with upgraded street lighting.
  - The design of the main site access and the crossing will require technical approval.
  - The proposed secondary site access (to Upwood Hill House) will be required to be constructed to acceptable standards.
  - The location of the main employment area means that road access passes through part of the residential area. It would be desirable to separate this traffic if possible.
  - If the roads are to be adopted then the existing on-site layout will need to be upgraded in line with current specifications.
- 5.8 Cambridgeshire County Council (Minerals and Waste) - There is likely to be a significant amount of demolition on site, which would give rise to material which is suitable for use as a recycled aggregate. The Adopted Minerals and Waste Plan gives priority to the production of recycled and secondary aggregates, and requires major development sites to ensure that proposals maximise the re-use, recycling and

recovery of inert waste streams from both construction and demolition operations. Minerals and Waste Core Strategy policy CS28 requires:

- a waste management audit and strategy to maximise the sorting re-use and recovery and recycling of waste on all development over the value of £300,000;
- temporary waste management facilities at major development sites to handle construction and demolition waste streams;
- completion of the RECAP toolkit as part of a planning application, particularly relevant when detailed planning takes place to confirm if developer contributions are required towards the extension of existing or new household recycling centres.

- 5.9 Cambridgeshire County Council (Education) – The key issues are:
- Lack of capacity in existing local primary schools to accommodate children from the new development. Both Bury and Upwood Primary Schools lie within the statutory 2 mile walking distance. Both are on constrained sites and the expansion required to serve the development would only be feasible at Upwood where additional land would be required to accommodate the expanded building and meet playing field standards. The Infrastructure Service requires time to carry out catchment area and site feasibility work. The additional pupil numbers indicate the need to increase the intake limit or Published Admission Number (PAN) of the school to 40, to provide a total of 70 places (10 x 7 year groups). This would require 2 or 3 additional classrooms, toilets and ancillary spaces to be provided.
  - Potential demand for day care. There is a statutory entitlement to 15 hours free early years provision for children effective from the term after their 3rd birthday, and for 2 year olds, identified as disadvantaged, the term after their 2nd birthday.
  - Pressure on the existing Children's Centre in Ramsey which delivers information and access to a range of services for children aged 0-5 and their families, including parenting support, and health sessions and they have a wider role to play in the promotion of community cohesion. Space would be required in the primary school designated to serve the development to deliver out-reach services.
  - Requirement for a safe walking route to the school identified as the catchment school
  - Notwithstanding that the application is in outline clarification regarding the level of affordable housing and the mix of dwellings is requested as these have a considerable bearing on the likely demography.
  - There are several pre-school providers in the vicinity, in four main locations. Upwood, Ramsey St Marys, Bury and Ramsey. There is currently capacity within Upwood but the developers should consider identifying an appropriate site where private and/or voluntary sector providers can establish day care/nursery provision. All children in Upwood entitled to free early years provision took up this entitlement in 2010/11.
  - The Council's School Transport Policy and Sustainable Travel Strategy actively promote a reduction in car usage and an increase in the number of children and young people walking and cycling to school.
  - The proposal to upgrade the existing footway on the western side of Ramsey Road towards Bury is noted but if, after the necessary school site feasibility work, it transpires that Upwood Primary School is the only viable site to accommodate primary school children a similar

upgrade to serve Upwood would be needed so that the route meets the legal definition of and criteria for a safe walking route to school.

- 5.10 Cambridgeshire County Council (Archaeology) – The site was subject to an archaeological evaluation in relation to the previous application (0900342OUT). The results indicated that although there was considerable disturbance from the military use of the site, there was some potential for the survival of archaeological assets relating to the Roman settlement of the area. There is also the impact of the development on the historic airfield to consider, including retention and incorporation of buildings considered to be of local importance. New archaeological surveys are not necessary, as these were undertaken in connection with the previous application. However, in order to conform to the National Planning Policy Framework, we would recommend that the details of the previous historic environment assessment are included in a Heritage Statement in support of the current application. This should include reference to appropriate strategies to minimise and mitigate the impact of the development on the historic environment. We would then be able to advise on appropriate conditions to secure this mitigation.
- 5.11 HDC Environmental Protection – The proposed remediation strategy is acceptable and there are no objections on the grounds of land contamination providing the recommendations contained within the remediation strategy are fulfilled.
- 5.12 Environment Agency – Objected to the original submission and recommend refusal because the FRA submitted with this application does not comply with the requirements set out in paragraph 9 the Technical Guide to the National Planning Policy Framework and does not provide a suitable basis for assessment to be made of the flood risks arising from the proposed development. The original FRA failed to provide a suitable Drainage Strategy demonstrating that the development would not be at risk from flooding and would not cause nor exacerbate flood risk elsewhere. The EA has since advised the applicant that the revised FRA is considered to be appropriate for the scale and nature of the development subject to suitable planning conditions for detailed design. Discharging treated effluent into the surface water attenuation pond could reduce the volume available to attenuate rainfall, although the extra volume has been considered with very basic calculations. From a water quality point of view it is assumed there will be a significant residence time in the pond for both the effluent and any drainage water. This could result in the pond turning green in summer when there will be flushing with effluent only. This could have implications for water quality in the Bury Brook if the algae are dominated by blue-green algae or if the bloom crashes in the pond. There could also be issues with septicity and odour. It will also be important here to establish drain-down times. The surface water drainage would still provide benefit and dilution in the watercourse if it is discharged upstream of the treated effluent, although clearly it will not be present all the time (Revised comments to the planning authority on the revised FRA are awaited)

Cambridgeshire Police Architectural Liaison Officer – No objection. The existing access being retained for pedestrian, cycle and 'emergency access' implies that the bollards restricting vehicle access will be removable. It has often been the case that if the route

requires a lengthy procedure for the removal or gaining access through gates or other devices the emergency services will generally find alternative routes. As there is only one access into the development should this become blocked then the fact that emergency services have to use this route, albeit with some delay, could mean that lives may be put at risk. Suggest that this access be made a secondary vehicular and pedestrian access or egress only point providing alternative access into or from the development. If this is not possible then it should be utilised for pedestrians only and controlled so that cyclist have to dismount to gain access by this route leading to greater safety for pedestrians.

- 5.13 Anglian Water Services – Neither the nearest AWS treatment works at Ramsey nor the Company’s foul sewer network in the vicinity of the site have capacity to serve this development. The proposals for foul drainage include the construction of a new sewage treatment works which will be outside our jurisdiction for comment.
- 5.14 Middle Level Commissioners: Object - The proposals do not appear to be within the catchments of either the Ramsey Heights Catchwater Drain or The Slade, but within the Bury Brook which discharges through Ramsey Tunnel into the MLC system. Flows emanating from Ramsey Tunnel have a considerable affect on High Lode and the downstream system. Proposals for a flood attenuation scheme upstream of Bury to restrict flows during high rainfall events have been investigated but they have been found to be unviable. We are therefore encouraging reductions in the rate and volume of flow into the Brook and delay the discharge until a high rainfall event has passed. We note that it is proposed to discharge effluent from a Waste Water Treatment Plant into the Brook. Whilst this increase is relatively small, it would further contribute to problems experienced both in the Brook and in the downstream system. Any increase in the rate of run-off and volumes discharged requires the Commissioners prior written consent and at this time these would not be consented. Comments on the revised FRA are awaited.
- 5.15 Natural England – The proposal does not appear to affect any statutorily protected sites or landscapes or have significant impacts on the conservation of soils. Natural England’s standing advice on protected species is a material consideration and should be fully considered, particularly in relation to bats. The conclusion is that planning permission can be granted and the authority should consider requesting enhancements.

## **6. REPRESENTATIONS**

- 6.1 Four commentators either support the proposal or do not object to the proposal but have concerns.
- Support:
- more suitable in scale than previous applications
  - appropriate that the site is finally redeveloped, reducing the eyesore and risk that the derelict site presents holds
  - sympathetic development for the rural and historical nature of the site
- Concerns:
- that it will lead to piecemeal development and ultimately a larger scheme for which there is inadequate community infrastructure;

- increase in traffic on low quality local roads
- the speed limit on Upwood Road should be reduced
- safety modifications should be made to the dangerous Fairmead Park junction consistent with the proposals for the entrance to the development site
- HCV traffic during and after the building phase
- school capacity.
- if the proposal includes the use of Redebourn Lane (a private road) as an access to the development because of the cost to residents

6.2 12 objections have been received, although one is an objection to the traffic implications rather than to the development itself.

Grounds for objections:

Principle

- conflict with policy
- risk of coalescence with Upwood
- no need for employment, more suitable sites elsewhere e.g. by Tesco
- object to building houses and industry in this tranquil location when there are adequate sites and empty property elsewhere in Ramsey
- loss of buildings which could be converted to community use
- development may not go ahead because of the economic situation
- inappropriate scale of development
- previous refusals of planning permission were for good reason

Traffic/Access

- should be no major development without improvements to the B1040
- transport assessment assumes most traffic will exit towards Bury, this is unlikely, most will use back roads to Huntingdon and the A1
- problems with 'bottlenecking' traffic particularly at peak times and capacity problems also impacting on the local schools, GP surgeries, leisure facilities, etc.
- increased traffic on inadequate local roads and through villages
- public transport is poor and may get worse
- lack of local amenities will lead to car use
- support the improvements to cycle ways, at present it is extremely hazardous to cycle on some roads due to bends, blind corners and the speed limits.
- transport assessment understates the dangers to users of the existing road network and the likelihood of alternatives to the car been seen as safe
- construction of the B1040 in Great Whyte, Ramsey is inadequate travel plans are unrealistic, people will choose how they travel, most likely by car
- crashes in the area result from poor driving on poor roads
- the Ramsey Market Town Transport Strategy identifies a range of serious problems with transport and safety in the area
- road layout does not cater for a possible increase in the amount of development
- dangerous access to the Upwood Hill House area of the site

Infrastructure

- inadequate capacity in local schools which are oversubscribed
- inadequate local health facilities

#### Amenity

- noise pollution in a very quiet place to live
- light pollution
- detrimental impact on views and visual amenity from properties on Hart Road and Lincoln Road, loss of light and privacy and reduced saleability
- air and noise pollution, especially during construction
- overbearing impact
- adverse impact of development around Upwood Hill House on Fairmead Park houses
- loss of property value

#### Other matters

- site boundaries shown inconsistently in the application documents
- housing proposed too close to Upwood Road near the clinic
- impact on listed buildings
- inadequate drainage arrangements
- no mention of eco houses
- impact on trees, including loss from the new access to Upwood Hill House
- impact on wildlife
- increased flood risk
- risk of development at Upwood Hill House proceeding in isolation
- buildings are derelict and should be demolished for safety
- site would be more suited to a new prison, retirement or leisure development
- contamination risks, including asbestos in buildings

### 6.3 In response to re-consultation on the amended plans:

2 objections have been received including grounds set out above and in addition:

- traffic impact on already inadequate roads adversely affecting quality of life: more traffic on inadequate roads towards Upwood and the Raveleys, narrow streets within Ramsey and Bury High Street (including construction traffic), inadequate footways
- the developers' traffic data does not accurately reflect the traffic now and must cast doubt on their predictions for the future
- planning rules allow B1 use to change to B8 without planning permission
- the developers and local authorities need to work together to provide new infrastructure that would allow significant development of the site and deal with the poor state of local road, cycle and pathways. The by-pass plans of some 20 years ago need to be resurrected.

Three comments in support of the development have been received from Nene Valley Gliding Club

- brown field development of the right sort, that meets the new Government guidance, should be encouraged
- extent of dereliction can be seen from the air, site appears very suitable for housing development which would benefit the local community
- gliding activity will not be adversely affected, development could generate more thermals

- the club has a new partnership with Ramsey Abbey College funding gliding and there is joint work on the technical curriculum

## **7. SUMMARY OF ISSUES**

- 7.1 The main issues are:
- the principle of the development
  - traffic and access
  - urban design
  - impact on trees
  - ecology
  - archaeology
  - flood risk, foul and surface water drainage
  - contamination
  - community infrastructure including affordable housing

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

- 7.2 Development plan policy is set out in the Core Strategy of 2009. Its spatial vision for Ramsey is that it has relatively poor transport infrastructure because of its distance from the main road network, limited services and facilities and an imbalance of housing and employment which leads to out commuting. It is also the least sustainable of the four market town Spatial Planning Areas (SPAs) and for this reason it has the smallest allocation of new housing development.
- 7.3 The Ramsey Spatial Planning Area (SPA) as defined in the Core Strategy is made up of Ramsey, Bury and part of RAF Upwood. Policy CS2 states that 'at least 300 homes' will be provided in the Ramsey SPA. Of this total at least 250 homes are to be on previously developed land and about 120 (40%) are to be affordable. Provision will be made in general locations including an employment-led mixed use development to the west of the town.
- 7.4 Policy CS7 which sets out employment land provision throughout the District includes at least 9ha of land in the Ramsey SPA, of which at least 2ha will be on previously developed land and the general locations include an employment led mixed use redevelopment for B1 and B2 uses to the west of Bury.
- 7.5 Taking into account the residential and employment elements of the Northern Gateway, which is the strategic growth direction to the north of the town, and other commitments, the Core Strategy requires in the region of 150 homes and 2ha of employment development on part of the former RAF Upwood.
- 7.6 Policy 8 of the Draft Local Plan to 2036 also identifies Ramsey as an SPA but the supporting explanation says that in comparison to the other three towns Ramsey is somewhat less sustainable. Proposed Mixed Use Allocation RA 6 is an allocation of 15.3ha of land at the former RAF Upwood for a mix of uses to comprise approximately 2ha of employment land for Class B1 Business uses and 160 homes.
- 7.7 The proposal complies with policies CS1, CS2 and CS7 of the Core Strategy 2009 and policies LP1(a), (b), (c), (g) and LP8 and Draft

## Urban design

- 7.8 Proposed allocation RA6 says that a successful development of the site will require:
- a schedule of buildings to be cleared and those to be retained that enables the character of the former RAF use to be retained;
  - a master plan which addresses phasing, access and layout, design codes or a concept for the appearance of the development, landscape design which recognises vistas, boundaries and green infrastructure networks;
  - a sustainable transport network for vehicles, cyclists and pedestrians.
- 7.9 The development guidance which accompanies Proposed Allocation RA6 notes that of the 40 or so remaining buildings few are of sufficient architectural merit and sufficiently intact for their retention to be viable. This application proposes the retention of the guard room, the administration block, the water tower, some buildings to the east of the hangars and Upwood Hill House which was the station commander's residence. The other buildings are now too derelict to be retained. The existing roads have not been built or maintained to adoptable standards and they will need to be replaced. The urban design strategy, as amended, therefore seeks to retain the sense of place of the former RAF station by keeping the key elements of its layout:
- the grid pattern of tree lined roads, although not all existing trees will be retained;
  - the few characteristic RAF buildings which will remain (those listed above together with the hangars which are in separate ownership);
  - key views of these buildings along the grid pattern roads;
  - the main axis of the site across the front of the mess buildings;
  - a generally open setting to Upwood Road.
- Within this framework the new roads and buildings can then be designed to convey the character of the site without replicating the original buildings.
- 7.10 The amended typical building block height and layout plans are sufficient to demonstrate that the site can satisfactorily accommodate the amount of development proposed and they provide acceptable indications of how the roads and buildings could be accommodated, generally in outward facing perimeter blocks, and how high the buildings would be, generally two but no more than three storeys. These principles can be used as the basis for a design brief/masterplan to co-ordinate development which may be phased and/or carried out by different house builders.
- 7.11 The energy conservation and sustainability provision of Draft Local Plan policies LP13 and LP14 are not being required at this stage of the plan's preparation. The proposal complies with policy En25 of the Huntingdonshire Local Plan 1995; policy HL5 of the Huntingdonshire Local Plan Alteration 2002; policy CS1 of the Core Strategy 2009 and with policies LP1(c) and LP13 and Draft Allocation RA6 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013).

## Traffic and access

- 7.12 The broad approach in the Transport Assessment (TA) to assessing the transport implications of the proposed development is acceptable although it is noted that:
- the overall levels of traffic generation may have been underestimated given the rural location of this site although these were agreed with the County Council through work on the appeal application;
  - the modal split calculations, which are based on observations from Ramsey as a whole, are also likely to underestimate car mode shares and overestimate the use of other modes given this site's relatively peripheral location.
- Notwithstanding this, the capacity analyses of the site access and off-site junctions considered in the TA indicates that these can cope with predicted traffic volumes, and there is sufficient reserve capacity to accommodate additional development-related traffic should there be an underestimation of traffic flows.
- 7.13 The TA proposes to provide uncontrolled crossing points across the site access, a new footway/cycleway on Ramsey Road, a Toucan crossing at Tunkers Lane, and a footway north of Tunkers Lane. These proposed improvements are welcomed and go some way to enhancing the accessibility of the site by non-car means. These facilities should all be provided upon occupation of the first dwelling, or first occupation of the business space, rather than as the 50th / 100th dwelling triggers proposed, so that safe sustainable travel patterns can be established from the outset. The upgraded footway/cycleway proposed along the site frontage towards Bury and Upwood should, where possible, be a minimum of 3m in width and have an upgraded street lighting scheme associated with it.
- 7.14 One of the this Council's main objections to the larger scale of development previously proposed was that the Ramsey SPA was relatively remote, not well served by public transport and the development was therefore not very sustainable. The Secretary of State who determined the appeal agreed that the improved bus services then proposed would offer an enhanced degree of choice but even with travel plans they would not bring about a radical modal shift away from the private car. The larger scale development was considered to be highly dependent upon the private car for the great majority of domestic and work-related trips and therefore not very sustainable in transport terms. It would tend to perpetuate the existing high level of commuting from Ramsey to other centres. Improvements to public transport are not feasible at the reduced scale of development now proposed but this scale as set out in the Core Strategy is at a level more appropriate to the SPA's role and needs. Further work will be required on the residential and workplace travel plans but this can be secured by a condition.
- 7.15 The design of the main site access and the crossing will require technical approval to ensure it can be constructed in accordance with current standards. The proposed secondary site access to the housing proposed around Upwood Hill house will also be required to be constructed to standard in accordance with the traffic proposed to use it, the vehicle to vehicle visibility, and speed of road.

- 7.16 Although the highway authority has expressed a preference for the segregation of commercial traffic arising from the existing employment uses in the hangars and the new employment proposed in the application, this is not considered to be possible and the concern will be addressed by design measures at the detailed stage.
- 7.17 The proposal complies with policy T18 of the Huntingdonshire Local Plan 1995, policy HL5 of the Huntingdonshire Local Plan Alteration 2002; policy CS1 of the Core Strategy 2009 and with policies LP1(e) and LP17 and Draft Allocation RA6 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013).

### **Impact on trees**

- 7.18 The development guidance for Proposed Allocation RA6 notes that there are a significant number of trees which will be worthy of protection. Tree cover would be maintained by retaining the best trees but given the need to rebuild the roads it may not always be possible to retain the trees on both sides of the existing site roads. This approach is compatible with the significance of the trees which are not all of high individual amenity value. The tree preservation order which covers the site gives the necessary degree of control. The proposal complies with policy En18 of the Huntingdonshire Local Plan 1995; policy HL5 of the Huntingdonshire Local Plan Alteration 2002; policy CS1 of the Core Strategy 2009 and with policies LP1(j) and LP29 and Draft Allocation RA6 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013).

### **Ecology**

- 7.19 The application is accompanied by a Phase 1 habitat survey and a later reptile survey. Forty flower and grass species were identified but no uncommon or rare plants were found on the site. Twenty-six bird species were observed but there were no signs of barn owls. Four species of bat were recorded, with one potential roost site. No signs of badger activity were found. The site does not support a stable breeding reptile population and reptiles are most likely to be absent because of the site's isolation from suitable habitat and previous use. No field signs indicating the presence of any other protected species were found. The proposal complies with policies En22 of the Huntingdonshire Local Plan 1995; policy CS1 of the Core Strategy 2009 and with policies LP1(j) and LP28 and Draft Allocation RA6 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013).

### **Archaeology**

- 7.20 The site was part of a larger area which was subject to desk based assessment, aerial photographic assessment, geophysical survey and some trial trenching for the appeal. The agreed mitigation for the site was preservation by record to involve the stripping of the internal road system under archaeological conditions. If any significant archaeology is found the excavation will be widened to uncover the full extent of the remains. Although the site has been subject to considerable disturbance from the military use, there is some potential for the survival of archaeological assets relating to the Roman settlement of the area. There is also the impact of the development on the historic airfield to consider, including retention

and incorporation of buildings considered to be of local importance. New archaeological surveys are not necessary but in order to conform with the National Planning Policy Framework the details of the previous historic environment assessment should be included in a Heritage Statement which includes reference to appropriate strategies to minimise and mitigate the impact of the development on the historic environment. Subject to the receipt of a satisfactory heritage statement the proposal complies with policy En12 of the Huntingdonshire Local Plan 1995; policy CS1 of the Core Strategy 2009 and with policies LP1(j) and LP31 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013).

### **Flood risk, foul and surface water drainage**

- 7.21 The development cannot be connected to the water company's sewage treatment system in the town and so it is proposed to construct a package sewage treatment plant which is an acceptable alternative. Treated effluent from plants of this nature is of high quality and it can be discharged through the surface water system which is in this case a sustainable urban drainage scheme, which is also acceptable in principle. Subject to satisfactory resolution of the Environment Agency's comment about water quality and there being no objection from the Middle Level Commissioners, the proposal complies with policy CS8 of the Huntingdonshire Local Plan 1995; policy CS1 of the Core Strategy 2009 and with policies LP1(i) and LP6 and Draft Allocation RA6 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013).

### **Contamination**

- 7.22 The site's previous use means there could be chemical contamination. This is not an impediment to development provided that a land contamination risk assessment is made and any necessary remediation carried out. The proposal complies with policy H37 of the Huntingdonshire Local Plan 1995; policy CS1 of the Core Strategy 2009 and with policy LP15(e) of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013).

### **Community infrastructure including affordable housing**

- 7.23 Statutory tests set out in the Community Infrastructure Regulations 2010 require that S.106 planning obligations must be necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind to the development. S.106 obligations are intended to make development acceptable which would otherwise be unacceptable in planning terms.
- 7.24 Without prejudice to the eventual determination of the planning application, negotiations have been held with the applicants in order to determine the extent of the obligations required to make the development acceptable. These negotiations have been held in line with the Regulations and policy requirements and the outcome is summarised below.

Affordable housing

- 7.25 An Economic Viability Assessment has been submitted with the application. The model it uses is a spreadsheet of the type agreed at the public inquiry in 2010. The inputs are development costs and the income likely to be achieved from sales and the output is the difference between the total development value and total costs which provides a 'Residual Land Value' (RLV). In order to assess whether the development is viable the RLV has to be compared with a benchmark land value. As part of the appeal process the parties agreed that the larger appeal site had an existing use value (EUV) of £1.8m and the smaller site needed to deliver the Core Strategy scale of development (i.e. that now proposed) would have an EUV of £0.55m. It was further agreed that the smaller 150 unit scheme (with 2ha of employment) would be viable with at least 23% affordable housing (at a mix of 70% social rented and 30% intermediate) if public subsidy were available and with at least 11% affordable housing (at 70%/30%) without public subsidy. These conclusions were based on costs and predicted values at the time but they also predated the adoption of the Community Infrastructure Levy (CIL) Charging Schedule. Now that CIL is in operation fewer of the community's infrastructure needs are met through negotiated section 106 obligations. Instead a wider range of developments make non-negotiable payments to the CIL fund and provision can be made from the fund.
- 7.26 The site is over 0.5 hectares in size and therefore the development should seek to achieve a target of 40% affordable housing in accordance with Core Strategy Policy CS4 and the Developer Contributions SPD (Part A). With the proposed number of dwellings of up to 160 this would equate to up to 40 units. Provision should be made on site and it should seek to achieve a target tenure split of 70% social rented and 30% shared ownership.
- 7.27 The policy makes it clear that the 40% provision and tenure split are targets and in determining what is deliverable viability will be taken into account. The applicants' Economic Viability Assessment contends that the development cannot viably provide any affordable housing. The authority would normally require the applicant to meet the cost of an independent financial assessment by consultants instructed by the authority in order to determine viability. It is recognised that particularly when the application is submitted in outline this assessment, which is a snapshot in time, will probably not reflect the actual position on costs and values when the development starts, possibly some years later. Its significance is that it sets a benchmark for the final analysis at the time of development and it indicates the likely scale of viable provision. In this instance it is considered that special circumstances apply which mean that the independent assessment can be deferred until prior to reserved matters are submitted. Firstly, now that the Community Infrastructure Levy charging schedule has been adopted the range of other community infrastructure which needs to be secured through a planning obligation is limited and the provision of affordable housing does not have to be weighed against a wide range of other infrastructure. Secondly the site is in a direction of growth identified in the Core Strategy so the principle of development is established. Thirdly the site is previously developed land, the buildings are derelict, they significantly detract from the amenity of the area and there is a uniquely strong case for promoting the development of the

site to an extent that is compatible with the limitations of the Ramsey SPA as a sustainable location for growth. Taken together these factors indicate that determining the amount (if any) and type of affordable housing can be dealt with prior to the submission of reserved matters. To facilitate this, the applicants have agreed to enter into an obligation to deliver affordable housing at the target levels in principle but subject to a viability assessment prior to the submission of the reserved matters.

#### B. Green space

7.28 In accordance with Core Strategy Policy CS10 and the Developer Contributions SPD (Part B) proposals of between 10 and 199 dwellings are required to provide the development specific land for informal and formal open space. The overall requirement is 2.12ha per 1,000 population for usable, informal green space and play and 1.61ha per 1,000 population for outdoor sport. All other requirements will be met by the CIL charge. For 160 dwellings and using the 2011 average household size of 2.33 persons per household the requirement for a development population of 373 would be broadly:

Type of open space	Requirement per person in hectares	Area required in square metres
Formal Green space for outdoor sports (1.61ha/1000 population)	0.00161	6,005
Informal Open Space (2.12ha/1000) – made up of:	0.00212	7,908
Parks and Gardens (0.48ha/1000)	0.00048	1,790
Natural and Semi Natural Green Space (0.23ha/1000)	0.00023	858
Allotments and Community Gardens (0.32ha/1000)	0.00032	1,194
Amenity Green Space (1.09ha/1000) – made up of:	0.00109	4,066
Play facilities – casual space (0.55ha/1000)	0.00055	2,052
Play facilities – equipped space (0.25ha/1000)	0.00025	933
Other amenity green space (0.29ha/1000)	0.00029	1,082

7.29 In this case, appropriate on-site provision of open space would be the provision and maintenance of all except outdoor sports provision. A contribution for off-site provision can only be required when it meets the three statutory tests and the CIL Regulations and there is a specific, identified project to which an off-site contribution could be directed. The exact contribution will depend on the size of the dwellings approved in the reserved matters. Assuming a population of around 373 and the current rate which is £9.74 per sqm the contribution would be about £58,489. In addition, there would be a need for a commuted payment for their maintenance if the open spaces which are provided on-site are offered for adoption by the

District Council. Payments should be in line with Appendix 2 to the Developer Contributions SPD. The actual cost will depend on the design of the open spaces.

#### C. Footpaths and access

- 7.30 Consultation with the County Council in its roles as highway and education authorities has indicated a need for off-site footpath/cycleway improvements. The route towards the town centre needs to be improved and, if education facilities are to be provided at Upwood School, the route in the opposite direction towards Upwood would also need to be improved. The matter can appropriately be addressed by a condition requiring a scheme of works to be carried out by the developer, the extent depending on where education facilities will be provided by the County Education Authority.

#### Other community provision

- 7.31 D Health, E Community Facilities, F Libraries and Lifelong Learning, G Education and Schools. For all these categories, provision is made for proposals smaller than large scale major residential developments (200 or more dwellings) through CIL contributions.

#### E. Residential wheeled bins

- 7.32 Contributions for the provision of wheeled bins should be secured through a planning obligation at a rate of £63.68 per dwelling for the supply of all three bins (Part G) or £630.60 per bin for communal provision in flats.

#### **Other matters**

- 7.33 Minerals and Waste policy – There is likely to be a significant amount of demolition/site clearance give rise to material which is suitable for use as an aggregate. A condition can be imposed to secure a waste management audit and strategy to maximise re-use, provide temporary waste management facilities if appropriate and completion of the RECAP toolkit, although with the introduction of the CIL Charging Schedule developer contributions are not required towards the household recycling centres.
- 7.34 Speed limit on Upwood Road – Planning proposals do not take account of possible changes to speed limits. The limit which is appropriate for the new road conditions will be assessed when the change has taken place.
- 7.35 Residential amenity, including impact on light and privacy – The application is in outline so the exact position and heights of new buildings are not for consideration as part of this application. Revisions to the typical building height plan did take into account this concern for the area close to Fairmead Park.
- 7.36 Loss of property value – This is not a material planning consideration in its own right. Planning decisions consider other impacts of development which can impact on value.

- 7.37 Access to Fairmead Park – Neither the Traffic Assessment nor the County Highway Authority’s consideration have identified any significant impact on the junction. Developers cannot reasonably be expected to address existing problems unless their proposals materially worsen them.
- 7.38 Redebourn Drive – The proposal does not include any use of Redebourn Drive.
- 7.39 Impact on listed buildings – There are no listed buildings on or near the site.
- 7.40 The terms of the proposed agreement as detailed above represent necessary and satisfactory mitigation for the impacts of the proposed development. Taking all these matters into account, officers consider that the proposed obligation is acceptable.

Conclusion

- 7.41 Subject to the completion of a satisfactory planning obligation and conditions the proposal complies with policies R7, R8 and R12 of the Huntingdonshire Local Plan 1995; policy OB2 of the Huntingdonshire Local Plan Alteration 2002; policies CS4 and CS10 of the Core Strategy 2009 and policies LP1(f), LP2 and LP25 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013).

8. **RECOMMENDATION – APPROVE** subject to:
- satisfactory safety audit of the proposed access and crossing facilities by the local highway authority; and
  - satisfactory resolution of the Environment Agency’s comment about water quality; and
  - withdrawal of the objection from the Middle Level Commissioners,
  - the prior completion of a S.106 obligation relating to affordable housing, open space and wheeled bins; and
  - conditions to include the following:

- 01003 Application for approval of reserved matters within 3 years
- 01011 Details minus access
- 01002 Plans and particulars in writing
- 01006 Development to start within 2 years of approval of final reserved matter
- Nonstand Design brief
- Nonstand Implementation of approved access and visibility splay details
- 04002 Foul drainage scheme
- 04003 Surface water drainage scheme
- Nonstand Contaminated land
- Nonstand Fire hydrants
- Nonstand Archaeology
- Nonstand Roads and footways to binder course before occupation of dwellings
- 17001 Levels
- 06003 Landscape maintenance for 5 years
- 06007 Tree retention, maintenance and protection
- Nonstand Construction traffic management scheme

Nonstand	Residential and workplace travel plans
Nonstand	Scheme for off-site footway/cyclepath improvements
Nonstand	Waste management scheme

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

**CONTACT OFFICER:**

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

## **BURY PARISH COUNCIL**

Clerk: D.W.Yardley  
35 Grove Way  
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Ref DWY/021/12

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18<sup>th</sup> September 2012

Head of Planning Services  
Pathfinder House  
St.Mary's Street  
Huntingdon  
Cambridgeshire PE29 3TN

Dear Sirs

### **Re Planning Application Ref:1201274OUT**

Re the above and my earlier e-mail, I would confirm that the Council having viewed the application have approved it by a majority; however the minority on the Council have expressed concerns re the following:

- i) The resultant increase in traffic volumes on the existing roads that could arise as a result of the development,
- ii) The pressure that could arise on the locals schools from the development.
- iii) Also the increased pressure on the local Health Centres arising from the development,
- iv) The probable loss of the historic buildings on the site as a result of the development, although several of these buildings are currently in a dilapidated state.

Yours faithfully



D.W.Yardley  
Parish Clerk

**From:** Papworth Clerk [clerk@papwortheverardpc.org.uk]  
**Sent:** 09 October 2012 17:25  
**To:** DevelopmentControl  
**Subject:** Ref: 1201456FUL

**Attachments:** doc20121009152149.pdf

Please see attached the Upwood & the Raveleys Parish Council decision regarding the above application.

In addition is it too late (if you've not already received it) to add their view regarding application number 1201274OUT the planned development at RAF Upwood. It was resolved to reject this application on the grounds that the current infrastructure is not adequate to cope with the increased demand a development of this size would create.

One of our councillors Mr Sisman has provided a document voicing his own opinion regarding this application which I will forward to you tomorrow.

Kind regards

Tess Rogers  
Parish Clerk

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Version: 2013.0.2677 / Virus Database: 2591/5817 - Release Date: 10/08/12

## Swaby, Nigel (Planning)

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**From:** Patsy Coles [patsycoles@btinternet.com]  
**Sent:** 28 September 2012 16:07  
**To:** DevelopmentControl  
**Subject:** Wistow Parish Council Consultations

1201274OUT Former RAF Upwood, new outline planning, approval was recommended for the following reasons:

Conforms to Huntingdonshire LDF Core Strategy C1, C2, CS1 & C3

Conforms to National Planning Policy Framework 7, 8 & 9 Sustainable Development, Economic , Social & Environmental Roles

1201435FUL Rreplacement garage with first floor hobby room, Manor Cottact, Manor Street was recommended for approval for the following reasons:

would not be detrimental to the character and appearance of the surrounding countryside in accordance with policy En25 of the Huntingdonshire Local Plan 1995 and policy E1 of the Huntingdonshire Development Management DPD Proposed Submission 2010.

would not be significantly detrimental to the amenities of neighbouring occupiers in accordance with policies E7 and E10 of the Huntingdonshire Local Plan 1995 and policy H7 of the Huntingdonshire Development Management DPD Proposed Submission 2010.

**However, please note that the Parish Council requests sight of the implementation plan in respect of arrangements for construction traffic and access as Manor Street is on the bus route.**

1201457FUL Proposed extensions and alterations, 5 The Grove, Wistow was recommended for approval for the following reasons

would not be significantly detrimental to the amenities of neighbouring occupiers in accordance with policies E7 and E10 of the Huntingdonshire Local Plan 1995 and policy H7 of the Huntingdonshire Development Management DPD Proposed Submission 2010.

1201160FUL, 1 Pipkins Close, the Parish Council had had problems viewing the changes to the windows, please forward drawings to enable a decision to be made.

Patsy Coles  
Wistow Parish Clerk

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

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

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

Application Number: 1201274OUT Case Officer Mr Nigel Swaby

**Proposal: Selective demolition and clearance of existing (former defence) buildings, environmental remediation and the carrying out of employment-led mixed use development comprising about 2 hectares of employment (Use Class Order B1 uses) (including the conversion and change of use of some buildings) and residential (not more than 160 dwellings) development, together with the provision of infrastructure and the laying out of ancillary open space.**

**Location: RAF Upwood Ramsey Road Bury  
Observations of Ramsey Town/Parish Council.**

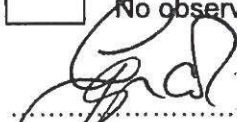
Please ✓ box as appropriate

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

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

*Split decision came down to Mayor's casting vote.  
Concerns over sustainability and impact on infrastructure  
Locally*

No observations either in favour or against the proposal

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

Date: 14/9/12

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)

## Swaby, Nigel (Planning)

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**From:** Claire Tunnicliffe [claire\_tunnicliffe@yahoo.co.uk]  
**Sent:** 26 September 2012 12:56  
**To:** DevelopmentControl  
**Subject:** Kings Ripton Parish Council - Comments from Planning Applications

Hello

Please see below comments from Kings Ripton Parish Council from a meeting held on 25th September 2012

To consider planning application **1210137FUL**:

*Manor Farm Ramsey Road, Mr S Parson - Internal and external alterations and change of use of stable block to form ancillary accommodation/ short term lets.*

Recommend **REFUSAL** - The Council do not approve the change to short term lets but should be kept as holiday lets.

To consider planning application **1201274OUT**:

*RAF Upwood, Ramsey Road, Bury, PE26 2XN- Selective demolition and clearance of existing (former defence) buildings, environmental remediation and the carrying out of employment-led mixed used development comprising about 2 hectares of employment (use class order B1 uses) (including the conversion and change of use of some buildings) and residential (not more than 160 dwellings) development together with the provision of infrastructure and the laying out of ancillary open space.*

Recommend **REFUSAL** - The Council believe this application will create an increase in traffic which will impact on the environment and noise pollution. The increase in traffic could also be a danger to individuals when crossing the road as no extra traffic calming measures have been offered.

Kind Regards

Claire

Claire Tunnicliffe  
Parish Clerk  
Kings Ripton Parish Council  
Tel: 07955 707 134  
E-mail: [claire\\_tunnicliffe@yahoo.co.uk](mailto:claire_tunnicliffe@yahoo.co.uk)  
Website: <http://www.kingsriptonpc.org.uk>

# Development Management Panel

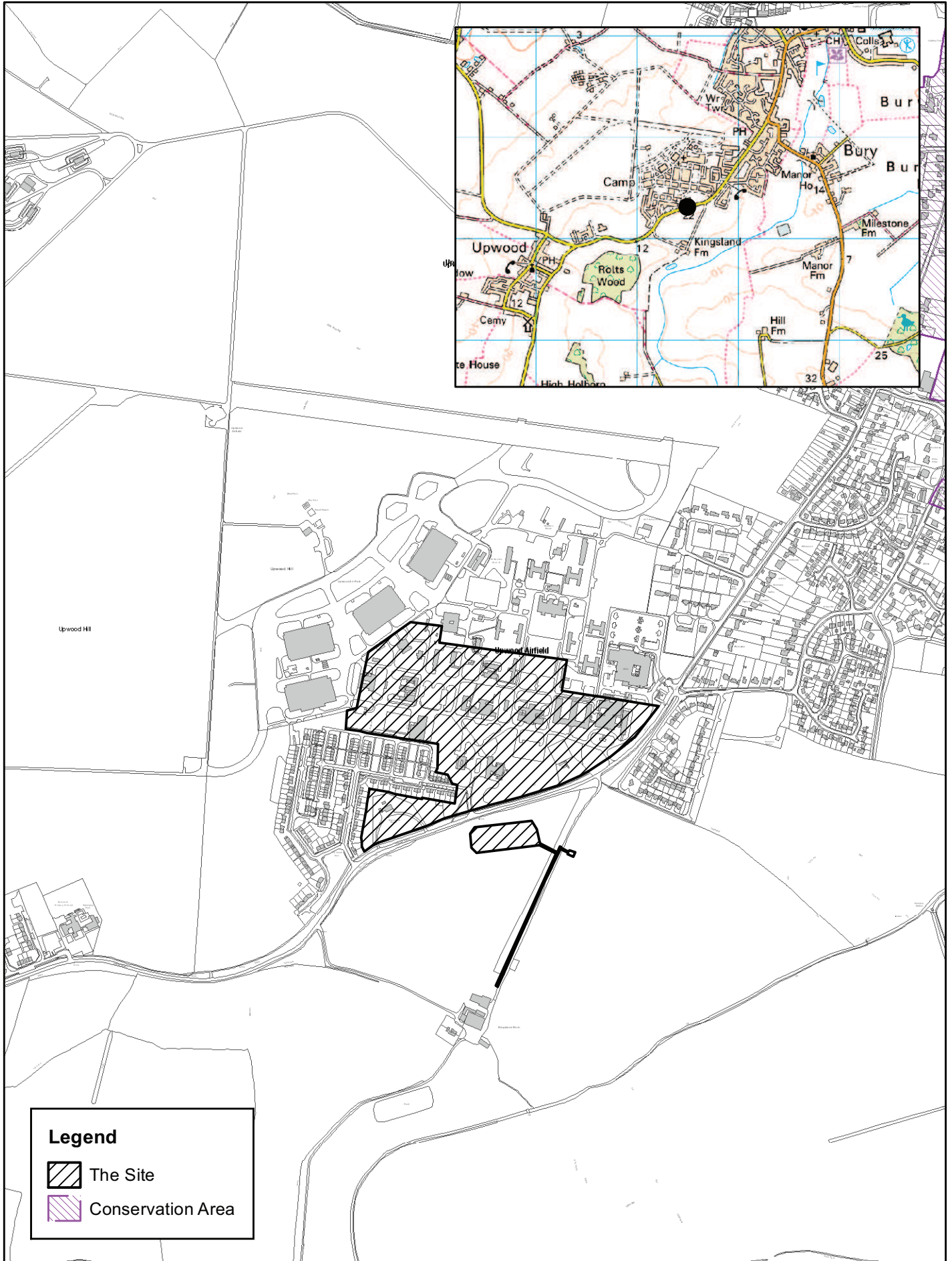


Scale = 1:10,000

Date Created: 26/11/2013

Application ref: 1201274OUT

Location: Bury





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**Case No:** 1301432FUL (FULL PLANNING APPLICATION)

**Proposal:** RETENTION AND COMPLETION OF TWO, TWO BEDROOM DWELLINGS

**Location:** LAND AT AND INCLUDING 1 CHURCH STREET NEEDINGWORTH

**Applicant:** MR AHMED

**Grid Ref:** 534165 272047

**Date of Registration:** 31.10.2013

**Parish:** HOLYWELL-CUM-NEEDINGWORTH

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## RECOMMENDATION - APPROVE

### 1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 No 1 Church Street until recently comprised of a very modest traditional 2 storey detached dwelling having undergone some alterations to the fenestration and having a render covering applied, with detached single storey barn abutting the highway pavement of Church Road. Both buildings on the site were in a poor state of repair and have since been demolished. The plot is smaller than many of the surrounding plots; however there are a mix of dwellings and sizes within the locality and the site is considered to be within the built-up area of Needingworth. The site is bounded by a mix of historic walls and fences, with a new 1.8m buff coloured brick wall being built on the northern boundary with No 27 High Street. The site is located approximately 25m to the south of the junction of High Street and Church Street, close to the centre of the village of Needingworth.
- 1.2 The site is not within a Conservation Area, however it is diagonally opposite a grade II listed thatched cottage, known as Crossways 29 High Street. The village centre has an attractive and distinct character made up of spaciouly sited detached houses and terraced cottages fronting directly onto the street, many dating from the same period, of uniform scale, proportions and detailing. There are long views of the site from the south when travelling northwards along Church Street towards the High Street. The site is also visible from the junction of High Street and Church Street.
- 1.3 Planning permission is sought for the retention and completion of two, two bedroom dwellings. Development has commenced on site and it was discovered that this was not in accordance with planning permission 1201544FUL granted by members at DMP in December 2012. The site was discovered to be smaller and the dwellings as built were also smaller than the approved plans. The application is accompanied by a Design, Access and Heritage Statement and

various details relating to matters covered by conditions attached to planning permission 1201544FUL.

Detailed plans have been submitted illustrating the dimensions of the site in more detail following an officer request.

## 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 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.
  - **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.
  - **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

- **En20:** Landscaping Scheme. - Wherever appropriate a development will be subject to the conditions requiring the execution of a landscaping scheme.
  - **En22:** “Conservation” – wherever relevant, the determination of applications will take appropriate consideration.
  - **En25:** "General Design Criteria" - indicates that the District Council will expect new development to respect the scale, form, materials and design of established buildings in the locality and make adequate provision for landscaping and amenity areas.
  - **T18:** “Access requirements for new development” states development should be accessed by a highway of acceptable design and appropriate construction.
- 3.2 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.
- 3.3 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 Needingworth as a smaller settlement in which infill development may be appropriate in built up areas.
- 3.4 Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013)
- **LP1:** “Strategy and Principles for Development” – the Council will support proposals which contribute to the delivery of new housing, economic growth and diversification and infrastructure provision. Development proposals will be expected to (amongst others):
    - a. prioritise the use of previously developed land in accessible locations;
    - c. make efficient use of land, buildings and infrastructure within existing settlements whilst preserving local character and distinctiveness;
    - e. maximise opportunities for use of public transport, walking and cycling;
    - f. provide appropriate infrastructure to meet the needs generated by the proposed development;

- h. minimise greenhouse gas emissions, oxides of nitrogen, fine particles and other forms of pollution;
- i. reduce water consumption and wastage, minimising the impact on water resources and quality and managing flood risk; and
- j. protect and enhance the historic environment and the range and vitality of characteristic landscapes, habitats and species.

- **LP2:** “Contributing to Infrastructure Delivery” – the purpose of this policy is to set out the council’s approach to securing developer contributions towards local infrastructure, facilities and services from sustainable development proposals, predominantly through the Community Infrastructure Levy and planning obligations.
- **LP10:** “Development in Small Settlements” – Needingworth is defined as a small settlement. A proposal which is located within the built-up area of a small settlement will be considered on individual sustainability merits and taking into account whether it is in accordance with other policies of this Local Plan.
- **LP13:** “Quality of Design” – sets out the Council’s criteria for requiring high standards of design for all new sustainable development and the built environment.
- **LP15:** “Ensuring a high standard of Amenity” – the purpose of the policy is to ensure that future residents and users of new developments and those affected by new development in their vicinity enjoy a high standard of living in terms of the physical environment created.
- \* **LP 17:** “Sustainable Travel” - a proposal will be supported where it is demonstrated that:
  - opportunities are maximised for the use of sustainable travel modes;
  - traffic volumes can be accommodated and will not cause significant harm to the character of the surrounding area;
  - any adverse effects of traffic movement to, from and within the site including the effect of car parking is minimised;
- **LP18:** “Parking Provision” – the purpose of the policy is to ensure that new development provides sufficient parking to meet its needs and minimize impacts on existing neighbouring uses.
- **LP24:** “Housing mix” – the purpose of the policy is to ensure that all new sustainable housing development in the district is built to at least minimum internal floor areas to ensure that residents have sufficient living space during their period of occupancy.
- **LP 28:** “Biodiversity and Protected Habitats and Species” - a proposal will be supported where it does not give rise to significant adverse impact on protected species, priority habitats or species, or sites of local or regional importance for biodiversity or geology, unless the need for, and the benefits of, the proposal outweigh the impacts.
- **LP31:** “Heritage Assets and their settings” – the purpose of the policy is to protect and conserve the District’s heritage assets, including listed buildings, conservation areas and related assets, and set out the Council’s information requirements for inclusion within a heritage statement that accompanies a planning application or other application for consent.

- 3.5 Huntingdonshire Design Guide (2007) Section 4: House Design and Detailing

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

- 4.1 1201544FUL – Erection of 2 x 2 bedroom dwellings after demolition of barn and dwelling – permission granted 18.12.2012. A copy of the approved plans is attached.
- 4.2 1200274FUL – Erection of 2 x 2 bedroom dwellings following demolition of existing dwelling – application refused 18.04.2012.
- 4.3 0501072FUL – Erection of dwelling – application refused 17.05.2005.
- 4.4 0601140FUL – Erection of dwelling following demolition of existing barn and dwelling – application refused 20.07.2006. Appeal dismissed 22.03.2007.
- 4.5 0603218DEMDT – Demolition of dwelling and barn – prior approval for demolition of dwelling and barn not required.

#### **5. CONSULTATIONS**

- 5.1 **Holywell and Needingworth Parish Council** – objects to the application (COPY ATTACHED)
- 5.2 **Cambridgeshire County Council Highways** – Having looked at the details provided and plans (JPT/MA/0913/001 and JPT/MA/0913/003 rev A) indicate all the requested conditions for 1201544FUL. Therefore no objections to this application provided that the same conditions are appended to this application.

May well be a pinch point if cars park upon the highway, therefore vehicles will have to slow down and let people through. Parking on the highway is not in itself an issue, in many respects it is probably the best traffic calming we have. Regarding the pedestrian safety aspect and parking and turning, the two properties are similar in nature to those around them, look at the two properties right on the junction 27 and 29 High Street do they have parking and turning and they are both closer to the junction, at least the development proposed does have pedestrian visibility splays. It is unlikely the County Council could sustain a refusal on highway grounds at appeal given the above.

Where they do differ most, is that they only have one space each, that is where the District Council's parking policies come into play. It is likely that the lack of parking provision will cause parking on the highway, however the road has good forward visibility and should therefore not be a safety issue but more of an inconvenience. With regards to traffic regulation orders (lines of any sort) the County Council could not insist on them.

#### **6. REPRESENTATIONS**

- 6.1 One neighbour representation received querying the boundary treatment to the west of the site between 1 Church Street and 25 High Street, and expressing concern regarding potential overshadowing if the separation distances are not as shown on the plans.

## **7. SUMMARY OF ISSUES**

- 7.1 The main issues to consider are the principle of development on this site, design and siting of the dwellings in relation to the character of the street scene, any impacts upon adjoining neighbours, highway safety and parking provision.

### **Principle of development.**

- 7.2 The site is located within a residential area of Needingworth, where development in the vicinity comprises a mix of sizes and styles. The Core Strategy and Local Plan to 2036 support infill residential development within the built up area which this site relates to. The principle of development is therefore considered acceptable and complies with policies CS3 and Draft Policy 10.

### **Design and layout upon the character and appearance of the area.**

- 7.3 The Inspector on a previous appeal (application 0601140FUL) on the site noted that the site is visible from the junction of Church Street and High Street and that it formed an important transition between historic and modern building patterns in the village. The Inspector stressed the greatest need for the redevelopment of the site to harmonise with the traditional building forms of the village, to effectively manage that transition in visual terms.
- 7.4 Policy H32 of the Local Plan states that the subdivision of curtilages will be supported only where the resultant dwelling and its curtilage are of a size and form sympathetic to the locality. Policy LP13 of the Huntingdonshire Local Plan to 2036 echoes this, where development proposals shall demonstrate consideration of the character and appearance of the surrounding environment and potential impact of the proposal.
- 7.5 The design of the dwellings have been reduced in width by approximately 1m to help mitigate the reduced size of the site. The site is approximately 1.96m narrower along the highway frontage with a reduced width of approximately 1.5m at the rear. The depth of the site is now also shown reduced varying between approximately 1.6m and 1.16m. The dwellings form a symmetrical pair like the previously approved scheme which are simple in form echoing the more traditional cottages of the village found along the High Street and Church Street. The design of the dwellings is largely the same as the approved scheme with subservient style extension features to the side and rear.
- 7.6 The dwellings sit just beyond the back edge of the pavement, with the pavement being slightly widened. This echoes the location of the former buildings on the site which were located to the back edge of

the pavement. The dwellings as partially constructed have been located towards the northern end of the site, but setback (previous dimensions approved under reference 1201544FUL shown in brackets) from the northern boundary by approximately 1.08m (1.3m) at the front and 0.98m (1.08m) to the rear of the northern boundary.

- 7.7 The setback of the dwellings from the northern boundary compared to the former cottage on the site, will improve the relationship of the development with No 27 High Street through setting the dwelling away from the common boundary compared to the former dwelling. The proposed dwellings are set back between approximately 1m (rear) and 2.6m (frontage) from the southern boundary compared to the previously approved separation of 2.9m and 3.2m respectively from the southern boundary. The dwellings, especially the southern dwelling, will be visible when travelling north along Church Street and in response to condition 6 of planning permission 1201544FUL a brick filled window with stone cill and arched header is proposed as a design feature to the south side gable of the subservient extension to break up the brick mass and provide some visual interest.
- 7.8 The curtilages of the proposed dwellings are smaller than the curtilages of the approved dwellings. Whilst these are smaller, and smaller compared to some of the other curtilage sizes within the locality, they would not harm the character and appearance of the area and are considered acceptable given the central village location and modest size of the dwellings. The previous dimensions of the approved plans are shown in brackets for comparison. The northern dwelling has a rear garden width of approximately 5.9m (5.4m) by 6.1m (7.4m) from the rear of the dwelling narrowing to approximately 3m (4.4m) from the rear of the single storey element. The southern dwelling has a rear garden width of approximately 8.1m (9.2m) with a depth of 5.5m (7m) to the rear of the dwelling narrowing to 2.7m (4.3m) from the rear of the single storey extension element. The proposed plans illustrate details of a cycle storage shed to accommodate 2 cycles as required by condition 8 of 1201544FUL. A bin storage area within the garden is also illustrated for each dwelling.
- 7.9 The dwellings as built have been constructed in a buff coloured brick and are proposed to be roofed in natural slate. It is recommended that on any approval the roof materials are conditioned to be slate given the location and design of the dwellings.
- 7.10 The development as described above is of appropriate quality and respects the character and appearance of the locality and the street scene and complies with policies H31, H32, HL5, En25, CS1, CS3, LP1, LP10 and LP13.

#### **Impact upon neighbour amenity.**

- 7.11 Both neighbours either side of the proposed development at 1a Church Street and 27 High Street have signed a letter from the agent which explains why the build has stopped and that the dwellings have been reduced in width by 0.8m in total (approximately 1m as illustrated on the plans) and states that they are happy with the new drawing JPT/MA/813/100. This plan does not form part of the application. The southern dwelling would be closer to No 1a by approximately 0.9m compared to the previous proposal, however

given its location to the north east of the front garden of No 1a, and the limited width of the gable to the carport being approximately 4.8m in width with a ridge height of approximately 6.7m, the proposed development is not considered to be significantly overbearing or cause loss of light such to be detrimental to the amenities of the occupiers.

- 7.12 Concern has been expressed that due to the rear gardens being limited in depth this may cause shadowing over the garden to No 25 High Street. Whilst the rear gardens are limited in depth, the separation between the rear of the principal 2 storey element of the dwelling and the rear boundary ranges between approximately 7m and 7.7m. The proposed dwellings are to the east of the rear garden of No 25 High Street. Given the limited scale of the dwellings and their location, any overshadowing on the rear garden of No 25, would be limited to the mornings only. It is noted that the dwellings are to the south east of the dwelling at No 25 High Street and would therefore not cause an overbearing impact or overshadowing. The dwellings have been designed without external side windows, and first floor windows to the rear have been kept to a minimum serving a landing and bathroom to each dwelling at first floor only. The proposal in this regard satisfies Policies H7, H31 and LP15.

#### **Highway safety and parking provision.**

- 7.13 Policy LP18 of the draft Huntingdonshire Local Plan to 2036 requires adequate vehicle and cycle parking facilities to be provided to serve the needs of the development.
- 7.14 The Parish Council has objected to the development amongst other issues on highway safety. The site is to the south of the junction of Church Street and High Street. The plan illustrates one parking space within the carport with gates to the rear of the carport which would allow a second car to park, creating a tandem parking space. This is very tight for the northern dwelling (at best only allowing for two very small cars or a car and motorbike) but would work comfortably for the southern dwelling. Cycle parking is proposed for 2 bikes per dwelling. Cambridgeshire County Council Highways has commented on the plans and raise no objections to proposal on highway safety grounds. The single access points for each dwelling echo those found along Church Street and pedestrian visibility splays have carefully been incorporated into the design of the dwellings.
- 7.16 The Parish Council have stated “the Council remains concerned about access and exit of the site at a pinch point in the village at a key junction. Whilst the plans provide off street parking this is extremely tight with little room for access to the vehicles. Vehicles will either have to reverse onto or off of the site onto the road affecting both sides of the road. Should HDC approve the revised plans the Parish Council would ask that a condition of sanction is that double yellow lines must be installed by the developer on both sides of the road from the High Street end of Church Street for at least 25 m to prevent on street parking outside of these properties.”
- 7.15 County highways have provided comments based upon the Parish Council’s concerns. There may be a pinch point if cars park upon the highway, therefore vehicles will have to slow down and let people

through. Parking on the highway is not in itself an issue. In many respects it is probably the best traffic calming we have. Regarding the pedestrian safety aspect and parking and turning, the two properties are similar in nature to those around them (the two properties right on the junction 27 and 29 High Street have off road parking with No 27 not having any turning, and both do not benefit from pedestrian visibility and both are closer to the junction). The proposed development does have pedestrian visibility splays.

- 7.16 Some off road parking may occur especially given the limited parking for the northern dwelling. However Church Road has good forward visibility and should therefore not be a safety issue. With regards to traffic regulation orders (lines of any sort) County Highways have confirmed that they could not insist on them.
- 7.17 It is therefore considered that a highway reason for refusal could not be sustained at appeal given the above.
- 7.18 This site is within walking distance to village facilities and the primary school. A cycle storage shed is proposed to allow for cycle storage for the proposed dwellings. This is considered acceptable
- 7.19 The location of the site within the built up area of Needingworth and the provision of two off road parking spaces with cycle storage, on balance is considered acceptable and complies with policy LP17 and 18.
- 7.20 The agent has submitted highways information relating conditions 12-15 attached to 1201544FUL to close the former access into the site, gates, and access construction details. Confirmation is awaited on the acceptability of these details from County Highways. Comments will be provided at or before the meeting.

#### **Other considerations.**

#### **Ecology.**

- 7.21 The previous application 1201544FUL was accompanied by a Bat survey given that the existing buildings at the time were in a poor state of repair and had been vacant for several years and as such there was a probability that the buildings were being used by Bats. Bats are a protected species. The survey was undertaken in September 2012 by Craig Williams a member of IEEM and a licensed Bat Worker. The methodology detailed appeared thorough and therefore the conclusion justified. No Bats were found and the former buildings have since been demolished. The proposed development is therefore considered acceptable and complies with policy En22, and LP28.

#### **Impact upon Listed Building.**

- 7.22 The proposed development does not harm the setting of the listed building of 29 High Street. The proposal is therefore in accordance with policy H33, En2 and LP31.

#### **Boundary wall.**

- 7.23 A new boundary wall between the site and No 27 High Street has recently been constructed out of buff coloured bricks to match those of the partially completed build. The neighbour at No 25 High Street has sought clarification on the boundary treatment to the rear of the site / No 25. The majority of the western boundary is to be retained, however the remaining brick wall (former wall of the old cottage) is to be removed and replaced with a 1.8m high close boarded fence to match the other boundary treatment on the western boundary. It is recommended that the existing boundary wall on the southern boundary with No 1a Church Street is repaired as necessary to make good as it contains a few loose bricks. This can be secured via condition.

**Details submitted in relation to conditions attached to planning permission 1201544FUL.**

- 7.24 The development as built was built without any information as required by planning conditions attached to the previous approval being submitted. The agent has submitted information to satisfy the conditions. The information for the following conditions number 2 (external materials – bricks), 8 (cycle storage facilities), 9 (sustainability features) and 11 (finished floor levels) of planning permission 1201544FUL are considered acceptable. Conditions will secure implementation in accordance with these details. Further information is required to satisfy conditions 3 (design details), 4 boundary treatments - brick wall repair to the southern boundary), 6 (design detail to southern gable – brick reveal depth), and 10 (soft landscaping specification) of 1201544FUL and therefore specific information will be requested. Details relating to conditions 12-15 are under consideration by Cambridgeshire Highways. Condition 1 (time limit), 5 (removal of permitted development for alterations and extensions), and 7 (removal of permitted development for additional windows) will be re-applied.

**Conclusion.**

- 7.25 It is officer opinion that the proposal is acceptable in that:
- \* The principle of two dwellings within the built up area is considered acceptable in principle.
  - \* The design, scale and mass of the development respects the character of the area.
  - \* The scale and location of the development is not considered to have an overly detrimental impact upon the amenity of the neighbouring dwellings.
  - \* The design, scale and location of the development does not have an overly detrimental impact upon the street scene.
  - \* The dwellings have provision for off road parking space and the site is within a sustainable location with other modes of transport available.
  - \* There are no other material planning considerations which lead to the conclusion that the proposal is unacceptable.

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

<b>2003</b>	Time Limit (3yrs)
<b>Nonstand</b>	External materials - roof
<b>Nonstand</b>	Architectural details – windows and doors, cills, header and reveals, eaves details.
<b>Nonstand</b>	Southern brick wall to be repaired to make good.
<b>Nonstand</b>	PD removal for extensions
<b>Nonstand</b>	Southern gable design feature – reveal depth
<b>Nonstand</b>	PD removal for additional windows
<b>Nonstand</b>	Cycle storage shed to be implemented
<b>Nonstand</b>	Sustainability features to be implemented
<b>Nonstand</b>	Landscaping specification
<b>Nonstand</b>	Existing access to be permanently closed
<b>Nonstand</b>	PD removal of gates
<b>Nonstand</b>	Vehicular access construction
<b>Nonstand</b>	Visibility splays

**CONTACT OFFICER:**

Enquiries about this report to **Alison Wood Development Management Officer 01480 388408**

**To:** DevelopmentControl[/O=HUNTS DISTRICT  
COUNCIL/OU=HDC/CN=RECIPIENTS/CN=DEVELOPMENTCONTROL];  
**Subject:** Comments for Planning Application 1301432FUL  
**Sent:** Wed 11/6/2013 9:07:47 AM  
**From:** developmentcontrol@huntsdc.gov.uk

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

Comments were submitted at 9:07 AM on 06 Nov 2013 from Miss Jane Bowd - Needingworth PC.

### **Application Summary**

**Address:** Land At And Including 1 Church Street Needingworth  
**Proposal:** Retention and completion of two, two bedroom dwellings - ADDITIONAL INFORMATION RECEIVED  
**Case Officer:** Alison Wood  
[Click for further information](#)

### **Customer Details**

**Name:** Miss Jane Bowd - Needingworth PC  
**Email:** needingworthpc@btconnect.com  
**Address:** Village Hall Overcote Lane, Needingworth, Cambridgeshire PE27 4TU

### **Comments Details**

**Commenter Type:** Town or Parish Council  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:** - Detrimental impact on a footpath  
- Detrimental to pedestrian safety  
- Inadequate on-site parking/turning/etc  
- Inappropriate scale of development  
- Overbearing impact of development  
- Traffic creation/problems

**Comments:** The Parish Council has stated on all previous applications that this site is only suitable for one dwelling with appropriate access and off road parking. The fact that the revised plans have reduced the size of the buildings by 1metre supports our viewpoint. The Council remains concerned about access and exit of the site at a pinch point in the village at a key junction. Whilst the plans provide off street parking this is extremely tight with little room for access to the vehicles. Vehicles will either have to reverse onto or off of the site onto the road affecting both sides of the road. Should HDC approve the revised plans the Parish Council would ask that a condition of sanction is that double yellow lines must be installed by the developer on both sides of the road from the High Street end of Church Street for at least 25 m to prevent on street parking outside of these properties.

# Development Management Panel



Scale = 1:2,500

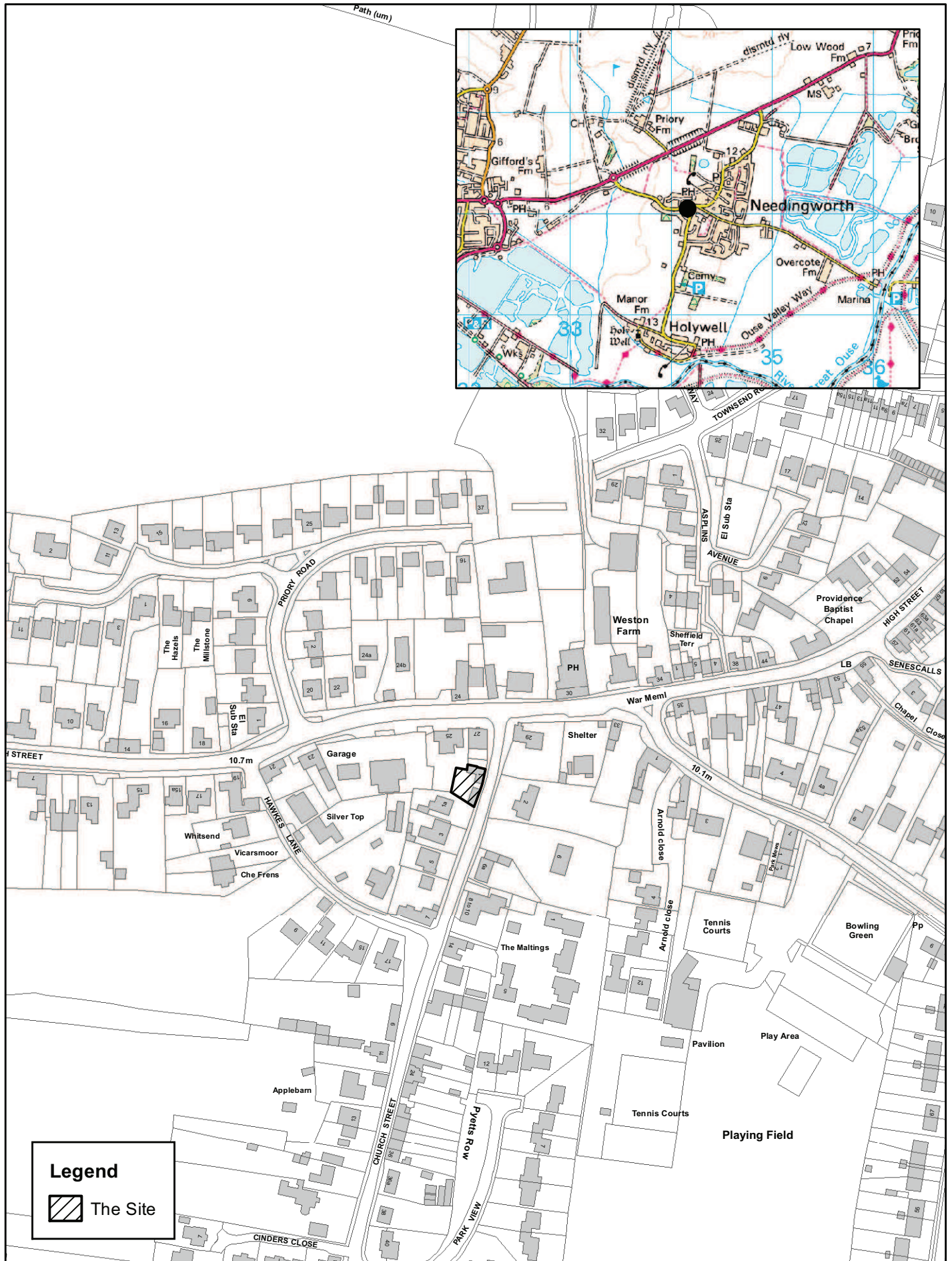
Date Created: 26/11/2013

Application ref: 1301432FUL

Location: Holywell-cum-Needingworth

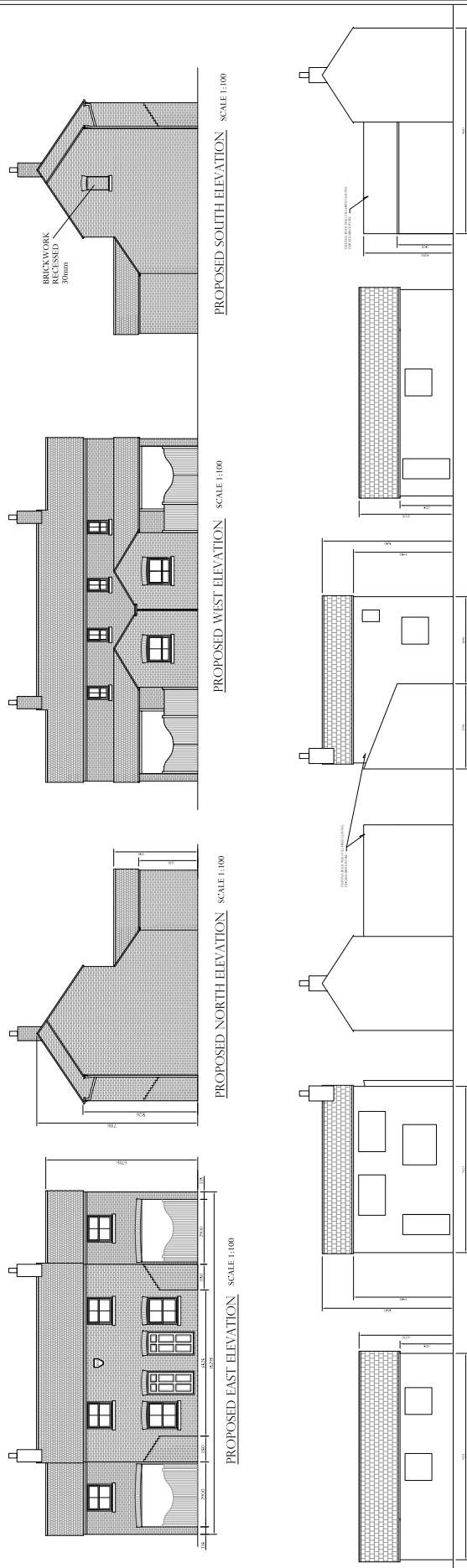


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Notes:  
1. All dimensions in millimetres unless otherwise stated.



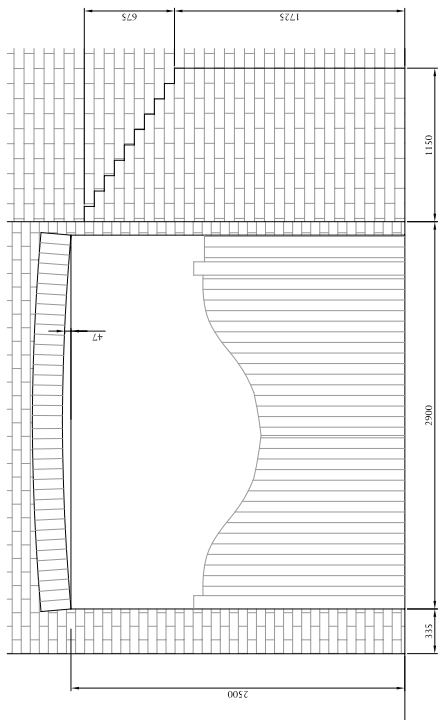
EXISTING ELEVATIONS SCALE 1:100

PROPOSED SOUTH ELEVATION SCALE 1:100

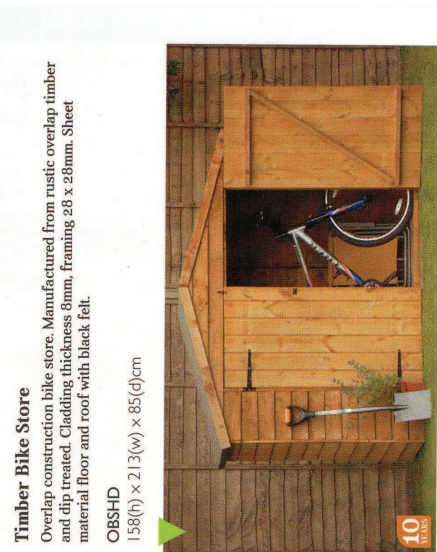
PROPOSED WEST ELEVATION SCALE 1:100

PROPOSED NORTH ELEVATION SCALE 1:100

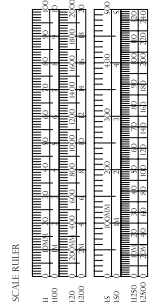
PROPOSED EAST ELEVATION SCALE 1:100



DETAIL OF GATED CAR PARKING AND BRICK CORBELLING  
SCALE 1:50



**Timber Bike Store**  
Overlap construction bike store. Manufactured from rustic overlap timber and dip treated. Cladding thickness 6mm, framing 28 x 28mm. Sheet material floor and roof with black felt.  
OBSHD  
158(h) x 213(w) x 85(d)cm



**JPT DESIGN**  
RESIDENTIAL PLANNING & DEVELOPMENT ENGINEERING  
THE STUDIO, 23 MILLERS ROAD, WORM, CAMBRIDGE CB2 3JG  
WWW.JPTDESIGN.CO.UK

Drawing Title: -  
EXISTING & PROPOSED ELEVATIONS AND DETAILS  
Client: Mr M Ahmed  
Address: 1 Church Street, Needingworth  
Scale: AS SHOWN @ A1  
Date: SEP 13  
Dwg. No.: JPT/AM/0913/002  
Rev: A

**Notes**

- All dimensions in millimetres unless otherwise stated.
- The existing building is in a poor state of repair and as such, internal inspection was not possible. Therefore existing floor plans are not available.
- The existing No.1, Church Street, Needingworth is to be demolished to build the proposed new dwellings.
- After demolition the existing below ground drainage is to be confirmed, on site. The proposed final drainage shown may be modified as a result.
- The existing access to No. 1 Church Street shall be permanently and effectively closed and the footpath shall be reinstated in accordance with a scheme within 28 days of the bringing into use of the new access.
- No gates shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.
- No windows, other than those proposed on the drawings, shall be constructed.
- Prior to the commencement of the new visibility splays of 1.5m x 1.5m shall be provided each side of the vehicular accesses to the site. The proposed visibility splays shall be maintained free from obstruction according to 0.6m above the level of the footway.

**Window and Door Schedule**  
 W1 - 1200mm Wide x 1350mm High  
 W2 - 500mm Wide x 975mm High - obscured  
 W3 - 1200mm Wide x 1050mm High  
 W4 - 600mm Wide x 975mm High  
 W5 - 600mm Wide x 975mm High - obscured  
 D1 - 975mm Wide x 198mm High  
 D2 - 975mm Wide x 208mm High

**Roof and Walls:**  
 Spanish grey slates and Finesse Old Stone Malt's Yellow brick as proposed agreed with the Case Officer.  
 External brickwork to be taken to underside of roof slates, as shown.

All brick headers, as shown, to be flush with brickwork.

**Misc Storage and Facilities**

There is to be 3 x 240 litre bins for each dwelling (1 x green, 1 x blue, 1 x black for each dwelling).  
 The location for the bin storage areas are as shown on the Block Plan.

Capacity (litres)	240
Weight (kg)	15.5
Height (mm)	1,070
Width (mm)	400
Depth (mm)	740

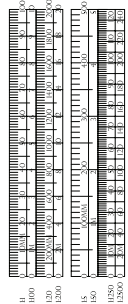
**Rainwater disposal:**

Guttering & Down Pipes to be Omega Black Roundline.

**Fenestration:**

Freeform Building Products - Black Ash Wood Grain - 150mm deep

**SCALE RULER**



**JPT DESIGN**  
 RESIDENTIAL PLANNING & DEVELOPMENT ENGINEERING  
 THE STUDIO, 23 MILLERS ROAD, BURN, CAMBRIDGESHIRE, ENGLAND  
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Drawing Title:-

PROPOSED FLOOR PLANS, SECTIONS & DETAILS

Client:- Mr M Ahmed

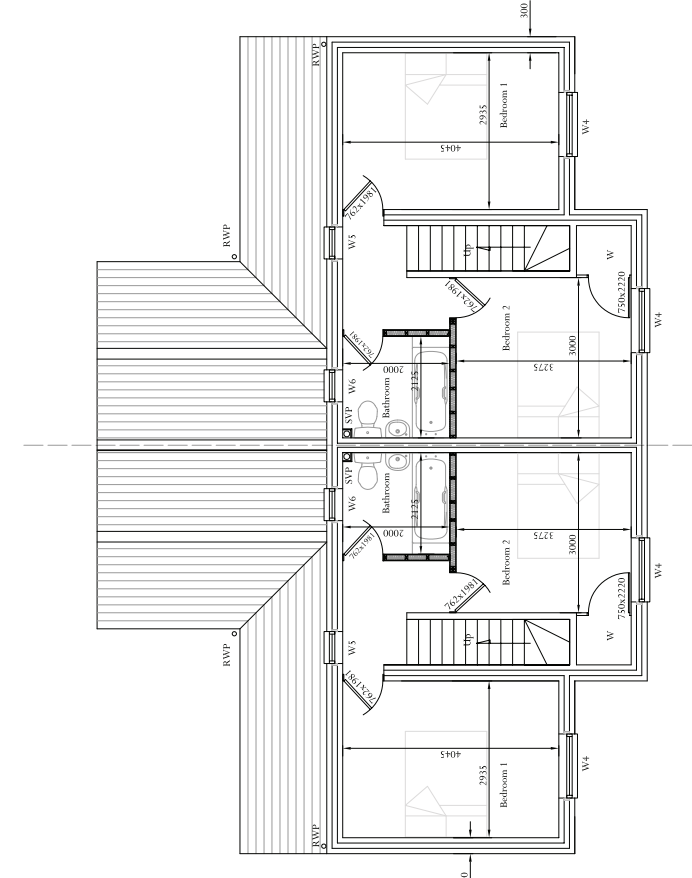
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Scale:- AS SHOWN @ A1

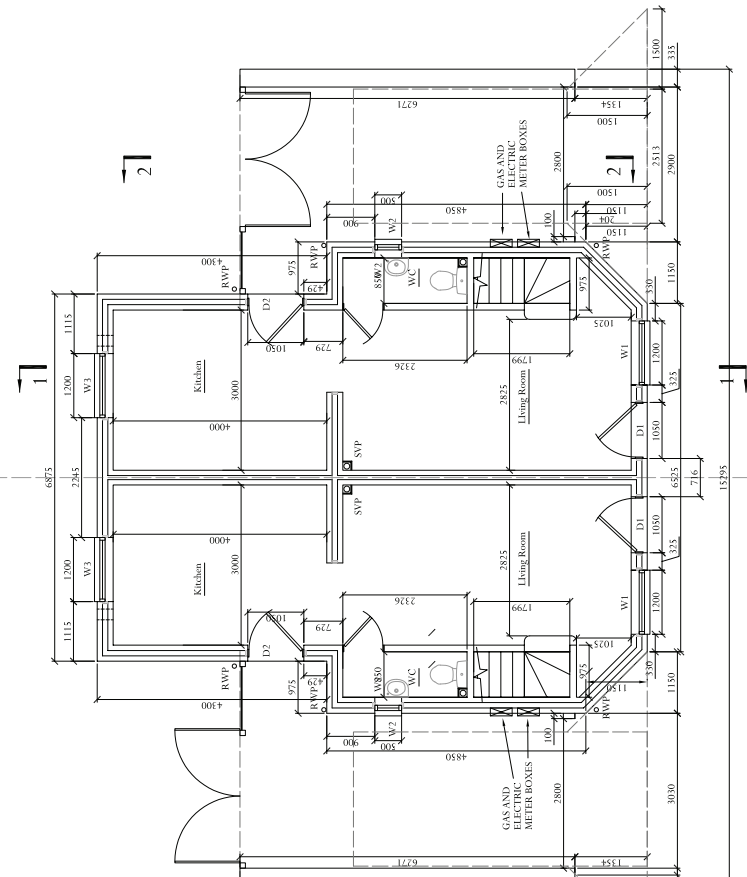
Date:- SEP 13

Drawg. No.:- JPT/AM/0913/001

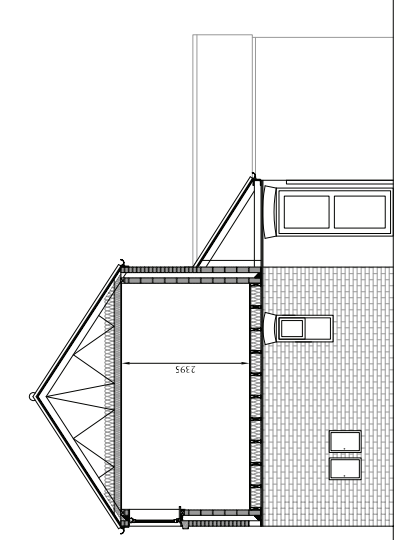
Rev. C



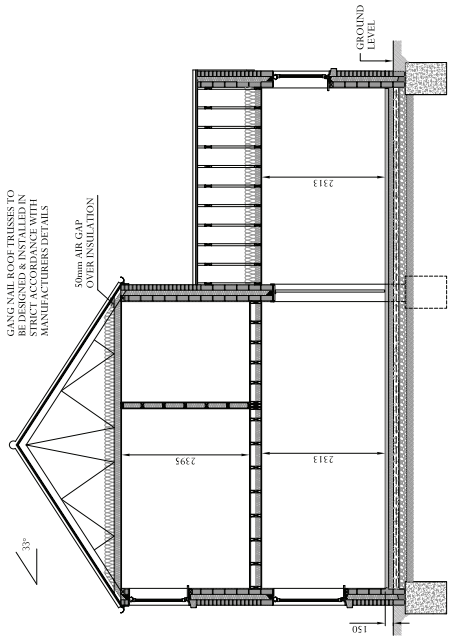
PROPOSED FIRST FLOOR PLAN SCALE 1:50



PROPOSED GROUND FLOOR PLAN SCALE 1:50



SECTION 2-2 SCALE 1:50



SECTION 1-1 SCALE 1:50

**GREEN PAPERS FOLLOW**

**Case No:** 1201544FUL (FULL PLANNING APPLICATION)

**Proposal:** ERECTION OF TWO, TWO BEDROOM DWELLINGS FOLLOWING DEMOLITION OF EXISTING BUILDING AND BARN

**Location:** LAND AT AND INCLUDING 1 CHURCH STREET NEEDINGWORTH

**Applicant:** MR AHMED

**Grid Ref:** 534165 272047

**Date of Registration:** 03.10.2012

**Parish:** HOLYWELL-CUM-NEEDINGWORTH

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### RECOMMENDATION - APPROVE

#### 1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 No 1 Church Street is a very modest traditional 2 storey detached dwelling having undergone some alterations to the fenestration and having a render covering applied, with detached single storey barn abutting the highway pavement of Church Road. To the rear of the dwelling is a single storey lean-to extension / outbuilding built off the common northern boundary with No. 27 High Street. Both buildings on the site are in a poor state of repair and the buildings are not currently in use. The plot is smaller than many of the surrounding plots; however there are a mix of dwellings and sizes within the locality and the site is considered to be within the built-up area of Needingworth. The site is bounded by a mix of historic walls and fences, with the north elevation of the dwelling being located on the boundary with No 27 High Street to the north, and the southern gable of the barn forming part of the common boundary with No 1A Church Street to the south. The site is located very close to the junction of High Street and Church Street, close to the centre of the village of Needingworth.
- 1.2 The site is not within a Conservation Area, however it is diagonally opposite a grade II listed thatched cottage, known as Crossways 29 High Street. The village centre has an attractive and distinct character made up of spaciouly sited detached houses and cottages fronting directly onto the street, many dating from the same period, of uniform scale, proportions and detailing. There are long views of the buildings from the south when travelling northwards along Church Street towards the High Street. The site is also visible from the junction of High Street and Church Street.
- 1.3 Planning permission is sought for the erection of two, two bedroom dwellings with a maximum ridge height of 7.2m following demolition of

the existing dwelling and barn. The application is accompanied by a Design, Access and Heritage Statement and a Bat Survey.

## 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.
  - **T14:** "Parking" – controls to manage transport demand and influencing travel change alongside measures to improve public transport accessibility, walking and cycling should be encouraged. Maximum parking standards should be applied to new residential development.
  - **ENV3:** "Biodiversity and Earth Heritage" it should be ensured that the region's wider biodiversity, earth heritage and natural resources are protected and enriched through conservation, restoration and re-establishment of key resources.
  - **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)
- **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.
  - **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.
  - **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
  - **En20:** Landscaping Scheme. - Wherever appropriate a development will be subject to the conditions requiring the execution of a landscaping scheme.
  - **En22:** “Conservation” – wherever relevant, the determination of applications will take appropriate consideration.
  - **En25:** "General Design Criteria" - indicates that the District Council will expect new development to respect the scale, form, materials and design of established buildings in the locality and make adequate provision for landscaping and amenity areas.
  - **T18:** “Access requirements for new development” states development should be accessed by a highway of acceptable design and appropriate construction.
- 3.4 Huntingdonshire Local Plan Alterations (2002) Saved policies from the Huntingdon Local Plan Alterations 2002 are relevant and viewable at

[www.huntingdonshire.gov.uk/localplan](http://www.huntingdonshire.gov.uk/localplan) - Then click on "Local Plan Alteration (2002)

- **HL5** – Quality and Density of Development - sets out the criteria to take into account in assessing whether a proposal represents a good design and layout.
- 3.5 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 Needingworth as a smaller settlement in which infill development may be appropriate in built up areas.
- 3.6 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 should be accorded significant weight.
- 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.
  - **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.
  - **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.
  - **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.

- **E8:** “Sustainable Travel” – proposals must demonstrate how the scheme maximises opportunities for the use of sustainable travel modes, particularly walking, cycling and public transport.
- **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.

3.8 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 are relevant:

- **Draft Policy 6:** ‘Scale of Development in Small Settlements’- sustainable development proposals located within the built-up area of a Small Settlement will be assessed on individual merit taking into account whether 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.

3.10 Policies from the Huntingdonshire Local Plan to 2036 Draft Development Management Policies 2012 are relevant:

- **Draft Policy 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.
- **Draft Policy DM6:** - “Parking provision” – development proposals should ensure that sufficient parking is provided to meet its needs and minimise impacts on existing neighbouring uses.

- **Draft Policy 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.
- **Draft Policy DM13:** – “Good design and sustainability” – development proposals should be at high standards of design for all new sustainable development and the built environment.
- **Draft Policy DM14:** – “Quality of development” – development proposals will achieve a high standard of amenity for existing and future users of both the proposed development and its surroundings.
- **Draft Policy 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.
- **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.
- **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.
- **Draft Policy 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 Huntingdonshire Design Guide (2007) Section 4: House Design and Detailing

#### 4. PLANNING HISTORY

- 4.1 1200274FUL – Erection of 2 x 2 bedroom dwellings following demolition of existing dwelling – application refused 18.04.2012.
- 4.2 0501072FUL – Erection of dwelling – application refused 17.05.2005. Site not large enough and development would be cramped, detrimental to street scene and access inadequate.
- 4.3 0601140FUL – Erection of dwelling following demolition of existing barn and dwelling – application refused 20.07.2006 – overbearing impact upon 27 High Street and inappropriate design. Appeal dismissed 22.03.2007 – undistinguished bland design with poor proportions, fenestration, scale, form, detailing and materials and unsatisfactory relationship on number 27 High Street.

- 4.4 0603218DEMDT – Demolition of dwelling and barn – prior approval for demolition of dwelling and barn not required. Valid for 5 years from 26.10.2006, expired 26.10.2011.

## **5. CONSULTATIONS**

- 5.1 **Holywell and Needingworth Parish Council** – object to the application (COPY ATTACHED)
- 5.2 **Cambridgeshire County Council Highways** - Looking at the amended drawing now submitted, I note that there are now two spaces per dwelling which would go some way to reducing the possibility of on street parking in the location. Looking at the plans provided it is, to all intense purposes two dwellings replacing the one existing. The proposed accesses onto the highway are that of single dwelling, and not of a shared nature, this is similar to other single dwellings that exist in the vicinity already, but does indicate that pedestrian visibility is to be provided either side of each access. Given the above I have no objection to the proposal. Request for conditions to be appended to any approval.

## **6. REPRESENTATIONS**

- 6.1 One neighbour representation received querying the boundary treatment to the northern boundary and ensuring that the communal boundary between 1 Church Street and that of 27 High Street is secure.

## **7. SUMMARY OF ISSUES**

- 7.1 The main issues to consider are the principle of development on this site, design and siting of the dwelling in relation to the character of the street scene, any impacts upon adjoining neighbours, highway safety and parking provision.

### **Principle of development.**

- 7.2.1 The site is located within a residential area of Needingworth, where development in the vicinity comprises a mix of sizes and styles. The Core Strategy, Development Management Development Plan Document and Local Plan to 2036 support infill residential development within the built up area which this site relates to. The principle of development is therefore considered acceptable and complies with policies CS3, E2 and Draft Policy 6.

### **Design and layout upon the character and appearance of the area.**

- 7.3 The Inspector on a previous appeal (application 0601140FUL) on the site noted that the site is visible from the junction of Church Street and High Street and that it formed an important transition between historic and modern building patterns in the village. The Inspector stressed the greatest need for the redevelopment of the site to harmonise with the traditional building forms of the village, to effectively manage that transition in visual terms.

- 7.4 Policy H32 of the Local Plan states that the subdivision of curtilages will be supported only where the resultant dwelling and its curtilage are of a size and form sympathetic to the locality. Policy E1 of the Development Management DPD Proposed Submission and policies in the Local Plan to 2036 echo this, where development proposals shall demonstrate consideration of the character and appearance of the surrounding environment and potential impact of the proposal.
- 7.5 The design of the dwellings form a symmetrical pair which are simple in form echoing the more traditional cottages of the village found along the High Street and Church Street. The dwellings have been designed with subservient style extension features to the side and rear. The side extensions are two storey and are set back and stepped down from the front elevation of the dwellings. At ground floor the extension is open to the front and rear and has been designed to allow a car to park within and drive through to the rear. The opening to the front is by way of a soft arch supported on piers either side. At first floor the two storey extension element contains a second bedroom with window to the front. This has been designed to ensure that there is no overlooking created to the side or rear.
- 7.6 The rear extension elements are single storey allowing for additional ground floor accommodation and for an external covered entrance to the rear and for allowing for a covered parking space as part of the 2 storey extension to the side.
- 7.7 The dwellings have been designed with a clear composition of openings and incorporate traditional features echoing those found within the village, such as sash style windows and chimneys. The dwellings also incorporate a date stone to the centre, and brick corbelled corners to the front at ground floor.
- 7.8 Whilst the dwellings are taller (approximately 7.2m to the ridge and approximately 6.7m to the ridge of the two storey side extension) than that of the existing dwelling (approximately 5.8m to the ridge) to be demolished, the height has been kept low through a modest gable depth of 6m and a shallow pitched roof, and follows advice within the Huntingdonshire Design Guide. The scale and mass of the dwellings echoes that of other traditional dwellings within the locality. The principal windows front Church Street, to aid natural surveillance and respond to the opportunities and constraints of the site.
- 7.9 The dwellings sit just beyond the back edge of the pavement, with the pavement being slightly widened. This echoes the existing buildings on the site which are located to the back edge of the pavement. The dwellings have been located towards the northern end of the site, but setback from the northern boundary by approximately 1.3m to the front and 1.08m to the rear of the northern boundary.
- 7.10 The setback from the northern boundary will improve the existing situation for No 27 High Street through setting the dwelling away from the common boundary. The proposed dwellings are set back between approximately 2.9m and 3.2m from the southern boundary. The dwellings, especially the southern dwelling, will be visible when travelling north along Church Street. It is recommended that a condition be attached to any approval to incorporate a design feature to the south side gable of the subservient extension to break up the

brick mass and provide some visual interest. A central brick filled window at first floor with arched header and stone cill would for example be appropriate in this instance.

- 7.11 Whilst the proposed curtilages are smaller compared to some of the other curtilage sizes within the locality, they would not harm the character and appearance of the area and are considered suitable given the central village location and modest size of the dwellings. The northern dwelling has a rear garden with of approximately 5.4m by 7.4m from the rear of the dwelling narrowing to approximately 4.4m from the rear of the single storey element. The southern dwelling has a rear garden width of approximately 9.2m with a depth of 7m to the rear of the dwelling narrowing to 4.3m from the rear of the single storey extension element. Space has been provided for a cycle store to accommodate 2 cycles and for a bin store with the garden areas for each dwelling.
- 7.12 The dwellings are proposed to be constructed with natural slates and buff coloured bricks. It is recommended given the prominent location of the dwellings that a condition be attached to any approval to provide a brick panel to be erected for approval to ensure a suitable brick and mortar colour.
- 7.13 The development as described above is of appropriate quality and respects the character and appearance of the locality and the street scene and complies with policies ENV7, H31, H32, HL5, En25, E1, E2 and draft policies 6, 9, DM8 and DM13.

#### **Impact upon neighbour amenity.**

- 7.14 The proposed dwellings would be reasonably well separated from the neighbouring properties such that they would not be unduly oppressively overbearing or cause undue loss of light. The dwellings have been designed without external side windows, and first floor windows to the rear have been kept to a minimum serving a landing and bathroom to each dwelling at first floor only. The proposal in this regard satisfies Policy H7, H31 and draft policy DM14.

#### **Highway safety and parking provision.**

- 7.15 Policies E10 of the Development Management Development Plan Document and DM6 of the Local Plan to 2036 require adequate vehicle and cycle parking facilities to be provided to serve the needs of the development.
- 7.16 The Parish Council has objected to the development amongst other issues on highway safety. The site is to the south of the junction of Church Street and High Street. The plans have been amended to allow for 2 tandem off road parking spaces per dwelling in accordance with the Council's maximum parking standards. Cambridgeshire County Council Highways has commented on the original and amended plans and raise no objections to proposal on highway safety grounds. The single access points for each dwelling echo those found along Church Street and pedestrian visibility splays have carefully been incorporated into the design of the dwellings.

- 7.17 This site is within walking distance to village facilities and the primary school. A garden shed is proposed to allow for cycle storage for the proposed dwellings. Whilst elevations have not been provided it is recommended that details be provided via condition and the building erected prior to the first occupation on any approval.
- 7.18 The sustainable location of the site within the built up area of Needingworth and the provision of two off road parking spaces with cycle storage, on balance is considered acceptable and complies with policy E10 and draft policies DM5 and DM6.

#### **Other considerations.**

#### **Ecology.**

- 7.19 The existing buildings are in a poor state of repair and have been vacant for several years and as such there was a probability that the buildings were being used by Bats. Bats are a protected species. A Bat survey has been submitted with the application. The survey was undertaken in September 2012 by Craig Williams a member of IEEM and a licensed Bat Worker. The methodology detailed appears thorough and therefore the conclusion justified. No Bats were found. The proposed development is therefore considered acceptable and complies with policy ENV3, En22, E4 and draft policy DM24.

#### **Impact upon Listed Building.**

- 7.20 The proposed development does not impact upon the setting of the listed building of 29 High Street. The proposal is therefore in accordance with policy ENV6, H33, En2, E3 and draft policy DM27.

#### **Boundary wall.**

- 7.21 The neighbour at No 27 High Street has commented regarding the security of the common boundary. Amended plans have been received illustrating the slight realignment of the northern boundary wall to remove a dog-leg step and to create a 1.8m high wall. It is recommended that all boundary features be agreed via condition.

#### **Conclusion.**

- 7.22 It is officer opinion that the proposal is acceptable in that:
- \* The principle of a dwelling within the built up area is considered acceptable in principle.
  - \* The design, scale and mass of the development respects the character of the area.
  - \* The scale and location of the development is not considered to have an overly detrimental impact upon the amenity of the neighbouring dwellings.
  - \* The design, scale and location of the development does not have an overly detrimental impact upon the street scene.
  - \* The dwellings have provision for off road parking space and the site is within a sustainable location with other modes of transport available.
  - \* There are no other material planning considerations which lead to the conclusion that the proposal is unacceptable.

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

<b>2003</b>	Time Limit (3yrs)
<b>Nonstand</b>	External materials
<b>Nonstand</b>	Architectural details
<b>Nonstand</b>	Details of boundary treatments
<b>Nonstand</b>	PD removal for extensions
<b>Nonstand</b>	PD removal for additional windows
<b>Nonstand</b>	Details of design feature to southern gable
<b>Nonstand</b>	Details of cycle storage
<b>Nonstand</b>	Details of sustainability features
<b>Nonstand</b>	Hard and soft landscaping
<b>Nonstand</b>	Finished floor levels
<b>Nonstand</b>	Existing access to be permanently closed
<b>Nonstand</b>	PD removal of gates
<b>Nonstand</b>	Vehicular access construction
<b>Nonstand</b>	Visibility splays

**CONTACT OFFICER:**

Enquiries about this report to **Alison Wood Development Management Officer 01480 388408**

**To:** DevelopmentControl[/O=HUNTS DISTRICT  
COUNCIL/OU=HDC/CN=RECIPIENTS/CN=DEVELOPMENTCONTROL];  
**Subject:** Comments for Planning Application 1201544FUL  
**Sent:** Thur 10/25/2012 7:58:12 AM  
**From:** developmentcontrol@huntsdc.gov.uk

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

Comments were submitted at 8:58 AM on 25 Oct 2012 from Miss Jane Bowd - Needingworth PC.

### **Application Summary**

**Address:** Land At And Including 1 Church Street Needingworth  
**Proposal:** Erection of two, two bedroom dwellings following demolition of existing building and barn  
**Case Officer:** Alison Wood  
[Click for further information](#)

### **Customer Details**

**Name:** Miss Jane Bowd - Needingworth PC  
**Email:** needingworthpc@btconnect.com  
**Address:** Village Hall Overcote Lane, Needingworth, Cambridgeshire PE27 4TU

### **Comments Details**

**Commenter Type:** Town or Parish Council  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:** - Detrimental to highway safety  
- Detrimental to pedestrian safety  
- Inadequate access  
- Inappropriate scale of development  
- Overbearing impact of development  
- Precedent of refusal  
- Traffic creation/problems

**Comments:** This proposed development is similar to previous plans submitted and refused by the Parish Council. The Parish Council consider that their concerns have not been addressed:- The design and layout would appear as a dominant feature within the existing street scene due to the scale of the build being too large for the size of the plot. It would create a cramped feature harmful to the character and appearance of the area. Highway safety- The site is a known 'pinch' point very close to a major junction in the village. Church Street is the main route to the village Primary School and the settlement of Holywell. The proposed development would increase the number of access points onto the road, across a footpath. It would also create a potential for roadside parking thus further reducing visibility for pedestrians and vehicles. The Parish Council still considers that the site is only suitable for a single dwelling with adequate off road parking and space for a vehicle to turn.

# Development Management Panel

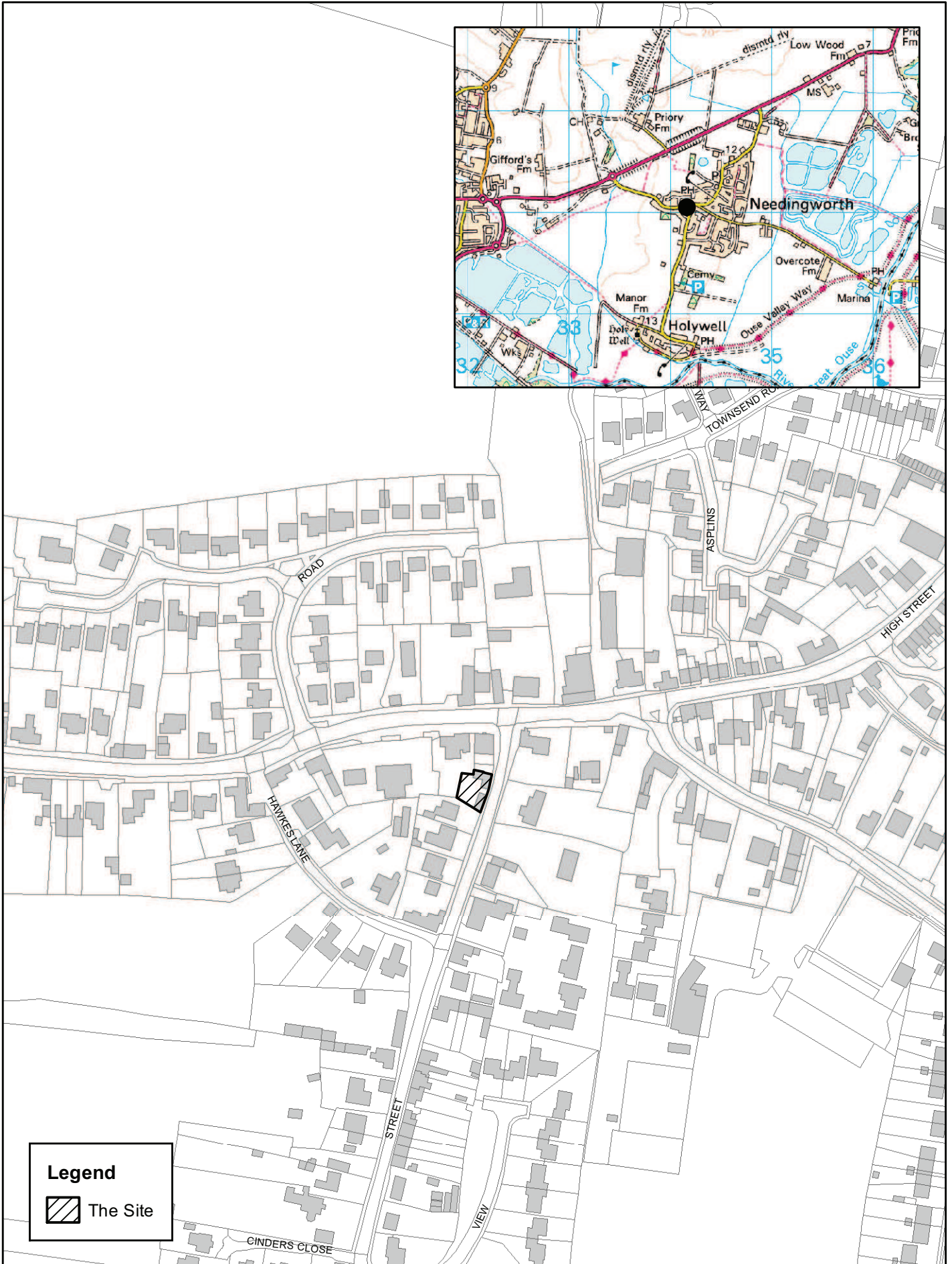


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Application ref: 1201544FUL

Date Created: 28/11/2012

Location: Holywell-cum-Needingworth

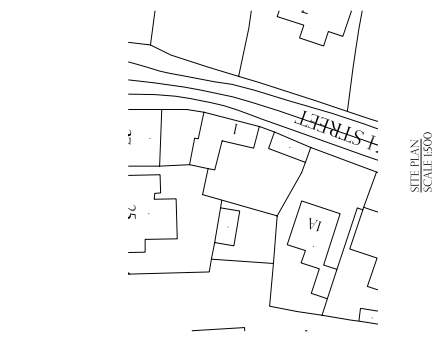
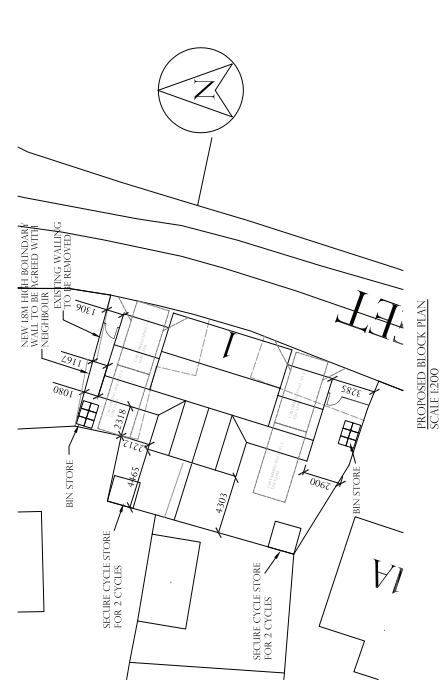
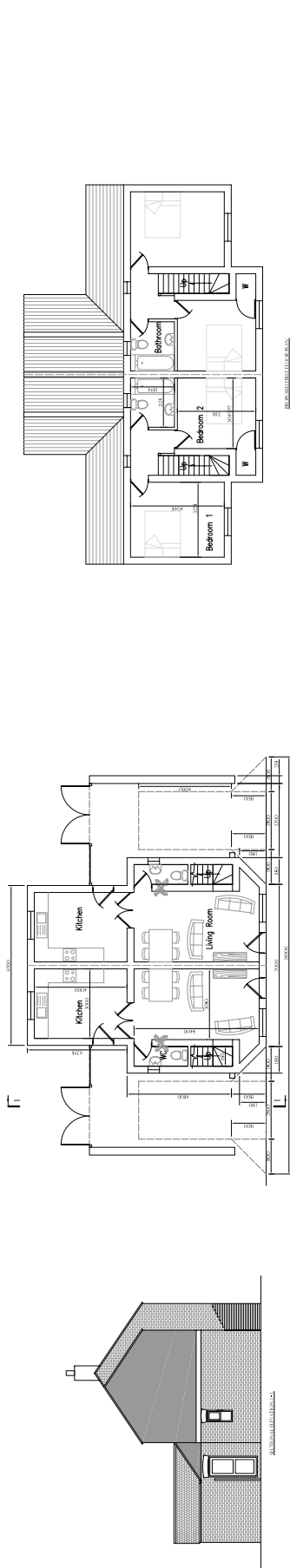
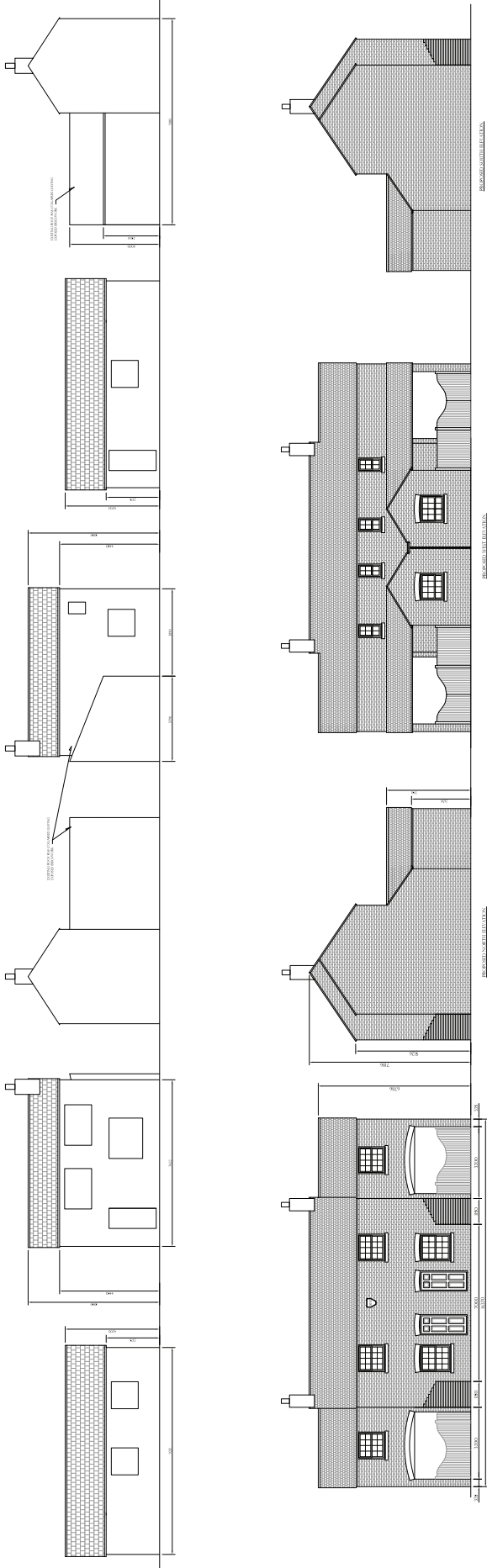


**Legend**

 The Site

Notes:

1. All dimensions in millimetres unless otherwise stated.
2. The existing building is in a poor state of repair and as such, internal inspection was not possible, therefore existing floor plans are not available.
3. The existing No.1 Church Street, Needingworth is to be demolished to build the proposed new dwellings.



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WWW.JPTDESIGN.CO.UK

Drawing Title -  
EXISTING & PROPOSED ELEVATIONS, SITE PLANS, FLOOR PLANS  
Client - Mr M Ahmed  
Address - 1 Church Street, Needingworth  
Scale - 1/100 Date - Sep 11  
Dwg No. - JPT/MA/091/001 Rev - H

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**Case No:** 1301261FUL (FULL PLANNING APPLICATION)

**Proposal:** ERECTION OF A REPLACEMENT DWELLING FOLLOWING DEMOLITION OF EXISTING BUILDINGS

**Location:** SHERWOOD HOUSE CHAPEL ROAD RAMSEY HEIGHTS

**Applicant:** MR M WOOLCOTT

**Grid Ref:** 523976 284726

**Date of Registration:** 21.08.2013

**Parish:** RAMSEY

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## RECOMMENDATION - REFUSE

### 1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 This site is located towards the end of Chapel Road, Ramsey Heights, approximately 4.5km west of Ramsey. It has an area of around 0.52ha., and is occupied by a detached two storey dwelling with a series of outbuildings. One of these is used as a residential annexe. The dwelling is of brick and tile construction, and has a conservatory on the rear. The outbuildings vary in their scale and design and the majority are steel framed and sheet clad. There is a mature willow tree in the centre of the site and a mature tree/hedge screen along the road frontage. The other boundaries are generally open. There is an access to the site from Chapel Road.
- 1.2 Development along Chapel Road is scattered and agricultural land predominates. There are fields or paddocks on three sides of the application site and a dwelling opposite.
- 1.3 The proposal is to demolish the existing house and to erect a replacement. The present house has overall dimensions of approximately 10m. by 8m. (excluding the conservatory), whereas the proposed replacement will measure 21m. by 16m., together with a single storey section measuring 5.6m by 5.3m. The height to ridge will be 7.3m, and the height to the main eaves level will be 4.6m. The design will feature projecting gables on both the front and rear, together with dormer windows. One end of the building will be gabled whereas the other end will have a catslide roof, again with dormer windows. A large area on the rear of the building will be glazed to take advantage of the view over the fens, and to maximize solar gain. The principal materials will be red facing bricks and slate. The residential annexe will be demolished as will a shed close to the entrance of the site. The existing access will be retained and there is a large amount of parking within the site.
- 1.4 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 <https://www.gov.uk/government/organisations/department-for-communities-and-local-government>

## 3. PLANNING POLICIES

- 3.1 Saved policies from the Huntingdonshire Local Plan (1995)
- **H23:** "Outside Settlements" – general presumption against housing development outside environmental limits with the exception of specific dwellings required for the efficient management of agriculture, forestry and horticulture.
  - **H27:** "Existing Buildings in the Countryside" – replacement dwellings in the country may be acceptable provide that proposals only involve modest changes in building size, are of good design, well related to their setting and do not create or perpetuate a traffic hazard.
  - **H31:** "Residential privacy and amenity standards" – Indicates that new dwellings will only be permitted where appropriate standards of privacy can be maintained and adequate parking provided.
  - **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.
  - **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.

- **CS9:** “Flood water management” – the District Council will normally refuse development proposals that prejudice schemes for flood water management.
- 3.2 Saved policies from the Huntingdonshire Local Plan Alterations (2002)
- 3.3 None relevant
- 3.4 Adopted Huntingdonshire Local Development Framework Core Strategy (2009)
- **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.
- 3.5 Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013)
- **Policy LP 1** ‘Strategy and principles for development’ - The Council will support proposals which contribute to the delivery of new housing, economic growth and diversification and infrastructure provision.
  - **Policy LP 6** ‘Flood Risk and Water Management’ - Flood Risk
- 3.6 A proposal will be supported where:
- a. it is located in an area that is not at risk of flooding with reference to the Environment Agency flood risk maps and the Council's Strategic Flood Risk Assessment (SFRA), unless a Sequential Test, and if necessary an Exception Test, as set out in the NPPF's technical guidance on flood risk, proves the development is acceptable;
  - b. suitable flood protection/ mitigation measures can be agreed as appropriate to the level and nature of flood risk and satisfactorily implemented and maintained; and
  - c. there will be no increase in the risk of flooding for properties elsewhere, e.g. through a net increase in surface water run-off, or a reduction in the capacity of flood water storage areas, unless suitable compensation or mitigation measures exist or can be agreed, satisfactorily implemented and maintained.
- **Policy LP11** ‘The relationship between the built up area and the countryside’ The countryside includes all land outside built-up areas and those hamlets, groups of buildings and individual buildings that are clearly detached from the continuous built-up area of a defined settlement that are not themselves defined settlements. New homes in the countryside will require special justification for planning permission

to be granted. The requirements are set out in Policy LP 26 'Homes in the Countryside'.

- **Policy LP 13** 'Quality of Design' - A proposal will need to be designed to a high standard based on a thorough understanding of the site and its context.
- **Policy LP 15** 'Ensuring a High Standard of Amenity' - A proposal will be supported where a high standard of amenity is provided for existing and future users and residents of both the surroundings and the proposed development.
- **Policy LP 26** 'Homes in the countryside' - Extension, Alteration or Replacement of an Existing Home

3.7 A proposal for extension, alteration or replacement of an existing home in the countryside will be supported where it does not significantly increase the height or massing compared with the original building and does not significantly increase the impact on the surrounding countryside. Replacement homes will be expected to be located in the same position as that being replaced unless relocation would bring about benefits in terms of:

- a. the amenity of residents; or
- b. releasing land of high agricultural value by replacement on that of lower agricultural value.

Local policies are viewable at <https://www.huntingdonshire.gov.uk>

3.8 The SPD Design Guide is a material planning consideration.

#### **4 PLANNING HISTORY**

4.1 0803089CLED – application for a Certificate of Lawful Use in respect of the building known as Common Bridge Farm Bungalow as a residential annexe occupied in association with the adjoining dwelling known as Sherwood House. Consent granted 23rd December 2009.

4.2 102140FUL – replacement dwelling. Refused 23rd April 2012. The subsequent appeal was dismissed. This application was the first one for the erection of a replacement dwelling on this site, and involved the demolition of the existing dwelling and the barn at the entrance to the site. The residential annexe referred to above was to be retained. The replacement dwelling was to be two storey (with the exception of a small single storey section on one gable), the main section measuring 15.2m by 12.2m. The building would have a hipped roof, with a ridge height of 8.8m and an eaves height of 5.5m.

4.3 The application was considered by the Development Management Panel on the 23rd April 2012 when it was refused on the grounds that the development was contrary to the policies in force at the time relating to the erection of replacement dwellings in the countryside, and that design did not reflect the traditional pattern of buildings in the locality.

4.4 An appeal was lodged and subsequently dismissed. In the decision letter, the Inspector identified the main issue as being the effect of the proposed dwelling on the character and appearance of the area. She noted that the existing house was modest in size and simple in design, and that the purpose of the policies quoted in the decision notice was to protect the countryside from inappropriately large and visually intrusive development. When compared with the existing dwelling, the proposal would represent a considerable increase in building size. In particular, the proposal would provide significantly more accommodation at first floor level, adding to its overall bulk. The Inspector noted that other properties in the vicinity were of a more modest size and of a simple traditional design. She concluded that the appeal proposal would be visually intrusive and would cause harm to the character and appearance of the surrounding rural area. It would represent a considerable increase in building size and would be of a design inappropriate to its rural setting. It would fail to respect the scale, form and design of established buildings in the locality.

4.5 Copy of plans and appeal decision attached.

## **5. CONSULTATIONS**

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

5.2 **Environment Agency** – No objections on flood risk grounds

5.3 **Middle Commissioners** – evidence needs to be submitted to prove that a viable scheme for flood risk management exists or can be provided.

## **6. REPRESENTATIONS**

6.1 Neighbours – no representations received.

## **7. SUMMARY OF ISSUES**

7.1 The main issues in this case are the form, scale and design of the proposal and its effect on the character and appearance of the site and the area in general, the impact on neighbour amenities and flooding.

7.2 The residential use of this site is well established, and there are no objections to the principle of the erection of a replacement dwelling.

7.3 In the Design and Access Statement, the applicant has stated that the existing building is in poor condition, and that structural engineers have recommended that it be demolished. It is uneconomical to repair. The present dwelling is not large enough for their needs (he has six children), and the proposal will satisfy his accommodation needs. He further states that the size of the proposed dwelling is comparable to that of the existing dwelling extended under its permitted development rights plus approximately 15% plus the floor area of the detached residential annexe.

7.4 The impact of the development on the site and the surrounding area.

- 7.5 Applications for replacement dwellings in the countryside are subject to the provisions of saved policy H27 of the Local Plan 1995, and policy LP26 of the Local Plan to 2036. Both policies impose restrictions on the amount by which the size of the original building can be increased, in order to protect the countryside from inappropriately large and visually intrusive development. Policy H27 refers to “only modest changes in building size”, together with issues relating to the design of the building, its relationship to its setting and the highway implications. Paragraph 2.88 of the 1995 Local Plan states that “replacement schemes will be required to be of a similar scale to the original dwelling and of a design appropriate to its rural setting”.
- **Policy LP26** contains similar provisions and will support an application for a replacement dwelling in the countryside where it does not “significantly increase the height and massing compared with the original building and does not significantly increase the impact on the surrounding countryside”. Replacement homes will be expected to be located in the same position as that being replaced. The weight that can be given to this policy, and others in the HLP2036, is limited due to the fact that the Plan is in an early stage in the adoption process.
  - **Policies En25** (HLP1995) and LP13 (HLP2036) refer to design matters. Saved policy En25 requires new development to “generally respect the scale, form, materials and design of established buildings in the locality.”
- 7.6 The applicant has compared the size of the proposed dwelling with that of the existing dwelling as extended under its permitted development rights with increments added for the annexe plus a notional 15%. No explanation has been forthcoming regarding the origin or justification for the additional 15%, nor is it clear as to what part of the original building it applies to. On the basis of the plans supplied by the applicant, the annexe has a floor area of 131.59sq.m., and the dwelling has a floor area of 138.14sq.m. Under the terms of the present General Permitted Development Order (GPDO), single storey side extensions can be added to each side of the dwelling totaling 65.89sq.m. A single storey extension of 80.8sq.m. could be added to the rear of the building, giving a total of 146.69sq.m. for all the extensions. This gives a total floor area for the dwelling, plus the annexe plus the p.d. extensions of 416.42sq.m. The above extensions, and the annexe are all single storey. The only two storey extension permissible under the provisions of the GPDO would be a limited extension on the rear of the building, which would be the full width of the building by a maximum projection of 3m. This would take the place of the single storey rear extension, and would reduce the overall area of the dwelling as extended by 20sq.m. These figures do not take into account the notional 15% increment for which no justification has been presented.
- 7.7 By comparison, the proposed dwelling will have a floor area of 535.67sq.m. This represents an increase of 28.58% over the existing building as extended, including the annexe. If a notional 15% is added to the total floor area of the dwelling plus p.d. additions plus annex, the percentage increase falls to 6.4%.

- 7.8 Notwithstanding the possibility of extending the existing dwelling under its permitted development rights, and including the floor area of the annexe, it is considered that the proposed dwelling will represent a substantial increase in the overall bulk and scale of the original structure, particularly at first floor level, and will, as a consequence, significantly increase its impact on the surrounding countryside. It is noted that the redesigned building will have a lower ridge and eaves heights when compared with the previous proposal (7.3m and 4.6m compared with 8.8m and 5.5m respectively), but it will still be higher than the existing building (approx. 7m.) and will be a full two storeys throughout (with the exception of the utility room). This contrasts unfavourably with the small amount of first floor accommodation in the existing building, and the limited amount which could be added under p.d. This combination of the overall increase in the height of the building and the substantially great bulk at first floor level represents more than a “modest” change in the building size as referred to in policy H27, and “significantly” increases the height and massing of the original building as referred to in policy LP26. It will not be of a “similar scale” to the original dwelling as mentioned in paragraph 2.88 of the HLP1995. When compared with the existing dwelling, the proposal will have a considerably greater impact on the appearance and character of the site and the open countryside in general, and will be significantly more intrusive than the present building. Although the proposed dwelling may be lower than the previous refused design, it is in fact wider than the previous refused design (26.7m compared with 20m), and deeper 16m compared with 12.2m.
- 7.9 Overall, it is considered that the revised proposal has not overcome the objections raised in respect of the previous scheme relating to the increase in the scale, bulk and visual impact of the building, and that the development remains contrary to the provisions of policies H27 and LP26.
- 7.10 The building has been re-designed since the previous submission with a lower, longer, form, dormers set in the eaves, and the gables being given more prominence. Advice on design can be found in the SPD Design Guide which, in paragraph 4.1.2 states that, where possible, house plans should be based on the simple rectangular form with a wide frontage/shallow plan, where the depth of the building is typically in the range of 4.5m to 6m. Larger properties can be created by additions to the basic regular plan although such additions should be subservient to the principle structure. Roof pitches should be in the order of 25 degrees to 55 degrees depending on the material. Policy En25 requires new development to generally respect the scale, form, materials and design of established buildings in the locality. Whilst the monolithic form of the previous proposal has been replaced, it is considered that the building still lacks the simplicity of form and the hierarchy of elements which are a common feature of fenland buildings with the principal building being two storey, attached to which would be a series of single storey elements. These would give the development greater variety and interest with different ridge heights and varying block sizes. In the appeal decision letter, the Inspector noted that buildings in the locality, although varied in character were generally of a more modest size and simple traditional design. The previous proposal failed to reflect this overall character and was in conflict with policy En25. Whilst a different design approach has been adopted this time, it is considered that the

proposal has not overcome the issues raised by saved policy En25 and emerging policy LP13.

- 7.11 Paragraph 58 of the NPPF requires new development, inter alia, to respond to local character and history and reflect the identity of local surroundings and materials, whilst not preventing or discouraging appropriate innovation. The Inspector noted that the previous proposal was at odds with the core planning principles of the NPPF of protecting the countryside for the intrinsic beauty and character and securing high standards of design. She also concluded that the proposal did not respond to local character and history and reflect the identity of local surroundings. Despite the changes to the design of the building, it is considered that the development will still have an adverse impact on the character of the surrounding countryside, and does not respond to the local vernacular.
- 7.12 The effect of the development on the amenities of the immediate neighbours.
- 7.13 here is only one dwelling (Warden's House) close to the application site, and this is the property on the other side of the road. The distance between the two is considerable (about 65m) and there is screening between them in the form of the tree and hedge screen along the frontage of the application site. The proposal will have very little effect on the amenities of the immediate neighbour, and, although it will be visible from Warden's House, it will have a minimal effect in terms of loss of privacy, loss of light or overbearing impact.
- 7.14 The proposal does not conflict with policies H31 and Policy LP 15.

### **Flooding**

- 7.15 The site is on the very edge of flood zones 2 and 3 and it is within the 1000 year flood envelope. An FRA has been submitted with the application, and this has concluded that the site is not at risk of serious flooding. It also states that there is no evidence of the site flooding within the past 100 years.
- 7.16 Residential development is classified in the Technical Guidance to the NPPF as being in the "more vulnerable" category, and, for development within flood zone 3, a sequential test is required. The aim of this test is to steer new development to areas with a lower probability of flooding. If the development cannot be located in a zone with a lower probability, an exception test must be applied to show that it provides wider sustainability benefits that outweigh the flood risk, and that development will be safe for its lifetime taking account of the vulnerability of its users and without increasing flood risk elsewhere.
- 7.17 In this case, it should be noted that there is already a dwelling on the site and there is no evidence to suggest that the replacement of one dwelling by another, even one with a greater footprint, will increase the risk of flooding in the locality. The FRA has concluded that the probability of this site flooding is very low, and that, if it did occur, there would be ample warning. The EA has not commented on the proposal.

- 7.18 Overall, it is considered that the development does not pose any undue flooding risks and that it does not conflict with policies CS8, CS9 and LP6.

### **Other issues**

- 7.19 Highway matters – the existing access will be used to serve this property, and there is ample parking space within the curtilage of the site to satisfy the needs of the development. It is unlikely that the larger dwelling will generate significantly more traffic than the present one, and thus it is considered that the proposal will not give rise to any highway issues.

### **Conclusions**

- The erection of a replacement dwelling is acceptable in principle
  - 2. The scheme does not conform to the requirements of policies H27 and LP26 in terms of its increase in scale and consequential impact on the character of the area, compared to the existing dwelling but also the existing dwelling with permitted development extensions and the demolition of the annexe.
  - 3. The design of the building does not adequately reflect policies En25 and LP13.
  - 4. The proposal will not have an adverse impact on the amenities of any neighbours.
  - 5. There are no overriding highway issues
  - 6. There are no overriding flooding issues
  - 7. There are no other material planning considerations which have a significant influence 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 not be granted in this instance.
- 7.21 If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

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

- 8.1 The proposal would be contrary to the provisions of the National Planning Policy Framework 2012, policies H27 and En25 of the Huntingdonshire Local Plan 1995, and policies LP13 and LP26 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) in that the development, by reason of its form, bulk and massing would not adequately respect or reflect the scale and nature of the dwelling it is intended to replace and it would, thereby, result in an over-dominant feature which would be detrimental to, and have an adverse impact on, the open character and rural appearance of the site and the area in general.

**CONTACT OFFICER:**

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



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Head of Planning Services  
Pathfinder House  
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Cambridgeshire PE 29 3TN

Application Number: 1301261FUL Case Officer David Hincks  
**Proposal: Erection of a replacement dwelling following demolition of existing buildings**  
**Location: Sherwood House Chapel Road Ramsey Heights**  
**Observations of Ramsey Town/Parish Council.**  
Please ✓ box as appropriate

Recommend **approval** because .....(please give relevant planning reasons in space below)  
*Unanimously in favour - site large enough to take proposed dwelling.*

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: *13/9/13*

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

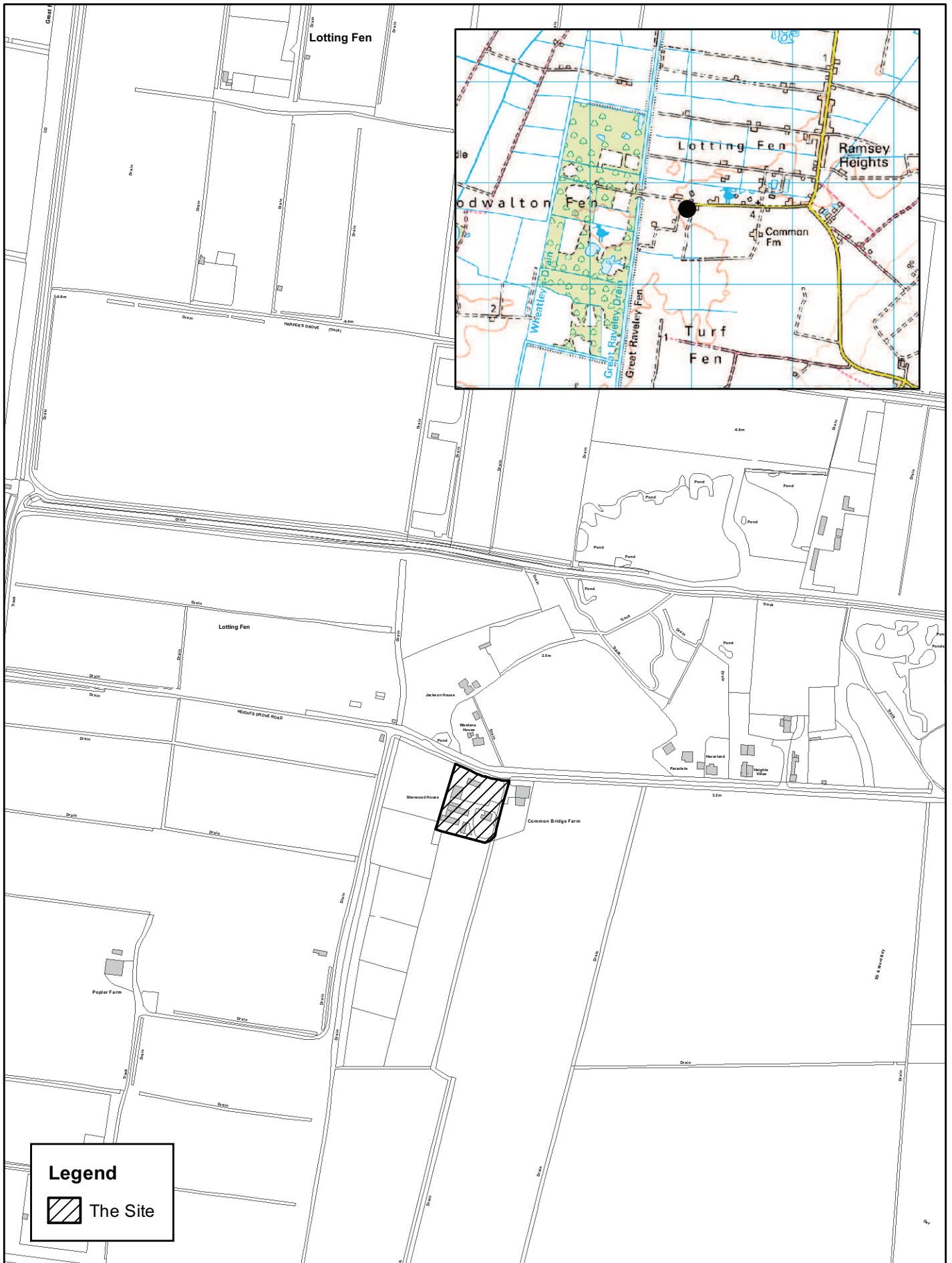


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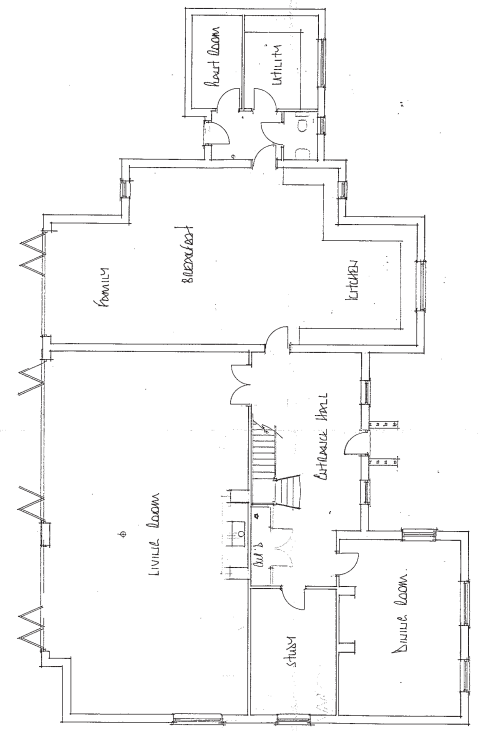
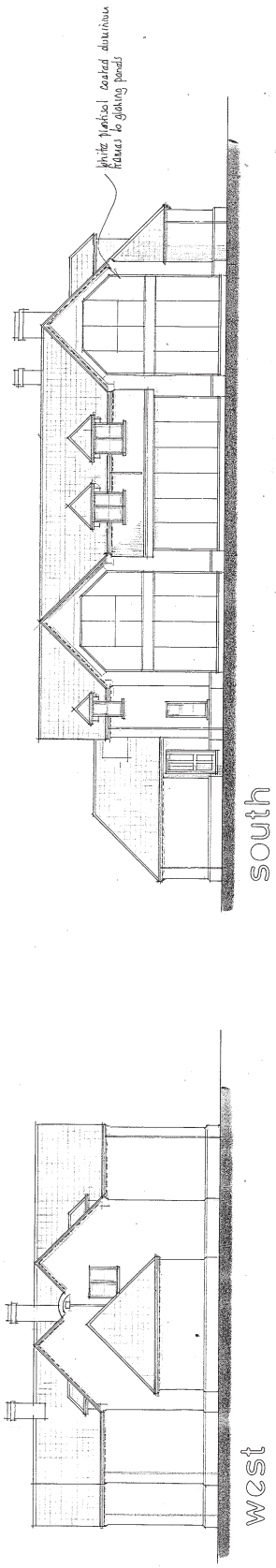
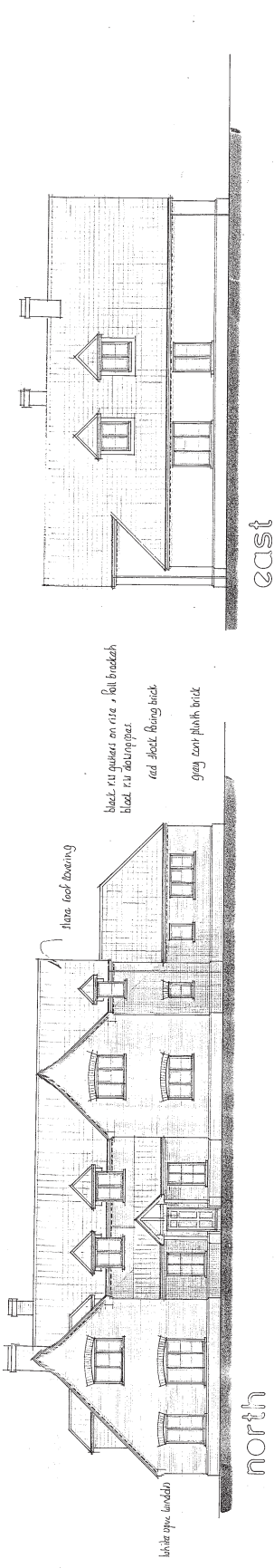
Application ref: 1301261FUL

Date Created: 26/11/2013

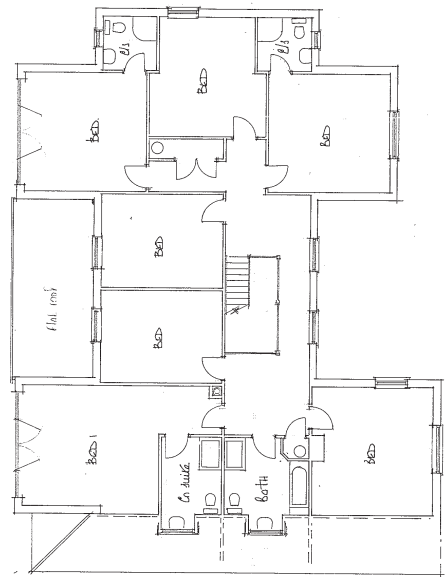
Location: Ramsey







ground floor



first floor

EAST MIDLANDS  
DESIGN ASSOC.

Architectural Consultants  
Willow Lodge  
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Tel/Fax: 01775 749346  
Mobile: 07790 220245  
client: Mr. M. Woodcroft  
Project: REPLACEMENT BUILDING AT SPALDING HOUSE, DOWNING ROAD, SPALDING, LINCOLNSHIRE PE22 0ES  
drawing: LOCAL ELEVATIONS  
NO MARKS  
Scale: 1:100  
date: JULY 2013  
DWG No: 1047103  
DRAWN: AC  
REV:

**GREEN PAPERS FOLLOW**



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# Appeal Decision

Site visit made on 17 December 2012

**by Elaine Worthington BA (Hons) MTP MUED MRTPI**

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

**Decision date: 28 January 2013**

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**Appeal Ref: APP/H0520/A/12/2181617**

**Sherwood House, Common Farm, Chapel Road, Ramsey Heights,  
Cambridgeshire, PE26 2RS**

- 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 M Woolcott against the decision of Huntingdonshire District Council.
  - The application Ref 1102140FUL, dated 19 December 2011, was refused by notice dated 23 April 2012.
  - The development proposed is a replacement dwelling.
- 

## Decision

1. The appeal is dismissed.

## Procedural Matter

2. The Council refers to policies in the Development Management DPD Proposed Submission 2010, and to the emerging Huntingdonshire Local Plan to 2036 Draft Strategic Options and Draft Development Management Policies. Whilst these have both been the subject of public consultation, their soundness has not been examined and they have not been adopted. As such I am unable to give significant weight to their policies. Policy ENV7 of the East of England Plan – revision to the Regional Spatial Strategy (May 2008), is referred to by both parties, however this Plan has now been revoked by an Order which came into force on 3 January 2013. Consequently I will consider the proposal primarily on the basis of the adopted Huntingdonshire Local Plan (Local Plan) and the National Planning Policy Framework (the Framework).

## Main Issue

3. The main issue in this case is the effect of the proposed house on the character and appearance of the area.

## Reasons

4. The appeal site is in a rural area and consists of an existing house along with a number of sheds, stables and outbuildings used for storing machinery and keeping animals. There are other houses scattered along Chapel Road but agricultural fields and paddocks mainly characterise the surrounding area, with long uninterrupted views from the site to the south in particular.
5. The existing two storey house is modest in size and simple in design, with a conservatory to the rear. While the Council raises no objection to the principle of replacing the existing dwelling, Policy H27 of the Local Plan indicates that

- replacement dwellings in the countryside will only be acceptable if, amongst other things, they involve only modest changes in building size, are of good design, and are well related to their setting. The aim of the policy is to protect the countryside from inappropriately large and visually intrusive development.
6. However, the proposal would be a substantial doubled fronted two storey house with 5 bedrooms and a single storey utility room element. As well as being significantly larger than the existing house in terms of its footprint, it would also be higher. The Council estimates the existing house to measure 10 metres by 8 metres (excluding the conservatory) rising to a height of approximately 7 metres. The proposed house would be 12.2 metres by 15.2 metres, rising to a height of 8.8 metres, with the single storey utility room element measuring an additional 4.8 by 5.6 metres. This being so, in my view, the proposal would represent a considerable increase in building size.
  7. Moreover, the proposed dwelling would do little to disguise its greater size. Whilst not wishing to create a copy, the appellant considers the house would reflect the appearance of a large traditional farmhouse, with the single storey element reminiscent of outbuildings. Although it would incorporate traditional materials and features, and would be proportionally balanced in appearance, the proposal would present an unbroken frontage and be of a solidly uniform design. There would be little variation or relief in the appearance of the building, the design of which lacks the differentiated elements or interest of more traditional buildings. In particular the proposal would provide significantly more accommodation at first floor level, adding to its overall bulk.
  8. I recognise that nearby buildings are spread out along Chapel Road, and acknowledge the height of the house opposite, and that the appeal site is slightly lower than the road. Notwithstanding the large size of the plot, I consider that nevertheless, the proposal would be out of step with the scale, form, and design of other buildings in the locality, which although varied in character, are generally of a more modest size and simple traditional design.
  9. For these reasons, I conclude that the proposal, due to its size, form and design would be visually intrusive in the countryside and cause harm to the character and appearance of the surrounding rural area. It would represent a considerable increase in building size, and would be of a design inappropriate to its rural setting, thereby in conflict with Local Plan Policy H27. Additionally it would fail to respect the scale, form, and design of established buildings in the locality in conflict with Policy ENV25. Further the proposal would be at odds with the core planning principles of the Framework to recognise the intrinsic character and beauty of the countryside and secure high quality design, and its requirement for proposals to respond to local character and history and reflect the identity of local surroundings (paragraph 58). I have also considered the effect of the revocation of the Regional Strategy for the East of England, but in the light of the facts in this case, the revocation does not alter my conclusions.

*Other matters*

10. I have considered the issue of the subsidence of the existing house, and the improved accommodation and living conditions that would result for the appellant and his family. However, I am not persuaded that these considerations justify the scale of the proposal or are reasons to allow development that would be harmful. I note the appellant's intention to remove or reposition the large shed in front of the existing house, but am not

convinced that this would necessarily result in any significant improvement to the character and appearance of the area. I also acknowledge the support for the proposal from a nearby resident. However, none of these considerations are sufficient to outweigh the harm I have identified.

**Conclusion**

11. For the reasons given above, I conclude that the appeal should be dismissed.

*Elaine Worthington*

Inspector



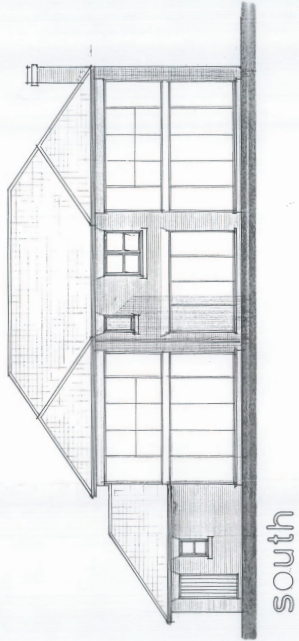




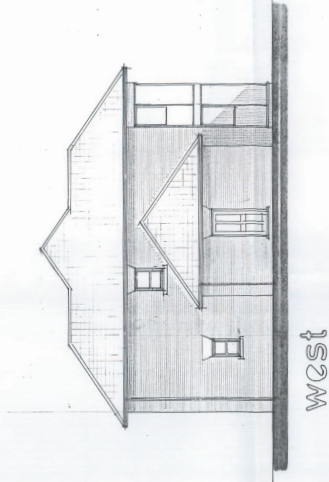
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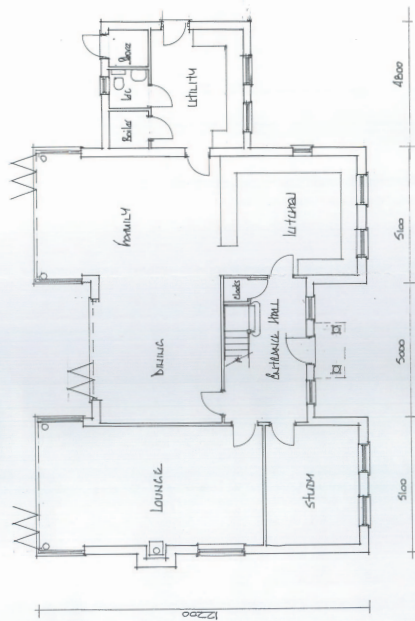
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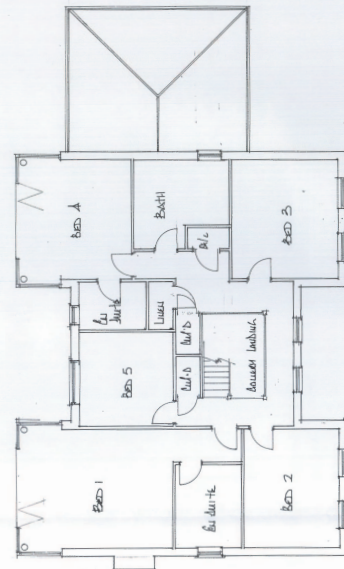
south



west



ground floor



first floor

EAST MIDLANDS  
DESIGN ASSOC.

Architectural Consultants

Willow Lodge  
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CLIENT

MR & MRS M. WOODGATE

PROJECT

REPLACEMENT BUILDING AT  
SHEPHERD HOUSE  
CANNON ROAD, GIBELL ROAD  
BRANLEY Lincs. NG21 2ES

DRAWING

PLAN & ELEVATIONS

REF: 002

SCALE

1:100

DATE

16th July

DRAWN

M

ENG. NO.

10/47101

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**Case No:** 1301662FUL (FULL PLANNING APPLICATION)

**Proposal:** ERECTION OF DETACHED DWELLING INCLUDING PROVISION OF SINGLE GARAGE FOR EXISTING DWELLING

**Location:** LAND AT MARLBANK ST MARYS ROAD RAMSEY ST MARYS

**Applicant:** MR AND MRS A MCMILLAN

**Grid Ref:** 525587 287249

**Date of Registration:** 31.10.2013

**Parish:** RAMSEY

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## RECOMMENDATION - REFUSAL

### 1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The application site is the side garden of a detached late 1980's dwelling, that occupies a spacious (0.34ha) plot on the south side of St Marys Road in Ramsey St Marys, and adjacent to the grade II listed St Marys Church. On the opposite side of the highway is the River Nene (Old Course). A Tree Preservation Order L/TPO/340 was brought into force on 26th February 2013 covering the lime and ash trees at the front of the site and the group of 5 sycamores in the south western part of the site.
- 1.2 In March 2013 the Development Management Panel considered an application to subdivide the curtilage of the existing dwelling and erect a one and a half storey dormer bungalow with integral garage on the side garden and close to the side boundary with the Church, and resolved to refuse planning permission for the following summarised reasons:
- 1.3 1. The proposed dwelling, by reason of its scale and siting, would have an overbearing presence within the setting of the grade II listed St Marys church, and would therefore fail to preserve the special interest of the grade II listed church.
- 1.4 2. The proposed dwelling by reason of its siting would constitute a direct physical threat to the long term health and well being of a protected Sycamore tree (denoted as tree 884). It would also pose an indirect threat to the remaining protected sycamore trees because of the likelihood that future residents will exert pressure upon the Council to remove these trees and alleviate the significant shading effect they would have on the proposed dwelling.

- 1.5 Planning permission is once again being sought to subdivide the curtilage of 'Marlbank' and to erect the same dwelling (albeit the access ramp on the western elevation has been omitted) on the side garden, but in a revised position that if permitted, would see the proposed dwelling sited approx. 3m closer to the road.
- 1.6 A flood risk assessment and arboricultural assessment have been submitted.

## 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 Of particular relevance to this proposal is paragraph 132 which states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional, and paragraph 133, which states where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 2.3 The Technical Guidance to the NPPF provides relevant advice on flood risk.
- 2.4 Circular 03/99: Planning requirement in respect of the Use of Non-Mains Sewerage incorporating Septic Tanks in New Development is also relevant.

For full details visit the government website <https://www.gov.uk/government/organisations/department-for-communities-and-local-government>

## 3. PLANNING POLICIES

- 3.1 Saved policies from the Huntingdonshire Local Plan (1995)
- **En2:** "Character and setting of Listed Buildings" – indicates that any development affecting a building of architectural or historic merit will need to have proper regard to the scale, form, design and setting of the building.

- **En16:** “Protected Frontages” – development which would impair the visual contribution made by existing features on ‘frontages for protection’ identified on the inset maps will not normally be permitted.
- **En18:** “Protection for countryside features” – offers protection for important site features including trees, woodlands, hedges and meadows.
- **En25:** “General Design Criteria” – indicates that the District Council will expect new development to respect the scale, form, materials and design of established buildings in the locality and make provision for landscaping and amenity areas.
- **H31:** “Residential privacy and amenity standards” – indicates that new dwellings and conversions of existing buildings to dwellings will only be permitted where appropriate standards of privacy and amenity can be maintained and adequate parking provided.
- **H32:** “Sub-division of large curtilages” states that support will be offered only where the resultant dwelling and its curtilage are of a size and form sympathetic to the locality.
- **H33** – “Sub-division of large curtilages” will normally be resisted where the setting of a listed building, or the qualities of a conservation area are not preserved or enhanced, or the subdivision will detrimentally affect existing trees worthy of protection.
- **CS8:** “Water” – satisfactory arrangement for the availability of water supply, sewerage and sewage disposal facilities, surface water runoff facilities and provision for land drainage will be required.

3.2 Saved policies from the Huntingdonshire Local Plan Alterations (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.

3.3 Adopted Huntingdonshire Local Development Framework Core Strategy (2009)

- **CS1:** “Sustainable development in Huntingdonshire” – all development will contribute to the pursuit of sustainable development, having regard to social, environmental and economic issues. All aspects will be considered, including design, implementation and function of development.
- **CS3:** “The Settlement Hierarchy” – identifies Ramsey St Mary’s as a smaller settlement in which residential infilling will 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.
- 3.4 Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013)
- **Policy LP 1** – ‘Strategy and principles for development’:
- 3.5 This proposal will be expected to (amongst others):
- b.** contribute to the creation or maintenance of mixed and socially inclusive communities by integrating development of homes, jobs, services and facilities;
  - c.** make efficient use of land, buildings and infrastructure within existing settlements whilst preserving local character and distinctiveness;
  - e.** maximise opportunities for use of public transport, walking and cycling;
  - f.** provide appropriate infrastructure to meet the needs generated by the proposed development;
  - i.** reduce water consumption and wastage, minimising the impact on water resources and quality and managing flood risk; and
  - j.** protect and enhance the historic environment and the range and vitality of characteristic landscapes, habitats and species.
- **Policy LP 2** – ‘Contributing to Infrastructure Delivery’:
- 3.6 A proposal will be supported where it makes appropriate contributions towards the provision of infrastructure, and of meeting economic, social and environmental requirements.
- 3.7 Community Infrastructure Levy
- Applicable developments will be liable to pay the Community Infrastructure Levy (CIL) as set out in the Huntingdonshire Community Infrastructure Levy Charging Schedule or successor documents.
- 3.8 Planning Obligations
- Contributions in addition to the CIL may be necessary to make the proposals acceptable in planning terms. Such contributions will be calculated as set out in the Developer Contributions Supplementary Planning Document (SPD) or successor documents and will be sought through a planning obligation.
  - **Policy LP 6** – ‘Flood Risk:
- 3.9 A proposal will be supported where:
- a.** it is located in an area that is not at risk of flooding with reference to the Environment Agency flood risk maps and the Council's Strategic Flood Risk Assessment (SFRA), unless a Sequential Test, and if necessary an Exception Test, as set out in the NPPF's

technical guidance on flood risk, proves the development is acceptable;

**b.** suitable flood protection/ mitigation measures can be agreed as appropriate to the level and nature of flood risk and satisfactorily implemented and maintained; and

**c.** there will be no increase in the risk of flooding for properties elsewhere, e.g. through a net increase in surface water run-off, or a reduction in the capacity of flood water storage areas, unless suitable compensation or mitigation measures exist or can be agreed, satisfactorily implemented and maintained.

- **Policy LP 10** – ‘Development in Small Settlements’:

3.10 Ramsey St Marys is defined as a Small Settlement. A proposal which is located within the built-up area of a Small Settlement will be considered on individual sustainability merits, taking into account whether it is in accordance with other policies of this Local Plan. Sustainability will be considered on issues including the:

**a.** availability of services;

**b.** availability of sustainable modes of transport;

**c.** efficient use of land and existing infrastructure;

**d.** in relation to new homes, whether the proposal contributes to the mix of housing type and size having regard to the current Strategic Housing Market Assessment; and

**e.** effect on the character of the settlement and surroundings

- **Policy LP 11** – ‘The Relationship Between the Built-up Area and the Countryside’

3.11 Built-up Areas - All settlements defined as Key Service Centres, Small Settlements or as settlements that are part of a Spatial Planning Area, are considered to have a built-up area.

3.12 The built-up area is defined as a continuous group of 30 or more houses. It excludes:

**a.** gardens, paddocks, agricultural land and other undeveloped land in the curtilage of buildings on the edge of the settlement where the land relates more to the surrounding countryside than to the built-up area of the settlement;

**b.** outdoor sports and recreation facilities, other formal open spaces and agricultural buildings on the edge of the settlement

3.13 Most settlements have a single built-up area but where settlements historically comprise more than one distinct group of 30 or more houses, each will be treated in the same way. The built-up area of a settlement may include areas within another parish. In such areas the built-up area will be considered as a single entity rather than separate areas.

- **Policy LP 13** – ‘Quality of Design’:

3.14 A proposal will need to be designed to a high standard based on a thorough understanding of the site and its context. Thus proposal will therefore be expected to demonstrate that it:

- a. provides a strong sense of place through a design solution which reflects the surroundings;
- b. contributes positively to the local character, appearance, form and pattern of development through sensitive siting, scale, massing, form and arrangement of new development and use of colour and materials;
- c. includes high quality hard and soft landscaping and boundary treatments so that there is a distinctive environment for the development and to help integration with adjoining landscapes;
- d. respects and responds appropriately to the distinctive qualities of the surrounding landscape, and avoids the introduction of incongruous and intrusive elements into views. Where harm to local landscape character as a result of necessary development is unavoidable, appropriate mitigation measures will be required;
- e. has had regard to the Huntingdonshire Design Guide SPD (2007), Huntingdonshire Landscape and Townscape Assessment SPD (2007) and the Cambridgeshire Design Guide (2007) or successor documents and other relevant advice that promotes high quality design or that details the quality or character of the surroundings including, but not limited to, conservation area character statements, neighbourhood development plans, village design statements, parish plans, urban design frameworks, design briefs, master plans and national guidance; and

- **Policy LP 15:** “Ensuring a High Standard of Amenity” - A proposal will be supported where a high standard of amenity is provided for existing and future users and residents of both the surroundings and the proposed development.

- **Policy LP 17:** “Sustainable Travel” - A proposal will be supported where it is demonstrated that:

- a. opportunities are maximised for the use of sustainable travel modes;
- b. traffic volumes can be accommodated and will not cause significant harm to the character of the surrounding area;
- c. any adverse effects of traffic movement to, from and within the site including the effect of car parking is minimised;
- d. a clear network of routes is provided that provides connectivity and enables ease of access, to, around and within the proposal and with the wider settlement for all potential users, including those with impaired mobility; and
- e. safe and convenient pedestrian and cycle routes, including links to new and existing services, facilities, footpaths, bridleways and the countryside are provided where appropriate and if possible formalised as rights-of-way.

- **Policy LP 18:** “Parking Provision” - A proposal will be supported where it incorporates appropriately designed vehicle and cycle parking with a clear justification for the level of provision proposed.

- **Policy LP 29 – ‘Trees, Woodland and Related Features’**

3.15 A proposal will be supported 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. The landscaping scheme for the proposal will incorporate any of these features that lie within the site and should link with any of these features on adjacent land/ nearby.

- 3.16 A proposal should seek to avoid affecting any:
- a. tree or woodland that is protected by a Tree Preservation Order if this would result in its loss, give rise to a threat to its continued well-being; or
  - b. tree, woodland, hedge or hedgerow of visual, historic, cultural or nature conservation value, where it would result in damage to a feature that would undermine that value.
- 3.17 Where such a loss, threat or damage is proven to be unavoidable this will only be acceptable where:
- c. there are sound arboricultural reasons to support the proposal; or
  - d. the proposal would bring benefits that outweigh the loss, threat or damage to the feature concerned and the loss, threat or damage is addressed through minimisation and provision of appropriate mitigation measures, reinstatement of features and/ or compensatory tree planting, landscaping or habitat creation to ensure the character of the landscape or townscape is protected as far as is possible.
- **Policy LP 31 – ‘Heritage Assets and their Settings’**
- 3.18 Great weight is given to the conservation of any heritage asset; more weight is accorded to assets of greater significance.
- 3.19 A proposal which affects the special interest or significance of any heritage asset or its setting must demonstrate how it will conserve, and where appropriate enhance, the asset. Any harm must be fully justified and this harm will be weighed against the public benefit of the proposal. Substantial harm or loss will require exceptional justification. Harm to assets of the highest significance will require wholly exceptional justification.
- 3.20 A proposal will be required to show that:
- a. it has clearly identified all the heritage assets affected by the proposal and their special interests and significance, this is to be set out in a heritage statement;
  - b. the design, siting, scale form and materials of any proposed development will be sympathetic to the special interests and significance of the heritage asset;
  - c. it would not have an adverse impact on views of or from the heritage asset or of the open spaces, trees or street scene which contribute positively to any heritage assets and their setting;
  - d. it clearly sets out how any alterations preserve the interests of a listed heritage asset; and
  - e. where demolition of a heritage asset is proposed a feasibility study will be required to assess the potential for retention and reuse of the heritage asset and the case of demolition is clearly and convincingly justified. Where demolition is justified the developer will be required to record the asset before demolition takes place.

- 3.21 Huntingdonshire Local Development Framework - Developer Contributions SPD 2011 is also relevant with regard to contributions to wheeled bins provision.
- 3.22 The Huntingdonshire Strategic Flood Risk Assessment 2010 is also relevant.

Local policies are viewable at <https://www.huntingdonshire.gov.uk>

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

- 4.1 1201859FUL – erection of a detached dwelling, including provision of single garage for existing dwelling and alteration to existing access, refused by the Development Management Panel in March 2013. Copy of decision notice, site plan and elevations attached as “green paper”.
- 4.2 1101964TREE – felling and removal of 2 sycamore trees falling within group G1 as protected by TPO 16/1990, permitted 2012, subject to a condition securing a replacement Oak Tree proposed to be planted at the rear of the site and directly behind ‘Marlbank’.
- 4.3 0403435OUT – erection of eight dwellings, refused 2005.
- 4.4 0302687OUT – erection of nine dwellings, refused 2003.
- 4.5 8700237FUL – demolition of existing dwelling and erection of new dwelling, permitted 1987.

#### **5. CONSULTATIONS**

- 5.1 **Ramsey Town Council** – recommend approval (copy attached).
- 5.2 **Environment Agency** – no objection, subject to a condition securing the raised finished floor level to mitigate flood risk and providing informative remarks concerning surface water and foul drainage.

#### **6. REPRESENTATIONS**

- 6.1 Received letters from the occupiers of 33 and 44 Ugg Mere Court Road supporting the application for the following summarised reasons:
- Dwelling more in-keeping with church as constructed from white brick with slate; will look like it could be the vicarage
  - Dwelling will not be detrimental to the Church; it will be near invisible in time as the trees grow and will enhance the Church.
  - How did Fishers Close opposite the Church receive planning permission.
- 6.2 Received a letter from the occupiers of Cedar Lodge, St Marys Road, objecting to the development for the following summarised reasons:
- Unneighbourly backland development.

- Out of keeping with local dwelling and the surroundings; including the Church as a focal point.
- Dwelling will be visible within the Great Fen project area.
- Devaluation of property.
- Object to foul drainage and potable water connection.
- Concerns over effective surface water drainage.
- Highway safety concerns including the current unauthorised access to 'Marlbank' (a recent accident resulted in a fatality).
- The frontage of the site is protected.
- Infrastructure, including schools, cannot cope.
- A planning application at cedar lodge was turned down.
- A protected horse chestnut tree has been removed from the site. It was described as 'excellent' by an arboriculturalist.
- If the proposed dwelling is built on piled foundations it could harm Cedar Lodge and the Church which are built on long bog oak piles.

6.3 Received a letter on behalf of St Mary's Church PCC, confirming that its previous objection on the following summarised grounds is still relevant:

- Proximity of dwelling spoils the tranquillity of the church, is intrusive and would not be screened by hedgerows.
- Church proposes to fell conifers opening up views of the proposed dwelling.
- Surface water drainage to the high water table could disrupt graves.
- Object to foul drainage connections on land leased by the Church.
- This is backland development not infill.
- Detrimental to highway safety.
- Application site is former church land and there might be covenants.

It adds:

- Fail to see how removal of the access ramp will allow for the stated "significant landscaping".
- Dispute the applicants claim that "substantial boundary planting has been removed from the Church side of the common boundary". No planting has been removed, but growth has been trimmed back to avoid overhanging graves. Would not wish for future planting to cause similar problems in the future.

## 7. SUMMARY OF ISSUES

7.1 The main issue to consider is whether the proposed revised siting of the dwellinghouse and the omission of the access ramp on the west facing elevation satisfactorily address both of the previous reasons for refusal, such that planning permission should now be granted.

7.2 Impact on the street scene and grade II listed Church:

7.3 The revised siting of the proposed dwelling has positioned it both closer to the road by approx. 3m, and to the boundary with the listed Church by approx. 300mm. However, in terms of the effect on the setting of the listed Church, this makes little discernible difference.

- 7.4 The term 'setting' is defined by the National Planning Policy Framework 2012 as:  
"the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral".
- 7.5 The conclusion reached is that the dwelling would unacceptably harm the significance of the listed Church by intruding into its setting for the following reasons.
- 7.6 The Church is a large building on the corner of the junction of Ugg Mere Court Road with St Marys Road. The vegetation and trees that are growing within the grounds of the Church have the effect of filtering parts of the Church in certain views, but do little to screen its presence. The Church is therefore a highly visible and prominent building in the village, befitting of its listed status.
- 7.7 While the Church is highly visible, the existing dwellings and outbuildings located further to the east, and including 'Marlbank', are not. The trees and vegetation growing in and around the application site (and along the St Marys Road frontage and along the rear boundaries of the properties further to the east) severely limit views of those properties.
- 7.8 That is not to say that the Church and the nearest dwelling 'Marlbank' are not visible together, as in certain views of the Church from Ugg Mere Court Road and St Marys Road, parts of 'Marlbank' can be seen through and above the 'greenery' of the existing vegetation; especially where gaps in the boundary hedgerow have been created by the removal of trees and shrubs. However, in these views, 'Marlbank' stands in the region of 40m from the Church at its nearest point, which is far enough away for it not to be intrusive to the 'setting' of the listed Church.
- 7.9 The relevance of this commentary is to explain that the undeveloped (small ancillary buildings aside) side garden of 'Marlbank', and the distance measured between the Church and 'Marlbank' of around 40m - together with what is left of the intervening planting along the boundary between the two - creates a comfortable degree of separation between the two. It is this sense of spaciousness that the Church is appreciated within and which contributes to its setting as a heritage asset.
- 7.10 By contrast, infilling the space between the Church and 'Marlbank' by erecting the proposed dwelling (which is not a modest structure; ridge height of 8.2m above ground level accounting for the 1m+ high flood defence plinth) would harm the setting of the listed Church. The proposed dwelling would stand close to the boundary with the Church (and approx. 17m from the Church itself), where it would be clearly visible above and through the gaps in the boundary planting, eroding the sense of spaciousness around the Church, within which it is appreciated as a designated heritage asset.

- 7.11 The harm that would be caused by this proposal to the significance of the Church has been assessed as 'substantial' on the scale of harm given in the NPPF and substantial harm can only be outweighed by a proposal that brings substantial public benefits. The public benefits of the proposal (the addition of a new house to the housing stock) are limited, falling significantly short of substantial.
- 7.12 As reported in March 2013, officers have considered whether additional planting along the boundary between the site and church yard could make the development acceptable, but there would be insufficient space along the boundary to accommodate the species of tree that would be necessary to provide appropriate screening. Even if there was, the harm described above would not be mitigated over the short and medium terms as it would take many years for tree species to reach maturity and provide screening.
- 7.13 For these reasons, the proposed dwelling is considered to cause substantial harm to the setting of the listed Church and this level of harm cannot be balanced out by public benefits.

**Impact on trees:**

- 7.14 A revised Arboricultural Report has been submitted and this shows that the proposed dwelling can and would be sited far enough away (approx. 9.5m) from the protected Sycamore Tree (denoted no. 884 on the submitted tree plan) to allow it to be satisfactorily protected during construction works and integrated into the development. This sycamore tree has been assessed as being a grade B2 tree in good condition with an estimated remaining lifespan of 40+ years.
- 7.15 However, it is not considered that the revised siting of the dwelling satisfactorily overcomes the in-direct threat of the development to the 5 protected sycamore trees in the rear (south west) corner of the site. These 5 sycamore trees are protected as a group on the basis of their landscape value. These sycamore trees are denoted on the submitted tree protection plan, as sycamore trees 884, 885, 889, 890 with the fifth being included within Group E. All of the protected sycamore trees have been assessed by the applicant's arboriculturalist as in either reasonable or good condition with an estimated remaining lifespan of 40+ years, qualifying as Group B trees.
- 7.16 The submitted arboricultural assessment shows the new dwelling as subject to severe shading by these trees and this will be experienced within the dwelling as reduced access to natural light; particularly access to light entering the windows at the rear of the property and doors leading out into the garden. Officers consider that the shading effect of these trees will impact upon the living conditions of future occupiers, who in turn will be likely to exert pressure on the Council to consent to the removal of these protected sycamore trees.
- 7.17 The conclusion reached on this issue remains partly as reported in March 2013 and that is to say that the proposed development would unacceptably threaten the health and well being of existing protected trees, which are of substantial amenity value, and if felled would open up the site and exacerbate the effect of the proposed development on the setting of the listed church.

- 7.18 In this regard there is a tension between the views of supports who say the new dwelling will be invisible in time due to the further growth of trees and the Council who consider that the dwelling will actually threaten the trees due to the shading effect and the likely pressure by occupiers to fell the trees.

**Other matters:**

- 7.19 For the reasons explained in the March 2013 report to the Development Management Panel, the following statements continue to apply:

- The principle of erecting a dwelling remains acceptable having regard to paragraph 5.20 of the Core Strategy and now Policy LP11 of the new Local Plan; the land lies within the built up area of the settlement and the proposal is for 'infill' development.
- The design of the dwelling is satisfactory and in isolation of the issues referred to be above it could be permitted on an appropriate plot of land, in appropriate surroundings.
- The revised siting of the dwelling would not cause unacceptable harm to the amenities of the occupiers of the existing properties in the locality.
- The land lies within a low probability flood zone according to the more detailed Huntingdonshire Strategic Flood Risk Assessment 2010 (the lowest risk flood zone), and the risk of flooding is capable of being satisfactorily mitigated.
- The proposed means of access is unchanged and the proposal is not significantly detrimental to highway safety.
- Concerns relating to drainage are noted. In the event that the Anglian Water foul sewer is not able to accept foul drainage from the development, the Environment Agency wishes to be consulted so that it has the opportunity to consider alternative methods of foul disposal. Alternative methods are known, from circular 03/99, to be package treatment plants, or as a last resort, septic tanks. The Environment Agency also advises that alternative surface water drainage proposals must also be submitted if the proposed soakaways are proven not to be effective. A drainage scheme covering foul and surface water is capable of being secured by condition.

**Third party representations:**

- 7.20 The letters of support have been carefully considered, but officers cannot agree that the proposed bungalow would enhance the setting of the grade II listed Church for the reasons explained above. Incidentally the footprint of the long since demolished vicarage that once stood on the site is now occupied by 'Marlbank' and therefore historically the proposed development site has been undeveloped for a significant number of years; probably since the Church was built.

- 7.21 Objections to the proposal on the grounds of the impact on the setting of the Church, highways safety, unneighbourly impacts and impact on the protected frontage are addressed above.
- 7.22 The objections to backland development are noted, but this proposal is not considered to be backland development; the dwelling would be built further back from the highway than 'Marlbank', but it would have its own highway frontage.
- 7.23 Any permission required to route services over third party land is a civil matter between the parties that would not justify a reason for refusal. It is unclear on what basis the objector believes that soakaway drainage would disrupt graves and the issue of surface water drainage would be dealt by a planning condition if permission was to be granted.
- 7.24 Covenants restricting development is a civil matter between the parties that would not justify a reason for refusal.
- 7.25 The objector is correct in saying that the Arboricultural Report submitted with application 0403435OUT rated the now felled TPO'd Horse Chestnut tree as grade 1, however this tree was assessed by Council Officers and found to be 'dead'. The tree was thereafter felled as an 'exemption' under Section 198 of the Town and Country Planning Act.
- 7.26 The Courts have held that concerns over property devaluation are not material to a planning decision of this nature.
- 7.27 The site is not within the area of the Great Fen Project and nor is situated within the area designated as the 'landscape setting' of the Great Fen Project.
- 7.28 Concerns relating to the impact of construction works on third party property is a private civil matter between the relevant parties.

**Conclusion:**

- 7.29 The proposal would not constitute a sustainable form of development in the context of the NPPF 2012, because it would lead to substantial harm to the significance of the grade II listed Church and threaten the long term health and well being of the protected retained trees.

**8. RECOMMENDATION**

- 8.1 Recommend refusal for the following summarised reasons:
- 8.2 1. The scale of the proposed dwelling and its siting in close proximity to the listed church would erode the sense of spaciousness around the Church in which its significance is appreciated (its "setting"), and this would result in substantial harm to the significance of the Church as a designated heritage asset, which given the limited public benefit of the proposal is not outweighed. For this reason the proposal is contrary to the National Planning Policy Framework 2012, policies En2 and H33 of the Huntingdonshire Local Plan 1995, policy CS1 of the Huntingdonshire Core Strategy 2009 and policies LP1 and LP31 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013).

- 8.3 2. The proposed dwelling by reason of its siting would pose an indirect threat to five protected sycamore trees on the land that are shown to have a significant shading effect on the proposed dwelling. The impact of this on the amenities of future occupiers is likely to lead to future pressure to fell or severely prune the retained protected trees, which if consented would harm the visual contribution of these trees to the character and appearance of the locality and the setting of the listed Church. For these reasons, the proposal would be contrary to the National Planning Policy Statement 2012, policies En18 and H33 of the Huntingdonshire Local Plan 1995, policy CS1 of the Huntingdonshire Core Strategy 2009, and policies LP1, LP29 and LP31 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013)

**CONTACT OFFICER:**

Enquiries about this report to **Mr Gavin Sylvester Assistant Development Management Officer 01480 387070**

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.



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Fax: 01480 388099  
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Head of Planning Services  
Pathfinder House  
St. Mary's Street  
Huntingdon  
Cambridgeshire PE 29 3TN

Application Number: 1301662FUL Case Officer Mr Gavin Sylvester  
Proposal: Erection of detached dwelling including provision of single garage for existing dwelling

Location: Land At Marlbank St Marys Road Ramsey St Marys

Observations of Ramsey Town/Parish Council.


Please ✓ box as appropriate

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

Approved by 10 votes with 1 abstention. Site is large enough to sustain development. Previous concerns by District officers appear to have been addressed.

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: 15/11/13

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

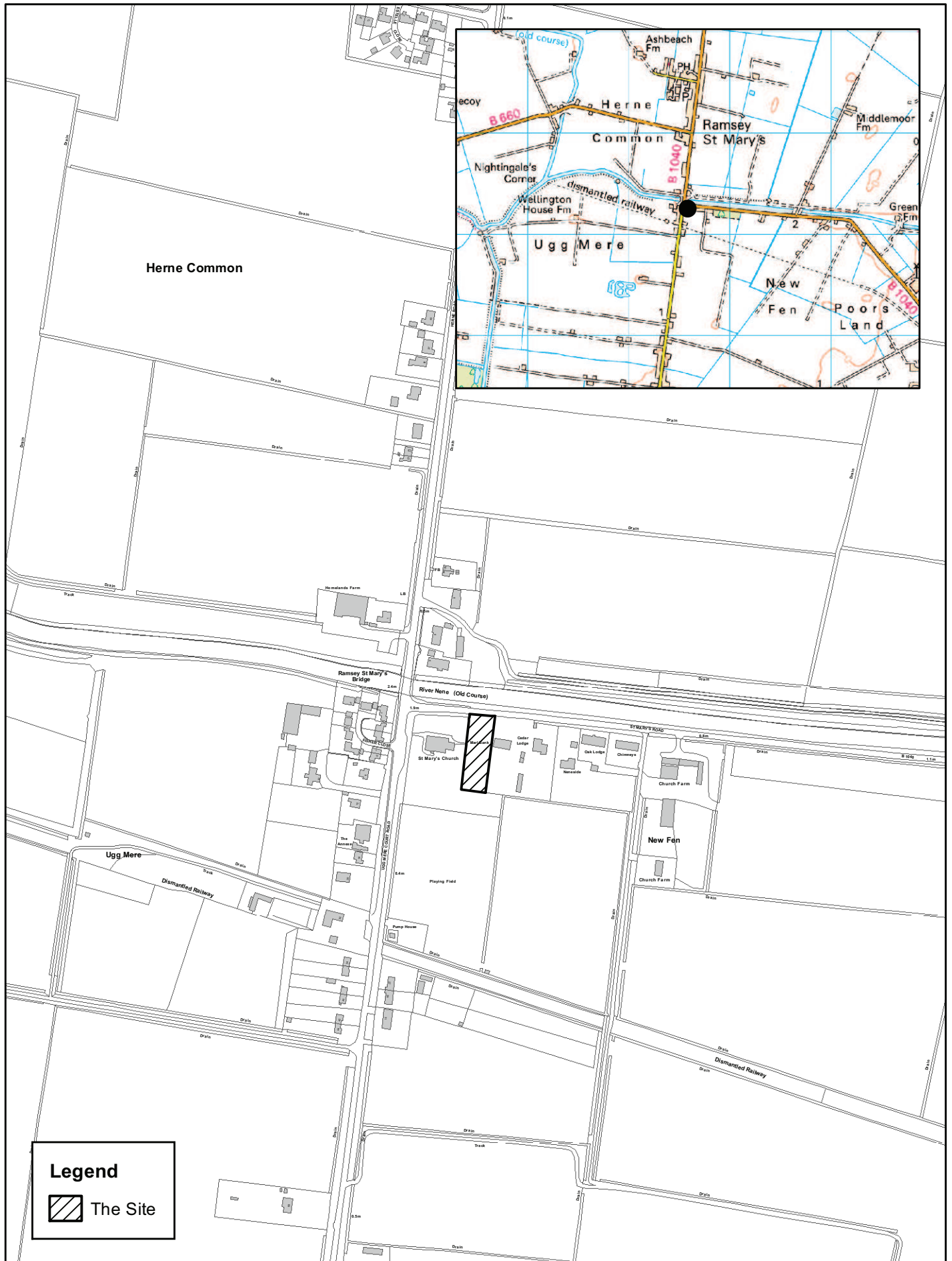


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Application ref: 1301662FUL

Date Created: 26/11/2013

Location: Ramsey



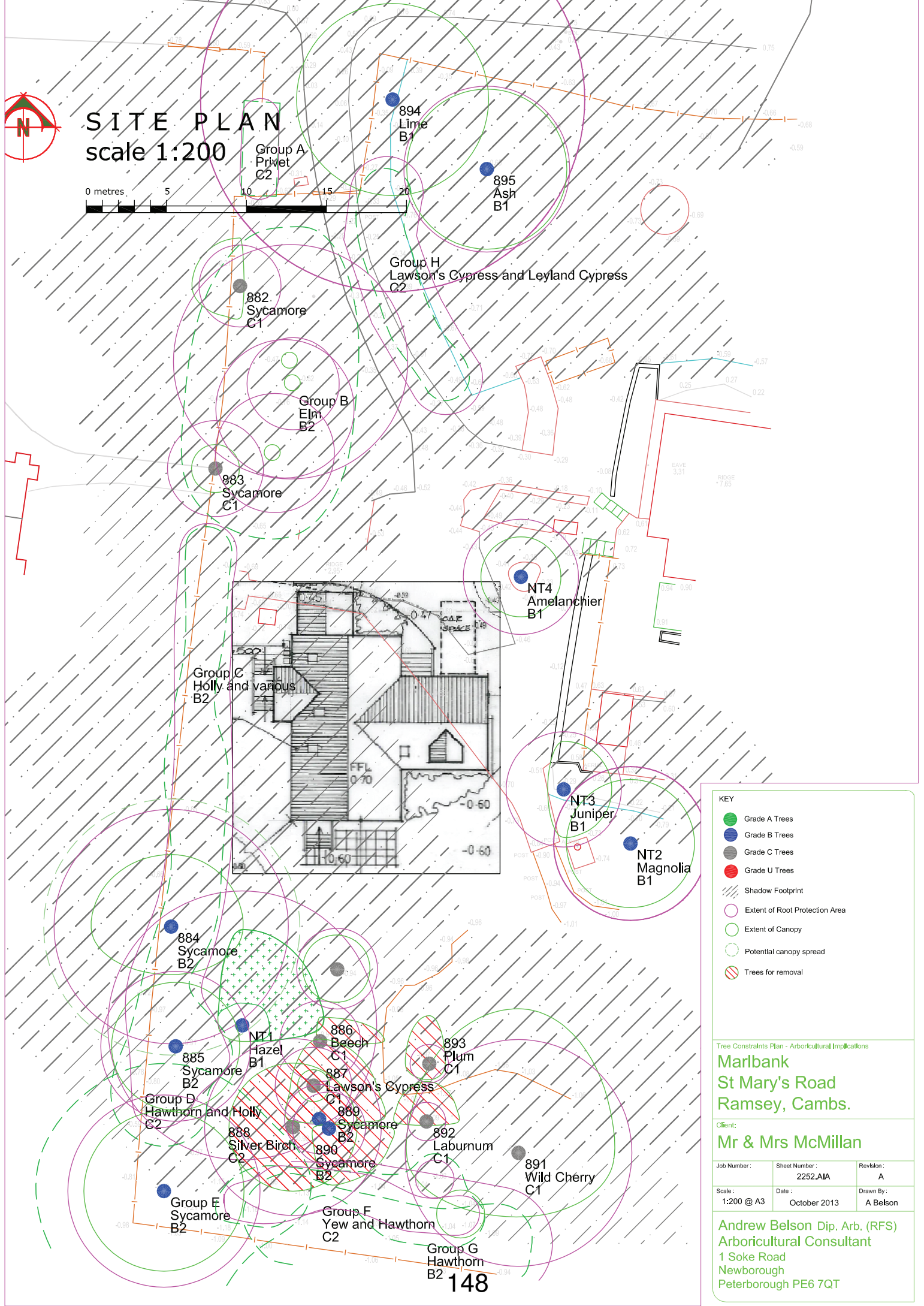
**Legend**

 The Site



# SITE PLAN

scale 1:200



**KEY**

- Grade A Trees
- Grade B Trees
- Grade C Trees
- Grade U Trees
- Shadow Footprint
- Extent of Root Protection Area
- Extent of Canopy
- Potential canopy spread
- Trees for removal

Tree Constraints Plan - Arboricultural Implications

## Marlbank

### St Mary's Road

### Ramsey, Cambs.

Client:

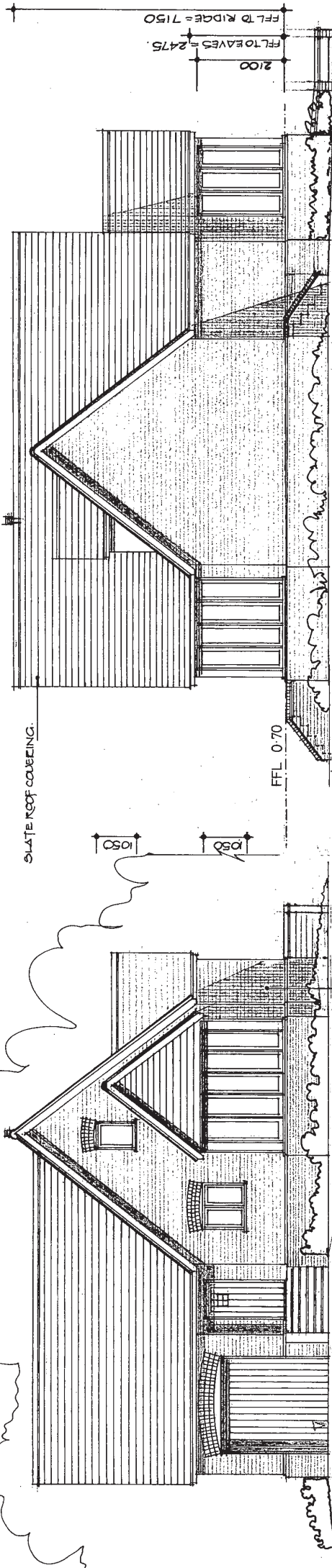
## Mr & Mrs McMillan

Job Number:	Sheet Number:	Revision:
	2252.AIA	A
Scale:	Date:	Drawn By:
1:200 @ A3	October 2013	A Belson

**Andrew Belson Dip. Arb. (RFS)**  
**Arboricultural Consultant**  
 1 Soke Road  
 Newborough  
 Peterborough PE6 7QT

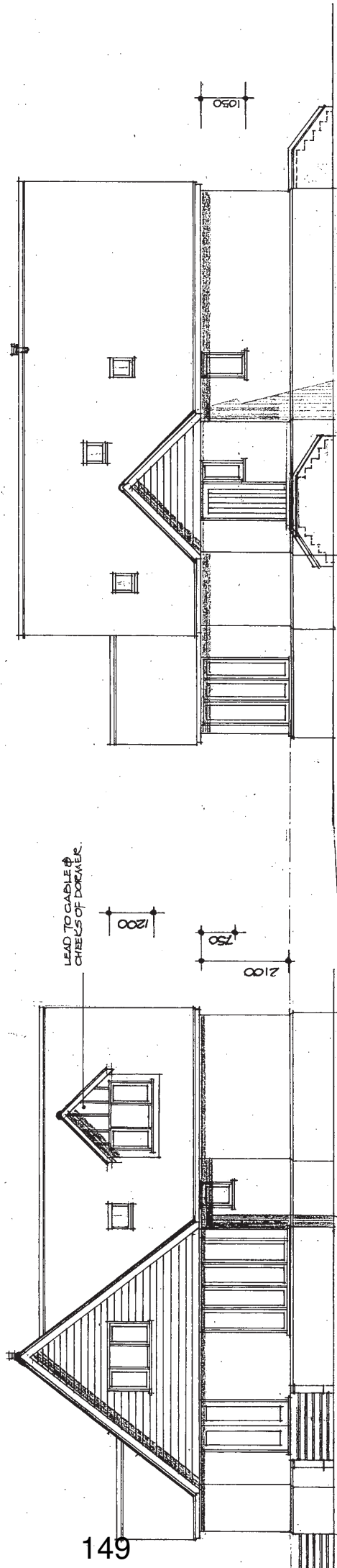
52°

52°



S i d e ( E A S T E R N )

F r o n t ( N O R T H E R N )



S i d e ( W E S T E R N )

R e a r ( S O U T H E R N )

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 Tel: 01487 825266 email: russ.payne@tiscali.co.uk

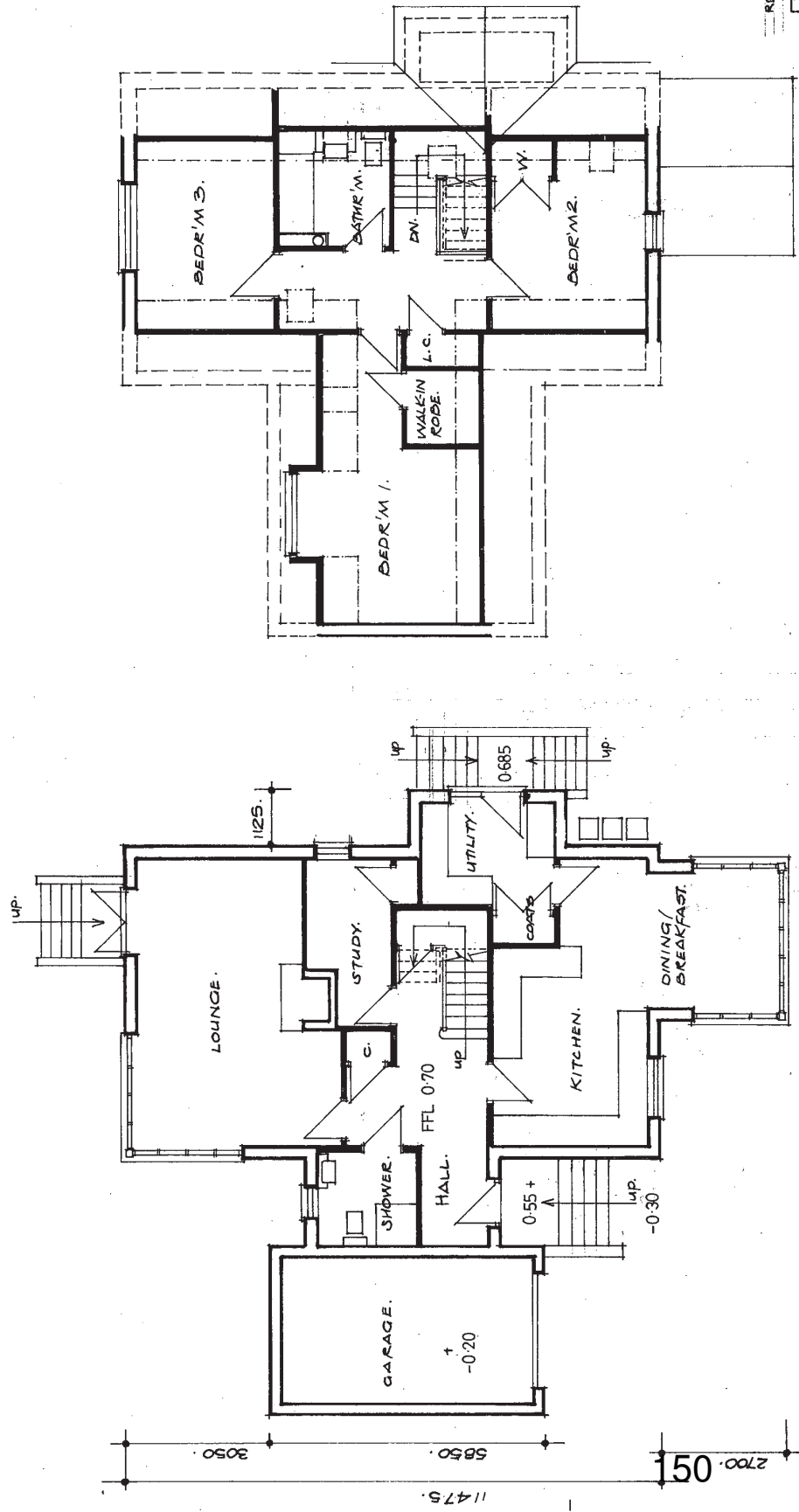
Project  
 PROPOSED DWELLING & GARAGE  
 ADJACENT MARLBANK, UT. MAVEY'S ROAD,  
 RAMSEY, CAMBS PE26 2SN.  
 FOR: MR & MRS McMILLAN.

REV. A. 19.9.13 - RAMP OMITTED AS REQUESTED  
 BY CLIENT.

Drawing  
 ELEVATIONS AS PROPOSED.  
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Drawn	RAP.		
Drawn No.	11:637/11	Rev.	A

NOTE 7  
 ALL EXTERNAL MATERIALS  
 & FINISHES TO BE AGREED  
 WITH L.A. PLANNING DEPT  
 PRIOR TO WORKS COMMENCING  
 ON SITE.



REV. A: 10-0-13 - RAMPING OMITTED AS REQUESTED BY CLIENT.

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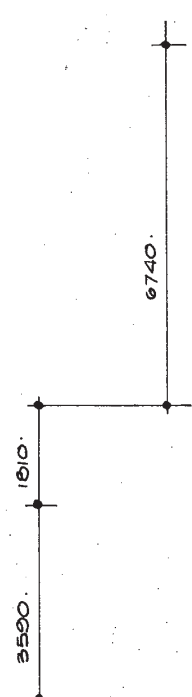


Project  
 PROPOSED DWELLING & GARAGE  
 ADJACENT MARLBANK, ST. MARY'S ROAD,  
 RAMSEY, CAMBS PE26 2SN.  
 FOR: MR & MRS McMILLAN.

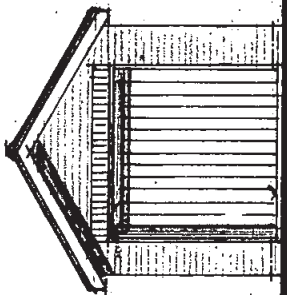
Drawing  
 PLANS AS PROPOSED  
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Drawn	RAP		
Dwg. No.	11:637/10	Rev.	A

G R O U N D F L O O R F I R S T F L O O R

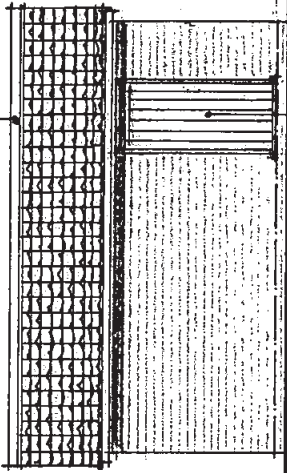


30°



Front  
(SOUTH-WEST)

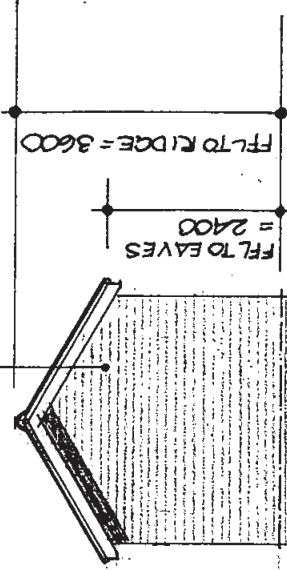
CONC. PROFILED TILES  
TO MATCH EXISTING.



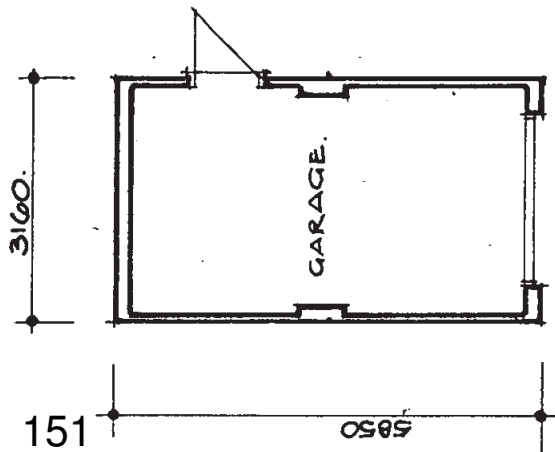
DOOR/FRAME ON  
SOUTH-EAST.

Side  
(NORTH-WEST & SOUTH-EAST)

FACE BRICKWORK TO  
MATCH EXISTING - DWELLING.



Rear  
(NORTH-EAST)



Plan

# Russell Payne MCIAT

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Project  
PROPOSED DWELLING & GARAGE  
ADJACENT MARLBANK, ST. MARY'S ROAD,  
RAMSEY, CAMBOS PE26 2SN.  
FOR: - MR & MRS McMILLAN.

Drawing  
ELEVATIONS & PLAN AS PROPOSED  
- DETACHED GARAGE.  
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Drawg. No.	11:637/13	Rev.	

**GREEN PAPERS FOLLOW**

## TOWN &amp; COUNTRY PLANNING ACT, 1990

## REFUSAL OF PLANNING PERMISSION

Mr And Mrs A McMillan  
c/o Parkin Planning Services  
2 Van Dyke Place  
St Ives  
PE27 3HD

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

**Erection of a detached dwelling, including provision of single garage for existing dwelling.  
at Marlbank St Marys Road Ramsey St Marys Huntingdon PE26 2SN**

in accordance with your application received on 20th November 2012 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Floor plans and Elevations	11.637/13		19.11.2012
Location Plan			19.11.2012
Site location Plan			19.11.2012
Floor Plan/s	11:637/10		19.11.2012
Elevations	11:637/11		19.11.2012
Site Plan	11:637/12		19.11.2012
Arboricultural Assessment	2252.AIA		20.11.2012
Tree Survey	2252.TPP		20.11.2012

For the following reasons:

1. Reason. The proposed dwelling, by reason of its scale and siting, would have an overbearing presence within the setting of the grade II listed St Marys church, substantially eroding the secluded tranquillity of the church grounds, which is of great significance to the appreciation of the church as a designated heritage asset. For this reason the proposal would fail to preserve the special interest of the grade II listed church, contrary to the National Planning Policy Framework 2012, policies En2 and H33 of the Huntingdonshire Local Plan 1995, policy CS1 of the Huntingdonshire Core Strategy 2009, policy E3 of the Development Management DPD: Proposed Submission 2010 and policy DM27 of the Huntingdonshire Local Plan to 2036 - Draft Development Management Policies (2012).

  
U. M. Huffer  
Planning Service Manager  
(Development Management)  
ufm18.rtf  
Date 19th March 2013

Page 1 of 3



2. Reason. The proposed dwelling by reason of its siting would constitute a direct physical threat to the long term health and well being of a protected Sycamore tree (denoted as tree 884) and an indirect threat to the remaining protected sycamore trees on the land that are shown to have a significant shading effect on the proposed dwelling, the impact of which is likely to lead to future pressure to fell or severely prune the retained protected trees. The loss of some or all of the existing trees would harm the visual contribution of these trees to the character and appearance of the locality and the setting of the listed Church. For these reasons, the proposal would be contrary to the National Planning Policy Statement 2012, policies En18 and H33 of the Huntingdonshire Local Plan 1995, policy CS1 of the Huntingdonshire Core Strategy 2009, policies E3 and E5 of the Huntingdonshire Development Management DPD: Proposed Submission 2010, and policies DM25 and DM27 of the Huntingdonshire Local Plan to 2036 – Draft Strategic Options and Policies; and Development Management Policies 2012.
3. Note to applicant. The Local Planning Authority has had regard to the provisions of the Development Plan comprising the saved policies in the Huntingdonshire Local Plan 1995 as altered by the Huntingdonshire Local Plan Alteration 2002 and the Adopted Huntingdonshire Local Development Framework Core Strategy 2009, Huntingdonshire Development Management DPD: Proposed Submission 2010 and the Huntingdonshire Local Plan to 2036 - Draft Strategic Options and Policies (2012) so far as material to the application and to all other material considerations. Having determined the proposal on the basis of the submitted application, permission is hereby refused for the reason(s) specified above.
4. Note to applicant. Statement as to how the Local Planning Authority (LPA) has worked with the applicant in a positive and proactive manner on seeking solutions:

The LPA positively encourages pre-application discussions and makes clear that applications will then normally be determined as submitted. Details of the 'Pre-Application Advice' process can be found on the Planning pages on the Council's website [www.huntingdonshire.gov.uk](http://www.huntingdonshire.gov.uk). If, as proposed, a development is considered unacceptable and it is apparent how it can be revised to make it acceptable, the LPA will set out how it can be amended to make it acceptable as part of its response to a pre-application enquiry. When an application is received, conditions will be used where they can make a development acceptable. A clear reason for refusal identifies the specific reasons why the development is unacceptable and helps the applicant to determine whether and how the proposal can be revised to make it acceptable.

In relation to this application, it was considered and the process managed in accordance with Paragraphs 186 and 187 of the NPPF. It has not been possible to identify solutions to the policy concerns as given in this decision.

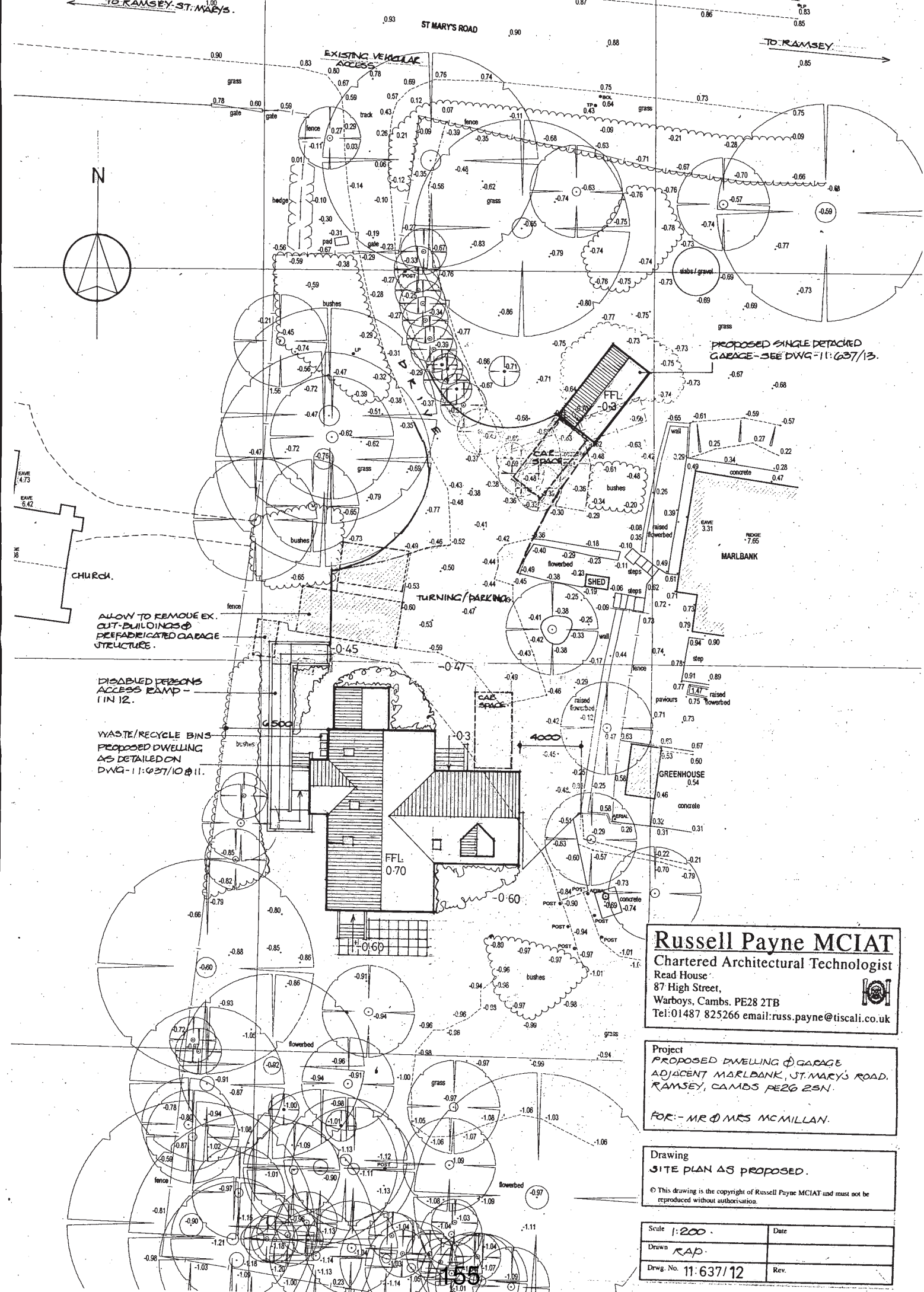
  
CW.  
**Planning Service Manager  
(Development Management)**  
ufm18.rtf  
Date 19th March 2013

Page 2 of 3

  
**Huntingdonshire**  
DISTRICT COUNCIL

Pathfinder House, St Mary's Street  
Huntingdon. PE29 3TN  
[mail@huntsdc.gov.uk](mailto:mail@huntsdc.gov.uk)  
DX140316 Huntingdon SC

Tel: 01480 388388  
Fax: 01480 388099  
[www.huntingdonshire.gov.uk](http://www.huntingdonshire.gov.uk)



ALLOW TO REMOVE EX. OUT-BUILDINGS & PREFABRICATED GARAGE STRUCTURE.

DISABLED PERSONS ACCESS RAMP - 1 IN 12.

WASTE/RECYCLE BINS PROPOSED DWELLING AS DETAILED ON DWG-11:637/10 & 11.

PROPOSED SINGLE DETACHED GARAGE - SEE DWG-11:637/13.

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Project  
 PROPOSED DWELLING & GARAGE  
 ADJACENT MARLBANK, ST. MARY'S ROAD,  
 RAMSEY, CAMBS PE28 2SN.  
 FOR: - MR & MRS MCMILLAN.

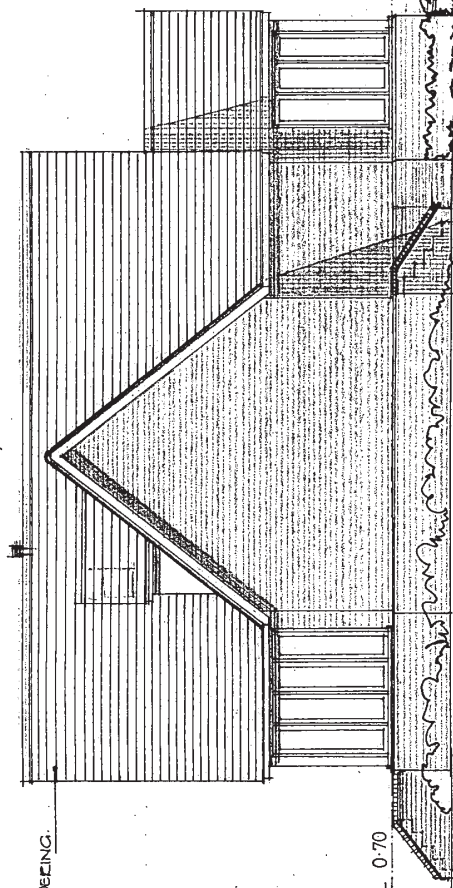
Drawing  
 SITE PLAN AS PROPOSED.  
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Scale 1:200	Date
Drawn RAP	
Drwg. No. 11:637/12	Rev.

52°

SLATE ROOF COVERING.

FFL TO RIDGE = 7150  
FFL TO AVES = 2475  
2100



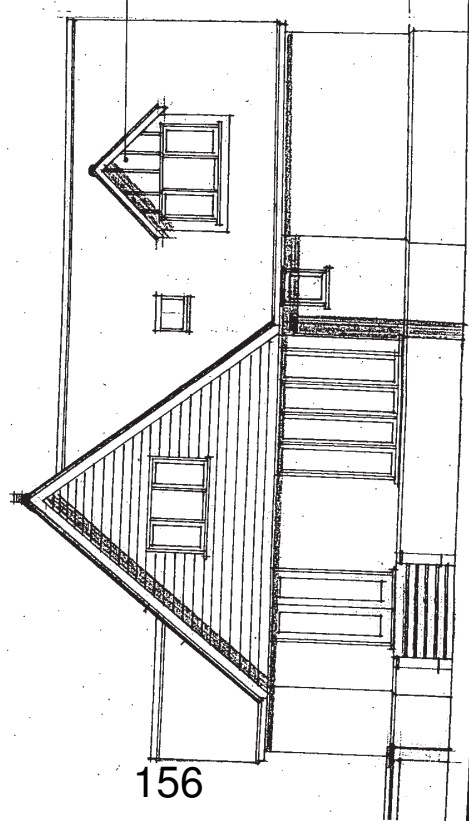
S i d e ( E A S T E R N )

F r o n t ( N O R T H E R N )

FACE BRICK-TYPE TO BE AGREED.

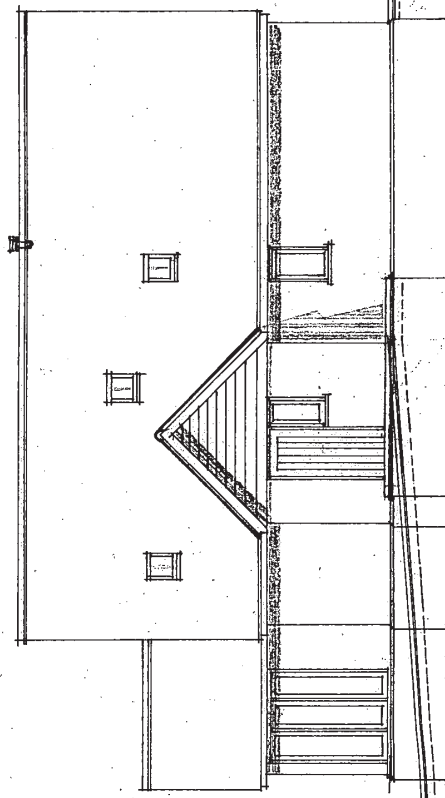
LEAD TO GABLE & CHEEKS OF DORMER.

1200  
750  
2100



R e a r ( S O U T H E R N )

1050



S i d e ( W E S T E R N )

NOTE:  
ALL EXTERNAL MATERIALS  
& FINISHES TO BE AGREED  
WITH L.A. PLANNING DEPT  
PRIOR TO WORKS COMMENCING  
ON SITE.

Drawing  
ELEVATIONS AS PROPOSED.  
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Drawn	RAP		
Drawn No.	11:637/11	Rev.	

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Project  
PROPOSED DWELLING & GARAGE  
ADJACENT MARLBANK, ST. MARY'S ROAD,  
RAMSEY, CAMBS. PE26 2SN.  
FOR: MR & MRS MC MILLAN.

**Case No:** 1301107FUL (FULL PLANNING APPLICATION)  
**Proposal:** ERECTION OF THREE BEDROOM DETACHED HOUSE  
**Location:** LAND NORTH WEST OF 12 PRIORY ROAD ST NEOTS  
**Applicant:** MR AND MRS T PAGE  
**Grid Ref:** 518168 260582  
**Date of Registration:** 07.08.2013  
**Parish:** ST NEOTS

---

## RECOMMENDATION - REFUSE

### 1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The application site comprises a 'P-shaped' plot of land currently used as garden in association with 12 Priory Road to the south-east. The proposal is for the erection of a three bedroom detached house and detached single garage. The proposed dwelling would be on an area of land approx. 8m depth and 15.5m wide. It is proposed that the site would be served by a separate driveway off Priory Road, providing two off-road parking spaces and a garage. The area of the site to be used for the garage and driveway is approx. 17.5m long and 4.1m wide. The site boundaries are defined by a 1.8m high (approx.) fence.
- 1.2 There is a mix of dwelling types in the immediate vicinity; No.12 Priory Road is a two-storey dwelling.
- 1.3 The site is within the St Neots Conservation Area; and within the Environment Agency's Flood Zone 2 and part of Flood Zone 3.

### 2. NATIONAL GUIDANCE

- 2.1 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 National Planning Policy Framework – Technical Guidance (2012) provides additional guidance on development in areas at risk of flooding and in relation to mineral extraction.

For full details visit the government website <http://www.communities.gov.uk>

### 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 Saved policies from the Huntingdonshire Local Plan 1995

- **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.
- **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.
- **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.
- **CS9:** “Flood water management” – the District Council will normally refuse development proposals that prejudice schemes for flood water management.

- 3.3 Saved policies from the Huntingdon Local Plan Alterations 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.
  - **HL6:** “Housing Density” - indicates that housing development shall be at a density of 30-50 dwellings per hectare
  - **HL10:** “Housing Provision” – in the district should reflect the full range of the local community’s needs by ensuring a choice in new housing.
- 3.4 Policies from the Adopted Huntingdonshire Local Development Framework Core Strategy 2009
- **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 St Neots as a Market Town in which development schemes of all scales may be appropriate in built up areas.
- 3.5 Draft Huntingdonshire Local Plan to 2036: Stage 3 2013
- **LP1:** “Strategy and Principles for Development” – the Council will support proposals which contribute to the delivery of new housing, economic growth and diversification and infrastructure provision through development strategy:  
Development proposals will be expected to:
    - a. prioritise the use of previously developed land in accessible locations;
    - c. make efficient use of land, buildings and infrastructure within existing settlements whilst preserving local character and distinctiveness;
    - e. maximise opportunities for use of public transport, walking and cycling;
    - i. reduce water consumption and wastage, minimising the impact on water resources and quality and managing flood risk; and
    - j. protect and enhance the historic environment and the range and vitality of characteristic landscapes, habitats and species.
  - **LP2:** “Contributing to Infrastructure Delivery” – the purpose of this policy is to set out the council’s approach to securing developer contributions towards local infrastructure, facilities and services from sustainable development proposals, predominantly through the Community Infrastructure Levy and planning obligations.
  - **LP6:** “Flood Risk and Water Management” – sets out the Council’s approach in relation to flood risk and water infrastructure.

- **LP8:** “Development in Spatial Planning Areas” – sets out the Council’s criteria for planning for a range of uses in the Spatial Planning Areas of Huntingdon, St Neots, St Ives and Ramsey.
- **LP13:** “Quality of Design” – sets out the Council’s criteria for requiring high standards of design for all new sustainable development and the built environment.
- **LP15:** “Ensuring a high standard of Amenity” – the purpose of the policy is to ensure that future residents and users of new developments and those affected by new development in their vicinity enjoy an adequate standard of living in terms of the physical environment created.
- **LP31:** “Heritage Assets and their settings” – the purpose of the policy is to protect and conserve the District’s heritage assets, including listed buildings, conservation areas and related assets, and set out the Council’s information requirements for inclusion within a heritage statement that accompanies a planning application or other application for consent.

3.6 St Neots Conservation Area Character Statement

3.7 SPD – Huntingdonshire Design Guide 2007

3.8 SPD - Huntingdonshire Landscape and Townscape Assessment 2007

3.9 Cambridgeshire Design Guide, Ch.8 Parking

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

4.1 There is none site specific. However there is Outline consent for 14 dwellings under ref;1100379OUT on land north of the site. The Officer Report and Plan/s have been attached for information.

#### **5. CONSULTATIONS**

5.1 **St Neots Town Council** – recommend approval (ATTACHED)

5.2 **Local Highway Authority** – No objections

5.3 **Environment Agency** – recommend refusal, unsuitable FRA including the additional information submitted. The EA are therefore unable to remove the objection to this application at this stage.

#### **6. REPRESENTATIONS**

6.1 There have been no third party representations received with regard to this proposal.

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

7.1 The main issues to be considered are: the principle of residential development at the site; consideration of the resultant relationship with neighbouring properties; impact of the proposal on the street

scene and character and appearance of the area; highways; and flooding.

**Principle of development:**

- 7.2 St Neots is defined as a Market Town where the principle of residential development on appropriate sites is supported.

**Design / Impact on the street scene and character and appearance of the Conservation Area:**

- 7.3 Policy H32 states that the sub-division of large curtilages will only be allowed where the resultant dwelling and its curtilage will be sympathetic to the locality.
- 7.4 Policy HL5 specifically indicates that planning permission will only be granted if the new development respects the townscape and landscape of the wider locality, including the local pattern of streets and spaces, and maintains open spaces, important gaps in development, mature trees and other vegetation that contributes to the quality of the local environment.
- 7.5 Policy LP13 states that a proposal will need to contribute positively to the local character, appearance, form and pattern of development through sensitive siting, scale, massing, form and arrangement of new development and use of colour and materials.
- 7.6 Planning policy requires development to preserve or enhance the character and appearance of the Conservation Area.
- 7.7 This is a residential area with a variety of housing types and varying curtilages. The resulting plot, currently within the same ownership as No12 Priory Road, is consistent with the character of the area on the north side of Priory Road where development is massed closely together.
- 7.8 It is considered that the proposed infill dwelling is acceptable in context. The SPD – Huntingdonshire Design Guide states that 'developments should aim to make good use of a site.....however this objective must be balanced with the need to respect the character of the area. The layout and form of developments should harmonise with their surroundings'.
- 7.9 It is considered therefore that the proposal would preserve the character and appearance of the Conservation Area and is compliant with policies H32, En5, En6, En9 and En25 of the Huntingdonshire Local Plan 1995; HL5 of the Huntingdonshire Local Plan Alteration 2002; CS1 of the Core Strategy 2009; and LP1, LP13 and LP31 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 2013.

**Amenity:**

- 7.10 The windows and rooflights have been positioned to respect the amenity of neighbouring properties. Additionally, due to the design and siting within the plot in relation to the adjoining property and those within the vicinity it is considered that it is unlikely that there would be any undue loss of amenity to No.12 Priory Road, or the

properties to the east in Friars Court and any subsequent development that may take place north of the site.

- 7.11 The proposal does not therefore conflict with policies H31 of the Huntingdonshire Local Plan 1995; CS1 of the Core Strategy 2009; and LP15 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 2013.

**Parking / highways issues:**

- 7.12 As this is a residential property close to St Neots Town Centre, it is considered that the 2 car spaces allocated on the plan is acceptable for the location. The proposal is in accordance with the Cambridgeshire Design Guide, Ch.8 Parking for single dwellings.
- 7.13 The dwelling is to be served by a private driveway. It is considered that the addition of one dwelling would have a minimal effect upon the public highway. The LHA has no objections to the proposed dwelling in this location.

**Flood:**

- 7.14 The land is within the Environment Agency's Flood Zone 2 and part Zone 3, it is within the SFRA 1:100 year flood extent without climate change allowance.
- 7.15 A FRA was submitted with the application and subsequently rejected by the Environment Agency on 15th October 2013. Additional information was provided by the applicant on 16th October 2013, following the initial rejection by the Environment Agency. The Environment Agency has considered this additional information, however the additional information was considered to be unacceptable for the following reasons: The area proposed for compensation for the loss of floodplain storage as shown on the latest drawing JLG322/01 Rev A is already at risk from flooding. The original topographical survey drawing ASC.13.300 clearly shows the land levels below the 1 in 100 year modelled flood level for this location.
- 7.16 The Environment Agency's position in relation to the original FRA was that "The application does not comply with the requirements set out in paragraph 9 the Technical Guide to the National Planning Policy Framework (NPPF). The submitted application does not therefore provide a suitable basis for assessment to be made of the flood risks associated with the proposed development".
- 7.17 "In the absence of a suitable FRA, the flood risk to the proposed development is unknown. The absence of a submitted FRA is therefore sufficient reason in itself for a refusal of planning permission. This reflects the precautionary approach to development in flood risk areas set out in paragraph 9 of the NPPF".
- 7.18 "In particular, the submitted FRA fails to appropriately assess the flood risk for the proposed development and whether mitigation or compensatory measures are required for any loss of floodplain."

- 7.19 Moreover, it is the responsibility of the local planning authority to make the decision as to whether a proposal is acceptable in terms of flood risk. The overall approach is given in paragraphs 100-104 of the Framework. These set out a sequential, risk-based approach to the location of development. This approach is intended to ensure that areas at little or no risk of flooding are developed in preference to areas at higher risk. It involves applying a Sequential Test to steer development away from medium and high flood risk areas (FZ2 and FZ3 land respectively), to land with a low probability of flooding (FZ1). In this instance, the application proposes a dwelling in Flood Zone 3 and thereby fails the sequential test. Therefore, even if a Flood Risk Assessment had demonstrated that the development could be safe, the proposal would still be contrary to the NPPF.

**Conclusion:**

- 7.20 The proposed development is considered to be compliant with relevant national and local planning policy in respect of the following:
- it is of an appropriate design in keeping with and appropriate to the area
  - it is within the built-up area where residential development is acceptable in principle
  - it would preserve or enhance the character and appearance of the Conservation Area
  - it would not have a significant detrimental impact on the amenity of neighbours
  - it is acceptable in terms of highway safety
- 7.21 These do not however outweigh the issue of flood risk. As such having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is recommended that planning permission should be refused in this instance.

**8. RECOMMEND - REFUSAL**

- 8.1 The site is considered to be within undefended Flood Zone 2 and partly within Flood Zone 3 area according to the Environment Agency's Flood Maps and the 1 in 100 year flood risk area on the District Council's Strategic Flood Risk Assessment maps. As a result, the proposal would not satisfy the Sequential Test set in the NPPF. Furthermore, in the absence of a suitable FRA, there is an unknown flood risk to the proposed development. As such, the proposal is contrary to the NPPF 2012, the NPPF Flood Risk Technical Guidance 2012; policy CS9 of the Huntingdonshire Local Plan 1995; policy CS1 of the Adopted Huntingdonshire Local Development Framework Core Strategy 2009; and policy LP6 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 2013.

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**CONTACT OFFICER:**

Enquiries about this report to **Ms Dallas Owen Development Management Officer 01480 388468**

**To:** Owen, Dallas (Planning Serv.)[/O=HUNTS DISTRICT COUNCIL/OU=HDC/CN=RECIPIENTS/CN=DOWEN];  
**Subject:** Planning Application 1301107FUL - Land North West of 12 Priory Road  
**Sent:** Fri 9/27/2013 7:34:36 AM  
**From:** Peter Edwards

Good Morning Dallas

The planning committee met last night to discuss the above application, they have recommended approval. There weren't specific comments aside from it looks like it will be in keeping with the surroundings.

Regards Peter

Deputy Town Clerk

St Neots Town Council

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# Development Management Panel



Scale = 1:2,500

Date Created: 03/12/2013

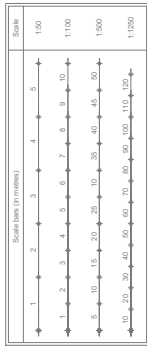
Application ref: 1301107FUL

Location: St Neots



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Ordnance Survey HDC 10002322



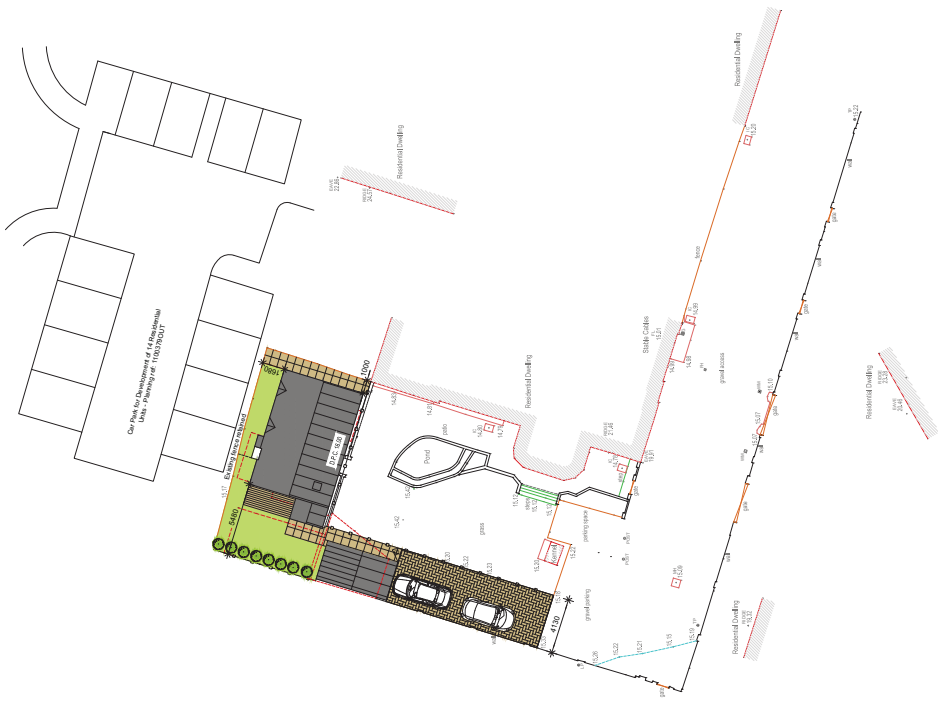


Side Elevation

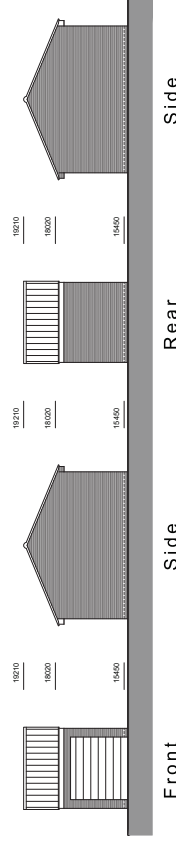
Front Elevation

Side Elevation

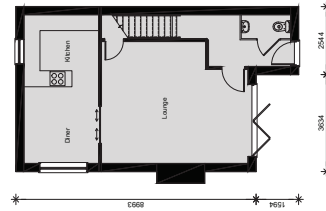
Rear Elevation



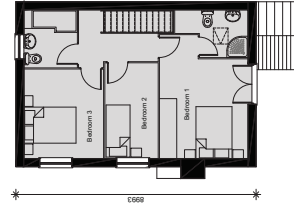
Site Layout 1:200



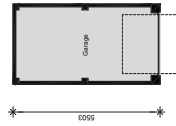
Garage Elevations (1:100)



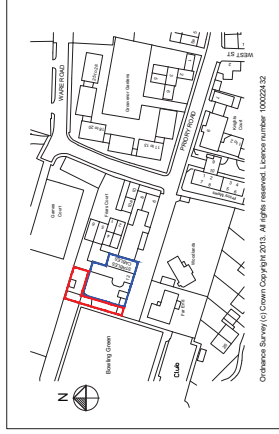
Ground Floor Plan



First Floor Plan



Garage Plan



Location Plan 1:1250

**Key**

- 1500mm high, deep-boarded fence
- 1200mm high, deep-boarded fence
- 1500mm high, deep-boarded fence
- Gate with 1500mm high, deep-boarded fence
- Gate with 1500mm high, deep-boarded fence
- Planting / Landscaping
- Terrace Decking
- Block Paving
- Paved Area / Path
- Lawn



1 Masfield Avenue  
Eaton Ford  
St. Neots  
Cambridgeshire  
PE19 7LS  
Tel: 01438 818440  
Email: jon@jlgdesign.co.uk

**Project:**  
Proposed Dwelling adj. to  
12 Priory Road, St Neots,  
Cams. PE19 7AT.

**Drawing:**  
Plans and Elevations

**Drawn by:**  
JLG  
**Scale:**  
1:100  
**Date:**  
27.6.13

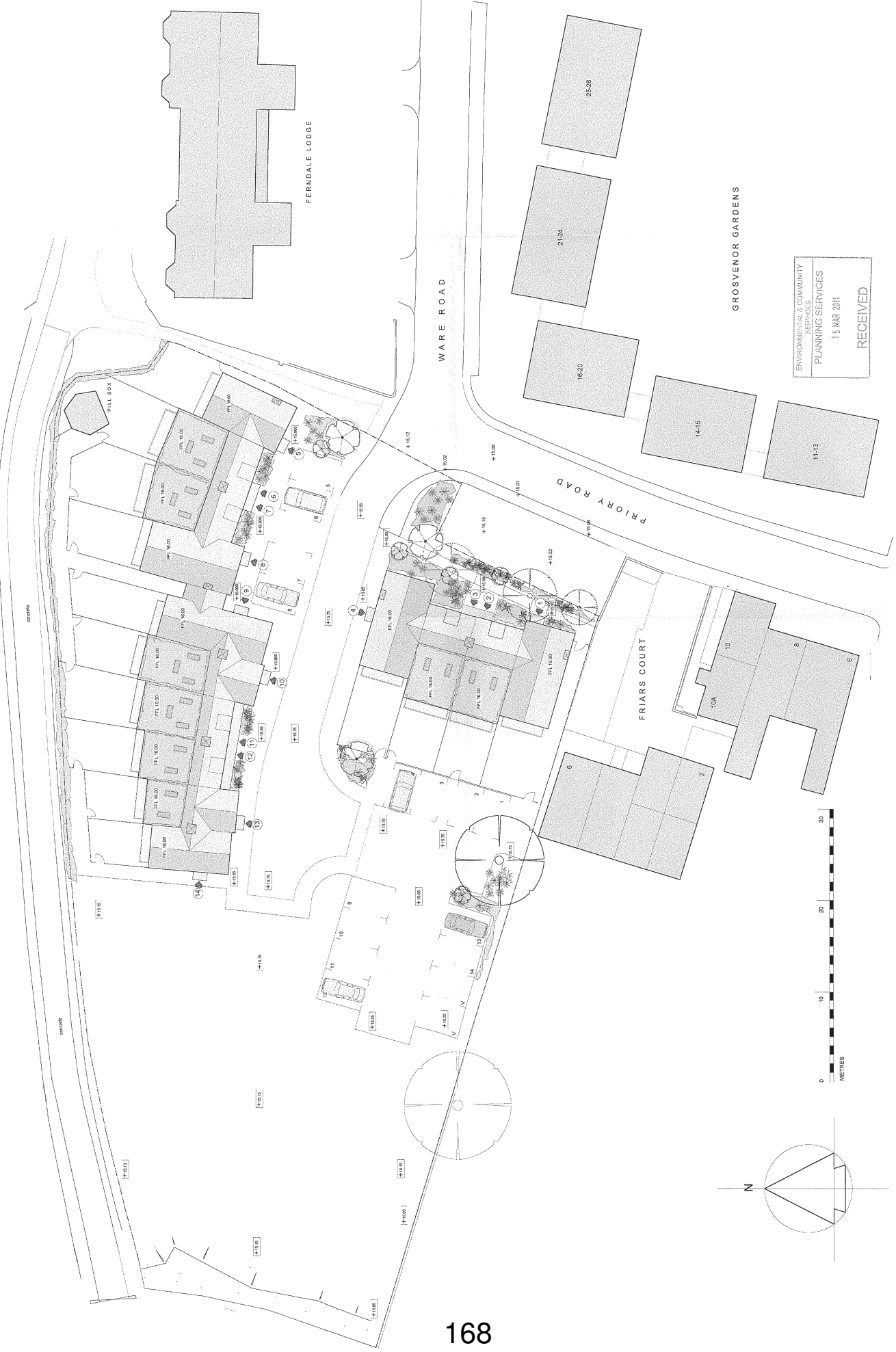
This drawing should not be scaled other than for planning purposes. All dimensions to be checked on site.

**Drawing no.:**  
JLG322/01  
**Revision:**

**GREEN PAPERS FOLLOW**

1100379

- LEGEND**
- Proposed finished level
  - Existing level
  - Ground floor finished floor level
  - New planting areas
  - Priory and entrance
  - Site boundary
  - Footlight to Green House
  - Existing tree retained
  - Existing tree removed



ENVIRONMENTAL & COMMUNITY SERVICES  
 PLANNING SERVICES  
 15 MAR 2011  
 RECEIVED

PROPOSED RESIDENTIAL DEVELOPMENT PRIORY ROAD ST. NEOTS  
 PROPOSED SITE LAYOUT  
 DRG NO 09/682L/10

SCALE 1:200@A1

## OFFICER REPORT

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<b>Case No:</b>	<b>1100379OUT</b>	<b>Outline Application</b>
<b>Proposal:</b>	<b>14 residential dwellings at site previously occupied by the Youth Club Centre</b>	
<b>Location:</b>	<b>Former Youth Centre Site Priory Road St Neots</b>	
<b>Applicant:</b>	<b>Cambridgeshire County Council</b>	
<b>Grid Ref:</b>	<b>518194</b>	<b>260604</b>

---

**DESCRIPTION OF SITE AND APPLICATION**

The site subject to this application is a former County council Youth Centre measuring 0.45 hectares. The site is located in a relatively central part of St Neots Town, but on the edge of a large meadow to the north of the site, making it prominent on the approach to town centre. The site is in a predominantly residential area, although an auction room is located further to the east. The site is elevated compared to the meadow to the north and land to the south. A pathway to the north of the site gives access to the marina and the River Ouse, which lays to the west. There is a public footpath to the east of the site accessing the meadow.

The former youth centre building was demolished some years ago, although some old hardstanding areas are still in place as well as some court enclosures. The land is mainly in an untidy state. There are a number of established trees at the site and a hedge marks the northern boundary. A World War II pill box is located on the northeast corner of the site.

The site is within an area liable to flooding and in the designated conservation area for St Neots. No listed buildings are located adjacent to the site.

This outline application is for residential development to provide for 14 units. All matters have been reserved apart from the access details.

As the site is located in the conservation area some illustrative drawings have been submitted. The appearance of the new residential buildings will be fully considered at the reserved matters stage of the planning process. The parameters of the buildings in terms of max height, length and depth have been confirmed in writing and are on file.

**NATIONAL GUIDANCE**

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.

## 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

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

Policies viewable at <http://www.go-east.gov.uk> then follow links to Planning, Regional Planning then Related Documents

SS1: "Achieving Sustainable Development" – the strategy seeks to bring about sustainable development by applying: the guiding principles of the UK Sustainable Development Strategy 2005 and the elements contributing to the creation of sustainable communities described in Sustainable Communities: Homes for All.

SS4: "Towns other than Key Centres and Rural Areas" – Local Development Documents should define the approach to development in towns. Such towns include selected Market Towns and others with potential to increase their social and economic sustainability.

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.

T4: "Urban Transport" – Local Transport Plans for appropriate Market Towns should identify ways to bring about a shift away from car use to public transport, walking and cycling.

T14: "Parking" – controls to manage transport demand and influencing travel change alongside measures to improve public transport accessibility, walking and cycling should be encouraged.

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.

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.

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.

Cambridgeshire and Peterborough Structure Plan (2003)

Saved policies from the Cambridgeshire and Peterborough Structure Plan 2003 are relevant and viewable at

<http://www.cambridgeshire.gov.uk> follow the links to environment, planning, planning policy and Structure Plan 2003.

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

P9/8 – Infrastructure Provision – a comprehensive approach towards securing infrastructure needs to support the development strategy for the Cambridge Sub-Region. The programme will encompass: transport; affordable and key worker housing; education; health care; other community facilities; environmental improvements and provision of open space; waste management; water, flood control and drainage and other utilities and telecommunications.

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.

En7: “Outline Planning Applications” – in Conservations Areas or on sites adjoining listed buildings will not normally be considered, unless there is the submission of details of the proposed development.

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.

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

En18 – states that important trees, hedges and meadowland will be protected

En20 – explains development proposals will be made the subject of landscaping conditions where appropriate

En22 – requires new development proposals to have regard to the interests of nature and wildlife conservation.

En25 - Requires new development to respect the character of the locality

T18 – new development to be accessed by new highways of acceptable design and construction.

T19 – new development should provide safe and convenient pedestrian routes

T28 – Requires new development proposals to allow include appropriate parking provision

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.

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.

HL6 – Housing Density - indicates that housing development shall be at a density of 30-50 dwellings per hectare

HL10 – Housing Provision – in the district should reflect the full range of the local community's needs by ensuring a choice in new housing.

OB2 – Maintenance of Open Space – contributions may be sought for the maintenance of small areas of open space, children's play space and recreational facilities, woodland or landscaping to benefit the development.

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 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.

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.

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.

C2: "Carbon Dioxide Reductions" – major development proposals will include renewable or low carbon energy generating technologies. These should have energy generating capacity equivalent to 10% of the predicted total CO<sup>2</sup> emissions of the proposal.

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.

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.

## **PLANNING HISTORY**

An outline planning application with all matters reserved for a residential development at the site was approved on the 2nd August 2006 under planning reference 0501976OUT. The application has now expired.

## **CONSULTATIONS**

St Neots Town Council – No objection

Environment Agency – No objection, subject to the development being carried out in accord with the FRA and planning conditions relating to floor levels, flood mitigation and flood compensation being imposed.

Anglian Water – No objections, subject to a surface water condition being imposed.

Cambs County Council Highways – No objection subject to a contribution towards the St Neots market Town Strategy; works to increase the capacity of the local highways network and scheme for resident / on-street parking.

Cambs County footpaths – no objection, subject to the agreement of new fencing and pathway works being addressed at the reserved matters stage.

Cambs Archaeological – No Objection, subject to a condition being imposed for investigations to take place, prior to any development at the site.

Cambs County Council Financial Planning Manager – requests a contribution towards education facilities.

Operations division requests contributions towards childrens place space

Sustrans – Objects to the planning application.

Cambs Police: No objections, requests consultation on reserve matters application

## **REPRESENTATIONS**

No third party representations have been received in response to the proposal

## **SUMMARY OF ISSUES**

This is an outline application with all matters reserved apart from the access. The principle of the development of this site has been somewhat agreed in principle by the approval of the outline planning consent for residential units in 2005 as mentioned above.

However, planning policy has evolved since 2005 in terms of the hierarchy settlement policies with the adoption of the Core Strategy in 2009. Therefore the principle of this proposed housing development should be re-visited. The access details will also be considered.

### Principle

The settlement hierarchy policy CS3 within the adopted Core Strategy identifies St Neots as a Market Town in which development schemes of all scales may be appropriate within the built up area.

The site is located in a predominantly residential area, within the defined boundaries of the market town of St Neots and is in a sustainable location for new housing. The principle of the proposed development of this site is therefore accepted.

A good quality design will be expected at the reserved matters stage due to the importance and prominent location of the site, at the edge of St Neots Town Centre. The scale and parameters as submitted are not considered to comprise the character and appearance of the Conservation Area.

### Unit mix and affordability

The settlement of St Neots has a population in excess of 3000, the Core Strategy policy seeks up to 40% of new dwellings as affordable housing on schemes of 15 dwellings or more. This application proposes a total of 14 housing units and affordable housing will not be secured for a development of this size, under this outline consent.

### Access:

The site due to its location and lawful use is not considered to impact upon highway safety as the residential development is likely to result in less traffic movements compared to the existing use. The access is shown as being 5 metres wide and the access details are considered acceptable in terms of highway safety. This is subject to condition being attached to the decision notice for details of the visibility splays, parking provision, turning areas and the width of the access to be maintained at 5 metres. Temporary arrangements should be made to ensure all vehicles visiting the site during construction should be kept clear of the public highway.

The Highways Officers would prefer the public footpath that runs parallel with the eastern edge of the site to be widened. However, due to land ownership details this would not be possible. The Highways Officers have confirmed this issue would justify refusing the application.

County Council Highways Officers have not objected as the proposal, with appropriate mitigation measures, would be consistent with national and local planning policies.

The details received from the Agent with regard to the refuse vehicles mobility within the site has not been objected to by the operations team. However, a condition should be imposed at the reserved matter stage to ensure a full tracking plan is submitted.

### Sutrans – provision of cycle routes

Sutrans is a charitable group that promote travel by foot, bike or public transport, with the aim of making places more sustainable. Sutrans have raised an objection to the proposal as whilst they acknowledge the manual for streets has been consulted and the transport statement meets the wider aims of sustainability, they are concerned about the cycle routes not being fully provided for.

It has been suggested by Sustrans that the developer should make financial contributions to fund improvements that provide improved County Council cycle routes between the station and the town centre which currently passes close to the site. Other improvements suggested are a contra flow for cyclists in Avenue Road and West Street. Whilst the comments have been fully considered, this site is a relatively minor development, compared to other developments currently taking place in the St Neots area, albeit close to the existing cycle route network. The suggested works have not been assessed and may or may not be feasible. Contributions have been secured towards the MTTs as described above; therefore it would appear unreasonable to insist on further contributions in this case.

#### Flooding and drainage

In consideration of any potential flooding or drainage concerns, the Environment Agency have advised that subject to appropriate compensation measures to maintain the flood storage capacity and dynamics, including: layout; floor levels; drainage systems and warning signs, the proposed development would not be prejudicial to flood water management or the prevention of polluting water courses providing the development is carried out in accordance with the FRA 584/05 rev E. They have however advised the imposition of conditions to achieve the measures outlined above, including the finished floor level be at least 16.02m AOD.

Anglia water has also requested a condition imposed to ensure sufficient measures are in place for surface water drainage.

An advisory note should also be attached to the decision notice with regard to comments from Anglian Water involving the potential connection to a storm overflow pipe running through the site.

With the submission of the FRA dated received on the 15 March 2011 the development appears to be acceptable in terms of flood related matters and accords with National and Local Planning Policy.

#### County Archaeological comments:

It has been suggested by the County Archaeological team the site is within an area of high archaeological potential. Therefore it is considered reasonable to impose a condition for an implementation of a programme of archaeological works to take place, prior to any development taking place at the site. Providing the condition is adhered to the application with accord with Policy En12 of the Local Plan and E3 of the Development Management DPD.

#### Landscaping:

A tree survey and arboricultural report has been submitted with the application. Some landscaping details are also shown on the application plans. However, conditions will be imposed to ensure a fully detailed landscaping scheme is submitted and are reserved for later consideration.

County footpaths officers have requested the footpath that links the meadow is maintained at a certain width. This will be a matter dealt with at the reserved matters stage.

#### Other matters:

The site currently hosts a World War II pillbox, part of the Ironside GHQ Stop Line. It is considered that whilst the pillbox is not listed as a grade II building, it is worthy of retention due to its contribution to the area and its historic interest.

#### Contributions:

Contributions towards the Market Town Transport Strategy and traffic Regulation Orders were secured by S106 on the 1st February 2012. There have been further commitments for funding towards open space and play equipment, and contributions towards education under section S106 of the Town and Country Planning Act 1990. The application accords with Policy OB2, CS10 in this respect.

#### Conclusion

The principle and scale of housing development here is acceptable and there have been no objections raised to the access arrangements. Other conditions have been imposed to safeguard all details are received. The application therefore can be supported as it complies with Policies SS1, SS4, E2, T4, T14, EnV3, ENV6, ENV7, ENG1 and WAT4, Policies En6, En6, En7, En12, En9 En18, En20, En22, T18, T19, T28, CS8 and CS9 of the Huntingdonshire Local Plan 1995, Policies HL5, HL6, HL10 and OB2 of the Local Plan Alteration 2002, Policies CS1, CS3 and CS10 of the Huntingdonshire Core Strategy and Policies C1, C2, C5, E1, E3 and E5 of the Development Management DPD and the National Framework Policy Framework.

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.

#### BACKGROUND PAPERS:

#### CONTACT OFFICER:

Enquiries about this report to **Linda Morse Development Management Officer 01480 388411**

#### RECOMMENDATION

#### SUMMARY OF CONDITIONS.

1. Condition. Approval of the details of appearance; landscaping, layout and scale, which shall be within the upper and lower limits for the height, width and length of the dwelling (as detailed in the letter dated the 20th February 2012) 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 and Country Planning Act 1990, as amended.
  
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 and Country Planning Act 1990, as amended.
  
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 before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.
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. Prior to the commencement of the development full details (in the form of scaled drawings/plans and /or written specifications) shall be submitted to and approved in writing by the Local Planning Authority. The details submitted shall include the following:
- \* The layout of the site, including roads
  - \* The siting of the buildings and access thereto
  - \* Visibility splays
  - \* Parking provision
  - \* Turning areas

The development shall be carried out in accordance with the approved details.

5. Reason. For the avoidance of doubt and highway safety.
6. Condition. The access shall be a minimum width of 5 metres, for a minimum distance of 20 metres measured from the near edge of the highway carriageway.
6. Reason. In the interests of highway safety.
7. Condition. Prior to the first occupation of the development sufficient space shall be provided within the site to enable vehicles to:
- \* Enter, turn and leave the site in forward gear
  - \* Park clear of the public highway

The area shall be levelled, surfaced and drained and thereafter retained for that specific use.

7. Reason. In the interests of highway safety
8. Condition. Temporary facilities shall be provided clear of the public highway for parking, turning, loading and unloading of all vehicles visiting the site during the period of construction.
8. Reason. In the interests of highway safety
9. Condition. The Pill Box located in the north eastern corner of the site shall be retained unless otherwise agreed in writing by the Local Planning Authority.
9. Reason. In the interests of safeguarding the historic value of the area

10. Condition. Notwithstanding the submitted materials, samples of the type, colour and texture of all materials to be used for the external surfaces of the buildings shall be submitted and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall be carried out in accordance with the approved samples.
10. Reason. To ensure a satisfactory external appearance and grouping of materials in accordance with Policy ENV 7 of the East of England Plan 2008, and Policy En25 of the Huntingdonshire Local Plan, 1995.
11. Condition. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) 584/05 Revision E and the following mitigation measures detailed within the FRA (and set out in this condition and in conditions 12 – 16).

The minimum ground floor level of any building involved in the development shall be at least 16.02m AOD unless otherwise agreed in writing by the Local Planning Authority.

11. Reason. To reduce the risk of flooding to the proposed development and future occupants
12. Condition. The new floodplain compensation area as shown hatched in red at western area of the site in drawing No ASC.05.144 dated 14/02/2005, shall be constructed before any building is erected. This area shall remain sterile and no development, including any buildings, fencing, walls and/or ground raising shall take place unless otherwise agreed in writing by the Local Authority.
12. Reason. To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided.
13. Condition. No spoil or materials shall be deposited or stored in the floodplain as shown hatched in red at western area of the site in drawing No ASC.05.144 dated 14/02/2005 during and after construction of the development.
13. Reason. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity
14. Condition. Prior to the commencement of development a scheme for landscaping of the garden area as designated as red in drawing No ASC.05.144 shall submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.
14. Reason. To prevent a planting scheme which may otherwise obstruct the flow of flood water

15. Condition. Flood warning notices shall be erected in clearly visible locations within the green hatched car parking area (as shown in drawing No ASC.05.144), the positions and wording shall be agreed in writing with the Local Planning Authority prior to the first occupation.

The notices shall be kept legible and clear of obstruction.

15. Reason. To ensure that owners and occupiers of premises are aware that the land is at risk of flooding.
16. Condition. Prior to the commencement of development a detailed surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The SuDS hierarchy must be followed with infiltration and rain water harvesting methods used. The development shall be carried out in accordance with the approved scheme.
16. Reason. To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.
17. Condition. Notwithstanding the provisions of Article 3 and Schedule 2 of the Town and Country Planning (GPD) Order 1995 (or any order revoking and re-enacting that order), the following classes of development more particularly described in the Order are expressly prohibited within the Flood Compensation Area in accordance with Drawing No MTC ref: No. 584-02 Rev C (dated 7/3/11) in respect of the property and each unit there on unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf:- (Part 1 - (Development Within Curtilage Of A Dwellinghouse), Classes A and E)
17. Reason. To ensure that any development which would not otherwise require planning permission does not lead to an increased risk of flooding to other land/properties, due to impedance of flood flow and reduction in flood storage capacity.
18. Condition. Notwithstanding the details submitted, no development shall commence until full details of boundary treatment have been submitted to and approved in writing by the Local Planning Authority. The details shall include the position and height of all boundary treatments, and the type and materials to be used. The development shall be carried out in accordance with the approved details.
18. Reason. In the interests of visual amenity in accordance with Policy En25 of the Huntingdonshire Local Plan, 1995.
19. Condition. Notwithstanding the details submitted no development shall take place until a scheme for both hard and soft landscaping has been submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.
19. Reason. In the interests of visual amenity in accordance with Policy En25 of the Huntingdonshire Local Plan, 1995.
20. Condition. No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of

archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

In drawing up the scheme a timetable for the investigation shall be included within the details for approval.

The development shall be carried out in accordance with the approved details and scheme.

20. Reason. To safeguard archaeological interests.

21. Note to applicant. The applicant's attention is drawn to the fact that this permission does not convey any legal, civil or other rights to undertake works that affect and land or premises outside of the applicant's control, including the public footpath No. 16.

22. Note to applicant. During times of extreme flood cars may need to be moved to higher ground and there could be flooding along pedestrian entrance exit routes adjacent to this site. A flood evacuation plan should be implemented for this site and agreed with the Emergency Planner from Huntingdonshire District Council to ensure people can walk safely to and from this site during time of flood. Marker posts should be installed within the boundaries of the site close to Ware Road to help residents during times of flood.

We also recommend that residents are promoted to sign up to the Environment Agency Flood Warning service for this area to ensure they are aware of impending flooding in this area.

All surface water from roofs shall be piped direct to an approved surface water system using sealed downpipes. Open gullies should not be used.

Only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer.

Surface water from roads and impermeable vehicle parking areas shall be discharged via trapped gullies.

The applicant is advised of their responsibility to ensure that adequate residual capacity exists within the 'existing' foul water drainage systems, to accept any additional discharge from the development without detriment to either the land drainage regime or water environment.

Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

23. Note to applicant. This This permission is related to an Agreement entered into by the applicant and the Huntingdonshire District Council, under Section 106 of the Town and Country Act 1990.

24. 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 (i.e. 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). The Local Planning Authority should give written confirmation within a period of 8 weeks from the date on which the request and fee are received.

25. 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 Development Management DPD: Proposed Submission 2010, so far as material to the application and to all other material considerations. Having determined the proposal on the basis of the submitted information the application is hereby approved subject to the conditions specified above
26. Note to applicant. In approving this application, the relevant planning guidance and policies were the main issues were identified as the principle of a residential development here and the access, Summary of Reasons for Approval - The application has been approved as the principle of housing development here is acceptable and there have been no objections raised to the scale or the access arrangements. Other conditions have been imposed to safeguard all details are received. The application therefore can be supported as it complies with Policies SS1, SS4, E2, T4, T14, EnV3, ENV6, ENV7, ENG1 and WAT4, Policies En6, En6, En7, En12, En9 En18, En20, En22, T18, T19, T28, CS8 and CS9 of the Huntingdonshire Local Plan 1995, Policies HL5, HL6, HL10 and OB2 of the Local Plan Alteration 2002, Policies CS1, CS3 and CS10 of the Huntingdonshire Core Strategy and Policies C1, C2, C5, E1, E3 and E5 of the Development Management DPD and the National Framework Policy Framework.

27. Note to applicant. Descriptions of Reserved Matters.  
The reserved matters that actually apply to this decision are specifically referred to in the above condition/s.
- Layout - means the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.
- Scale - means the height, width and length of each building proposed in relation to its surroundings.
- Appearance - means the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development its architecture, materials, decoration, lighting, colour and texture.
- Access - means the accessibility to and within the site for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these

fit into the surrounding access network.

Landscaping - means the treatment of the land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes screening by fences, walls or other means, the planting of trees, hedges, shrubs or grass, the formation of banks, terraces or other earthworks, the laying out or provision of gardens, courts or squares, water features, sculpture, or public art and the provision of other amenity features.

DEVELOPMENT MANAGEMENT PANEL

16 December 2013

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**Case No:** 1301534S73 (RENEWAL OF CONSENT/VARY CONDITIONS)

**Proposal:** REMOVAL OF CONDITION 3 OF PLANNING PERMISSION 1200292FUL RELATING TO THE PLAYING OF MUSIC IN THE MARQUEE

**Location:** WHITE HORSE HIGH STREET TILBROOK PE28 0JP

**Applicant:** CHARLES WELLS PUB CO LTD

**Grid Ref:** 507689 269097

**Date of Registration:** 05.10.2013

**Parish:** TILBROOK

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## RECOMMENDATION - REFUSE

### 1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 This application relates to development associated with the Grade II listed White Horse pub which lies north of the main B645 road, west of Tilbrook village and some distance from the conservation area. The pub has gardens, a car park and land being used for siting a marquee in the position authorised by 1200292FUL. The marquee is in the approved position.
- 1.2 The site is surrounded by fields although there are residential properties a short distance away on the opposite side of the road and to the east. The site is also opposite an access to Summerfield Farm, part of which has permission for change of use for up to 25 tents or motorhomes (1101950FUL refers).
- 1.3 The marquee measures approximately 175m<sup>2</sup>. The marquee is of a white plastic fabric with guys and a small timber shed-like entrance structure to one side.
- 1.4 Permission was granted to relocate it from the grounds north-east of the pub to a position on grass closer to, and due north of, the pub currently used as part of the beer garden. In the approved location, one entrance faces the back of the pub and the timber structure entrance faces east to the pub garden.
- 1.5 The application is to remove condition 3 which states:
  - No music, amplified or otherwise, is to be played in, or transmitted into, the marquee (including the timber entrance lobby) at any time other than the annual late Spring Bank Holiday 'Tilfest' event (from the Friday night to Sunday night inclusive).

- During the three days of the 'Tilfest' music will be permitted in the marquee between the hours of 09:00 and 23:00hrs. The music noise level (MNL), when music is permitted, will not exceed a level of 65dB L(A)eq 15minute when measured 1m from the façade of any residential property.
- 1.6 The Reason for the condition: To avoid harm to the amenity of neighbours and local residents from noise in the marquee. In accordance with the proposal as set out in the Design and Access statement, policy H7 of the Development Management DPD Proposed Submission 2010 and the guidance of the 'Code of Practice on Environmental Noise Control at Concerts' produced by the Noise Council in 1995. An exception to the restriction, for the annual Tilfest event, is supported by Tilbrook Parish Council and acceptable to the Environmental Protection Division of Huntingdonshire District Council.
- 1.7 The application is accompanied by design and access and heritage statements.
- 1.8 The marquee (that is now in the approved location as ref:1200292FUL) has been, and is to be, used for 'functions', such as for meals, parties, wedding receptions, birthdays, corporate presentations, games events and a 'teddy bear' festival which entailed sales. The marquee has also been used, and is to be used for the local late spring bank holiday beer and music festival, 'Tilfest'. The Pub website refers to the marquee having a capacity of up to 120 guests, a hard floor with carpet, thermostatically controlled heater, raised stage and lights.
- 1.9 There is a public footpath which crosses the eastern part of the grounds and leads from the road to a field to the east.
- 1.10 An Environmental Impact Assessment screening has been undertaken by the Local Planning Authority and the proposed development is considered to have no significant implications in accordance with the EIA Regulations and therefore an Environmental Impact Statement is not required.

## **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.

- 2.2 'Code of Practice on Environmental Noise Control at Concerts' produced by the Noise Council 1995.

Concert days per calendar year, per venue	Venue Category	Guideline
1 to 3	Urban Stadia or Arenas	The MNL should not exceed 75dB(A) over a 15 minute period
1 to 3	Other Urban and Rural Venues	The MNL should not exceed 65dB(A) over a 15 minute period
4 to 12	All Venues	The MNL should not exceed the background noise level <sup>1</sup> by more than 15dB(A) over a 15 minute period

For full details visit the website of the Chartered Institute of Environmental Health <http://www.cieh.org> and follow the links to Policy and Noise Council.

### 3. PLANNING POLICIES

#### 3.1 Saved policies from the Huntingdonshire Local Plan (1995)

- H30: "Existing residential areas" planning permission will not normally be granted for the introduction of, or extension to, commercial uses or activities within existing residential areas where this would be likely to have a detrimental effect on amenities.
- E11: "Expansion of Existing Firms" - will normally be allowed providing the scale and location of development does not conflict with other Local Plan policies.

#### 3.2 Saved policies from the Huntingdonshire Local Plan Alterations (2002)

- None relevant.

#### 3.3 Adopted Huntingdonshire Local Development Framework Core Strategy 2009

- None relevant.

#### 3.4 Draft Huntingdonshire Local Plan to 2036: Stage 3 2013

- LP15: "Ensuring a high standard of Amenity" - the purpose of the policy is to ensure that future residents and users of new developments and those affected by new development in their vicinity enjoy an adequate standard of living in terms of the

physical environment created and in terms of predicted noise levels, timing, duration and character.

- LP23: "Local Services and Facilities" - the purpose of this policy is to support an extension of an existing local service to maintain the sustainability, vitality and viability of villages to promote healthy and inclusive communities.

### 3.5 SPD:

- Huntingdonshire Design Guide Supplementary Planning Document 2007.
- Huntingdonshire Landscape and Townscape Assessment Supplementary Planning Document 2007.
- SPG 'Retention of Shops, Post Offices and Public Houses in Villages'.

## 4. PLANNING HISTORY

4.1 There is an extensive planning history on this site, predominantly for extensions, alterations and advertisements. The most relevant applications in this instance are:

4.2 1201201FUL Proposed kitchen extension and retention of pergola, memorial decking and replacement fencing. PER 14.09.2012

4.3 1201202LBC Proposed kitchen extension and retention of pergola and replacement fencing. CON 14.09.2012

4.4 It is understood that the marquee (in its former unauthorised location) was erected just before Christmas in December 2010. Application 1200292FUL followed enforcement investigations but the team have received no recent/new complaints regarding the marquee or its use.

4.5 1200292FUL - temporary consent granted for the re-positioning of an existing marquee

4.6 1201866S73 - application for the removal of condition 3 relating to the playing of music in the marquee, withdrawn as LPA and EPO unable to support proposal on amenity grounds.

## 5. CONSULTATIONS

5.1 **Tilbrook Parish Council:** Recommend approval (ATTACHED).

5.2 **Environmental Protection Officer:** Removal of the condition would leave music in the marquee entirely unregulated which would not be acceptable.

## 6. REPRESENTATIONS

6.1 Four representations received from Tilbrook Grange Grange Road Tilbrook; Rook Barn Grange Road Tilbrook; Chestnut Farm Kimbolton

Road Lower Dean; and Barn Cottage Station Road Tilbrook, in support of the proposal:

- the only community business left in the village...it is essential that it is given every reasonable opportunity to thrive.;
- a community hub that makes a significant and positive contribution to the village as a whole...Richard, Caroline and their family have made significant investment in the business and have worked tirelessly over the past 5 years to make it a success. It is nonsense that their investment should be jeopardised by this restriction, which simply isn't supported locally. I find it astonishing that HDC's planners, are putting up obstacles to; instead of providing support to what is a vibrant business that adds significant value to the local community.
- Public Houses are rapidly disappearing from so many villages and every effort has to be made to keep them viable; they form an important ingredient in the maintenance in the social life of the community.

6.2 Three representations received including two from 6 Station Road Tilbrook; and one from 60 High Street Tilbrook, objecting to the removal of condition 3 for the following reasons:

- the unfettered right to play music at the White Horse would place too great a noise burden on the neighbouring properties. I would be prepared to accept a trial period where the number of occasions could be limited to 12 in the aggregate (that to include the Tilfest weekend) and provided that the noise stops at 2230 however.
- Property adversely affected in terms of harm and loss of amenity by reason of the granting of camping and motorhomes to the south east...and by the inconvenience caused by overspill parking regularly occurring around the entrance to property and further by the repositioning of the marquee and the proposed desire to now lift the condition pertaining to music in the marquee.
- strongly object to the unrestricted removal of condition 3...The pub is however thriving in spite of the lack of music in the marquee. During Tilfest, we are unable to enjoy our garden and can hear the music day and night for 3 days, above the volume of our TV, in spite of having our windows closed. It is therefore unsurprising that the Parish Council is supportive, as it only those of us who live close that are adversely affected. I am willing to accept a VARIATION of condition 3, to permit a total of 12 events a year INCLUDING 3 days of Tilfest.
- The pub regularly provides live music events e.g. quiz nights, the last of which was 20 October, I believe. Although the music ends at 2300 (for which my family are grateful), the noise impact (presumably from within the pub), is still very significant and noticeable.

- Whatever acoustic results show, the fact is that the noise impact on our property (60 High Street, Tilbrook)(with bedrooms on the north side of the house facing the pub) is very noticeable, with low frequency, regular beat and of course, there is additional noise from 100 + people both within the marquee and milling around outside and in the playground/grounds area and car park.
- There is no clarity as to the scope of an apparently desired ability for music beyond 2300 (the guidelines in the acoustics report of 27 September 2013 discuss noise limits between 2300 and 0900). If music is allowed after 2300, if the restriction is lifted, this would be of very considerable impact to our amenity.
- As to Tilfest, the noise and impact of vehicles is so considerable, that this year we decided to go away for the weekend to avoid it. We would prefer not to have to do this every year and whilst we appreciate the overall popularity of the event and its value to the pub and Community, we simply ask for consideration to us as neighbours in terms of noise levels and vehicle management.
- In our view, the pub business has grown to a level that far outstrips its ability to cope with traffic and vehicle parking, even at regular (non Tilfest) times of the year.

## **7. SUMMARY OF ISSUES**

- 7.1 At a late stage during the processing of application 1200292FUL it emerged that the landlord hoped for more music events than the applicant. The draft condition suggested by the Environmental Protection Team Leader (the one subsequently attached as Condition 3) was sent to the agent for his consideration and he requested a less onerous condition. However, as the application had been advertised on the basis described in the D and A statement i.e. with only music for the annual Tilfest event, it was considered that it would not be appropriate to amend the application. At that time, the applicant was made aware that they could apply for a further permission with a varied music condition supplying the extra information or appeal against the condition.
- 7.2 An application 1201866S73 was submitted for the removal of condition 3 relating to the playing of music in the marquee. However this was withdrawn as the LPA and EPO were unable to support the proposal on amenity grounds.
- 7.3 As the marquee has the benefit of a temporary conditional approval (expiring 1st June 2015) with 19 months left to go, it is considered that the main issue in this instance is neighbour amenity due to the proposed removal of Condition 3 relating to the playing of music in the marquee.

### **Neighbour Amenity**

- 7.4 The marquee increases the capacity of the pub. Complaints have been received by the Planning Enforcement Team in the past about noise, but none recently. Under the temporary permission 1200292FUL it was considered that the additional activity and disturbance need not cause undue harm subject to the Environmental

Protection Team Leader's (EPTL) recommendation that a condition to prevent any music being played in the marquee, other than at the May 'Tilfest' celebrations, as was proposed in the D and A statement. The EPTL did not require an hours of operation restriction subject to the music restriction.

7.5 The temporary permission is useful in that it allows a considered assessment of the situation over a 3 year period, as it:

- will help enable the applicant to investigate the scope for, and raise income towards, a long-term scheme to develop the pub enterprise in a form more in-keeping with the listed building,
- will allow the impact of the marquee on parking and highway safety to be considered more fully and reviewed over the next 3 years by the LPA, and
- should, subject to the Environmental Protection Team Leader's suggested condition on music, have no material harmful effect on amenity by reason of noise and disturbance. This can be monitored and reviewed by the EPO over the temporary period.

7.6 The Environmental Protection Team Leader has advised that "the noise report accompanying the application makes reference to all three 'categories' included in the Noise Council Code of Practice (and reproduced above) but the approach of the Code is for just one of the categories to be adhered to.

Looking at the noise report and considering earlier on site discussions with the applicant I believe that the applicant seeks up to twelve events per annum with a noise limit of 15dB(A) over background at receptors plus three days with a noise limit of 65dB L(A)<sub>eq</sub> 15 minute at receptors. The approach that we adopt, in line with the Noise Council Code, is for venues to operate within a single category. This was explained to the applicant during the site meeting. I am content for either approach to be adopted at the White Horse but I cannot support two categories being effectively added together.

I have looked through the application and have found that, although it is couched as a 'variation' of the condition there are no firm proposals other than to remove the condition. Removal of the condition would leave music in the marquee entirely unregulated which would not be acceptable".

7.9 Subsequently the applicant submitted proposed wording for a condition - "Condition 3 Music shall not be played in the marquee between 22.30 hours and 09.00 hours on any day. Between 09.00 and 22.30 hours music played in the marquee shall not be audible at any nearby residential garden or in any nearby residential property at any time apart from:

(a) the three-day Tilfest event when the music noise level arising from amplified music in the marquee shall not exceed 65 dB LA<sub>eq</sub>,15m when measured 1 metre from the facade of any residential property; and

(b) nine other days per year when the music noise level arising from amplified music in the marquee shall not exceed 50 dB LA<sub>eq</sub>,15m

when measured 1 metre from the facade of any residential property, there being no more than two such days in any period of one month.”

- 7.10 The EPTL commented on this wording stating "The 50dB limit proposed on nine days per annum is not agreed. It is based on 15dB over background but we are by no means satisfied that 35dB is a representative background noise level. We are also concerned that the noise impact of the Tilfest will sensitise those residents to additional musical events which could then take place twice a month through the summer. We are concerned that the type of events planned (weddings and birthday parties etc) will not be able to comply with a 50dB limit and that use of the marquee for these events will provoke complaints with subsequent investigations becoming necessary.

An operating limit of 50 dB(A) at noise sensitive premises is a significant reduction when compared to the 65 dB(A) limit applied at Tilfest. Given that Tilfest was recently observed to be operating at the noise control limit, the proposed additional 9 events could not be comparable to the Tilfest events, in both nature and sound output. A 10dB reduction in noise level equates to a 90% reduction in sound output and thus whilst the 50dB(A) limit may be applicable to events where the clientele may wish, and can, hold a conversation at tables without having to significantly raise voices, it is probable that the 50 dB(A) limit will be exceeded during any event involving higher operating noise levels".

- 7.12 Supporting a prosperous rural economy is a key part of the National Planning Policy Framework. Policies within the Development Plan also aim to support the sustainability, vitality and viability of villages to promote healthy and inclusive communities; and the expansion of existing businesses will normally be allowed providing the scale and location of development does not conflict with other Local Plan policies.
- 7.13 However, this support for the rural economy should be weighed up against the potential impact on neighbour amenity. With the uncertainty of unregulated music within the marquee and the likely significant impact that could occur, a cautionary approach should be adopted and the application to remove condition 3 should be refused.

### **Conclusion**

- 7.14 There are still concerns regarding the removal of this condition, and the implications. The LPA is continuing to have discussions with the applicant and the EPO to hopefully resolve these concerns, and an update will be provided at or before the Panel meeting.
- 7.15 Whilst local support (including that of the Parish Council) is noted for the removal of condition 3, there is still 19 months left of the review period of a 3 year temporary permission. It is considered that the premature removal of the music restriction within the marquee without the benefit of a full analysis of the review period, and without the support of the EPO, is likely to be significantly detrimental to neighbour amenity.

7.16 It is considered that the construction of a purpose built building (which would contain noise to a much greater degree) subject to appropriate siting, design and other material considerations would be the preferred solution, as a well designed and constructed building would enable the landlord much more flexibility with regard to amplified music events.

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

8.1 The proposed removal of condition 3 is considered to be unacceptable as it would result in unregulated music within the marquee. In the absence of a full analysis, the full impact on neighbour amenity is unknown. However on the basis of the information to date it is likely to have a significant detrimental impact on neighbour amenity. As such the proposal is considered to be contrary to policy H30 of the Huntingdonshire Local Plan 1995; policy LP15 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 2013; and 'Code of Practice on Environmental Noise Control at Concerts' produced by the Noise Council 1995.

8.2 Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is recommended that temporary planning permission should be refused in this instance.

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**BACKGROUND PAPERS:**

**CONTACT OFFICER:**

Enquiries about this report to **Ms Dallas Owen Development Management Officer 01480 388468**

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

From:

Sheila Brighton

Sent:

25/10/2013 14:29

To:

[mail@huntsdc.gov.uk](mailto:mail@huntsdc.gov.uk)

Cc:

Bob Faherty

Subject:

Planning Application

Regarding Planning Application ref 1301534S73 - removal of condition 3 of Planning Permission 1200292FUL relating to the playing of music in the marquee at The White Horse, High Street, Tilbrook.

The Parish Council has commented on this proposal in previous correspondence and wishes to confirm its view that the Pub plays a vital part in the village community and provides much support for village activities. It is in essence the only village facility and the PC regards it as essential to the future life of the village that the White Horse remains a successful and thriving business. We therefore recommend APPROVAL  
Additional comments are as follows:

1. The promotion of rural businesses is a key part of the National Planning Policy Framework. This proposal therefore accords with national planning policy.
2. Despite two visits to the site by EHO we understand that no statutory nuisance was established on either visit. There can, therefore, be no reasonable objections on this front.
3. The Applicant has made every effort to meet possible noise concerns and has taken several steps, including surrounding the marquee with acoustic panels, to

ensure full control of sound for the marquee.

Best wishes  
Sheila Brighton  
Clerk to Tilbrook Parish Clounci

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# Development Management Panel



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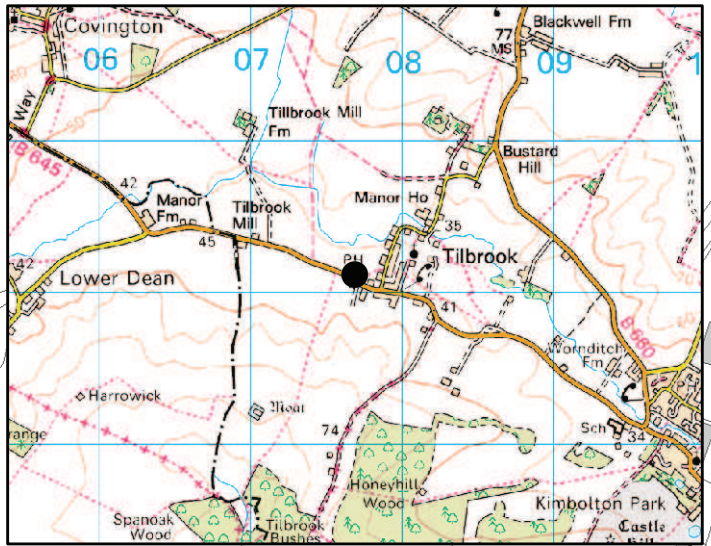
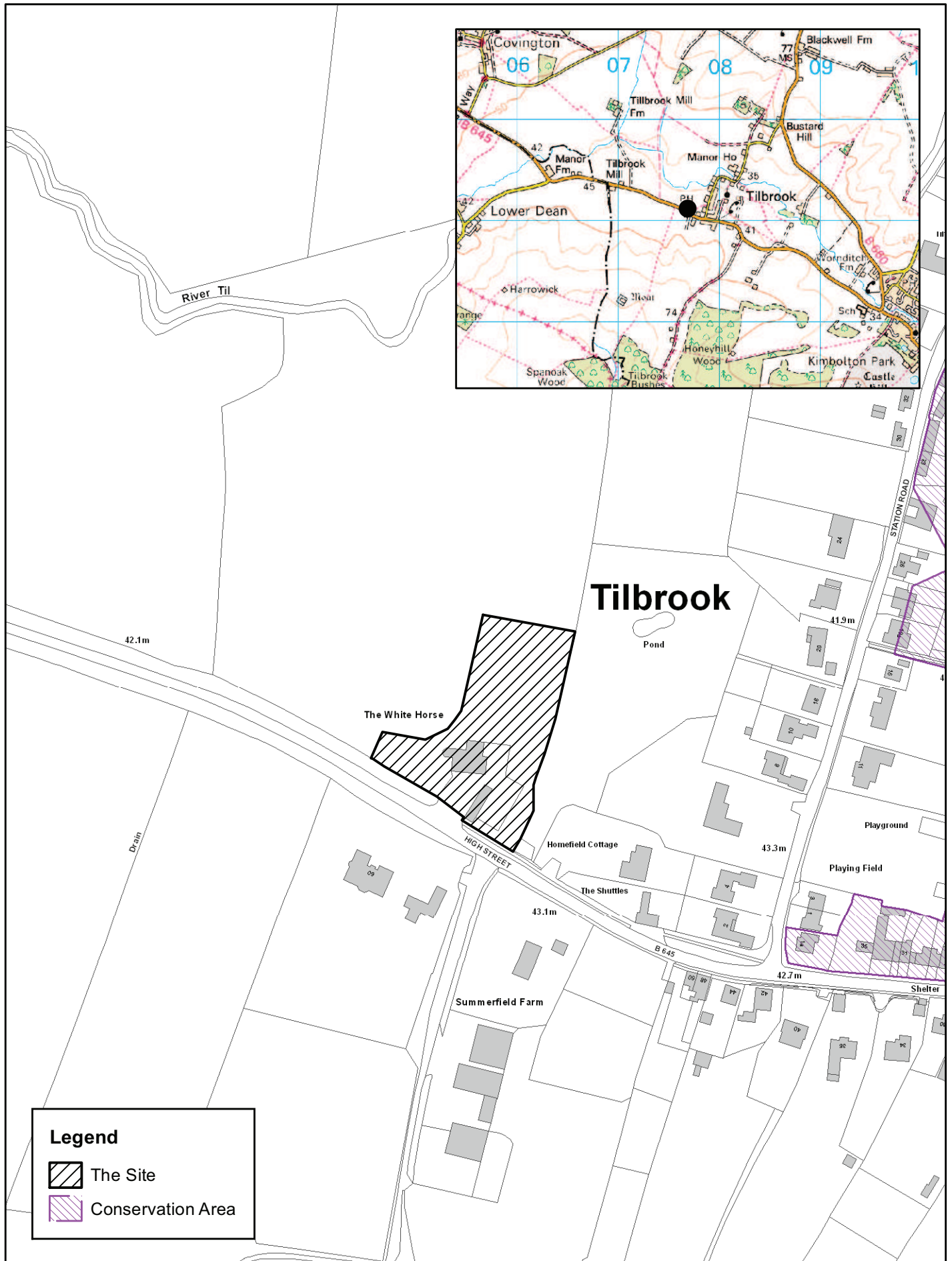
Date Created: 03/12/2013

Application ref: 1301534S73

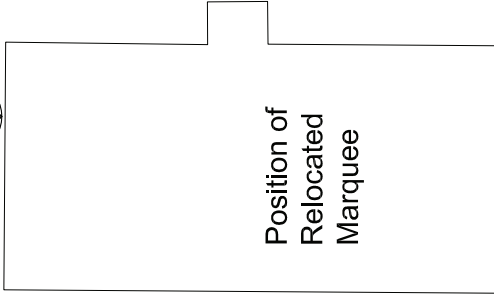
Location: Tillbrook



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Ordnance Survey HDC 100022322



View C



Position of Relocated Marquee

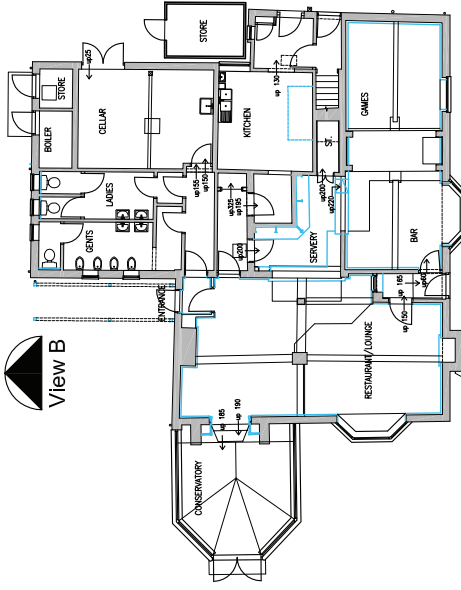
View A



View D



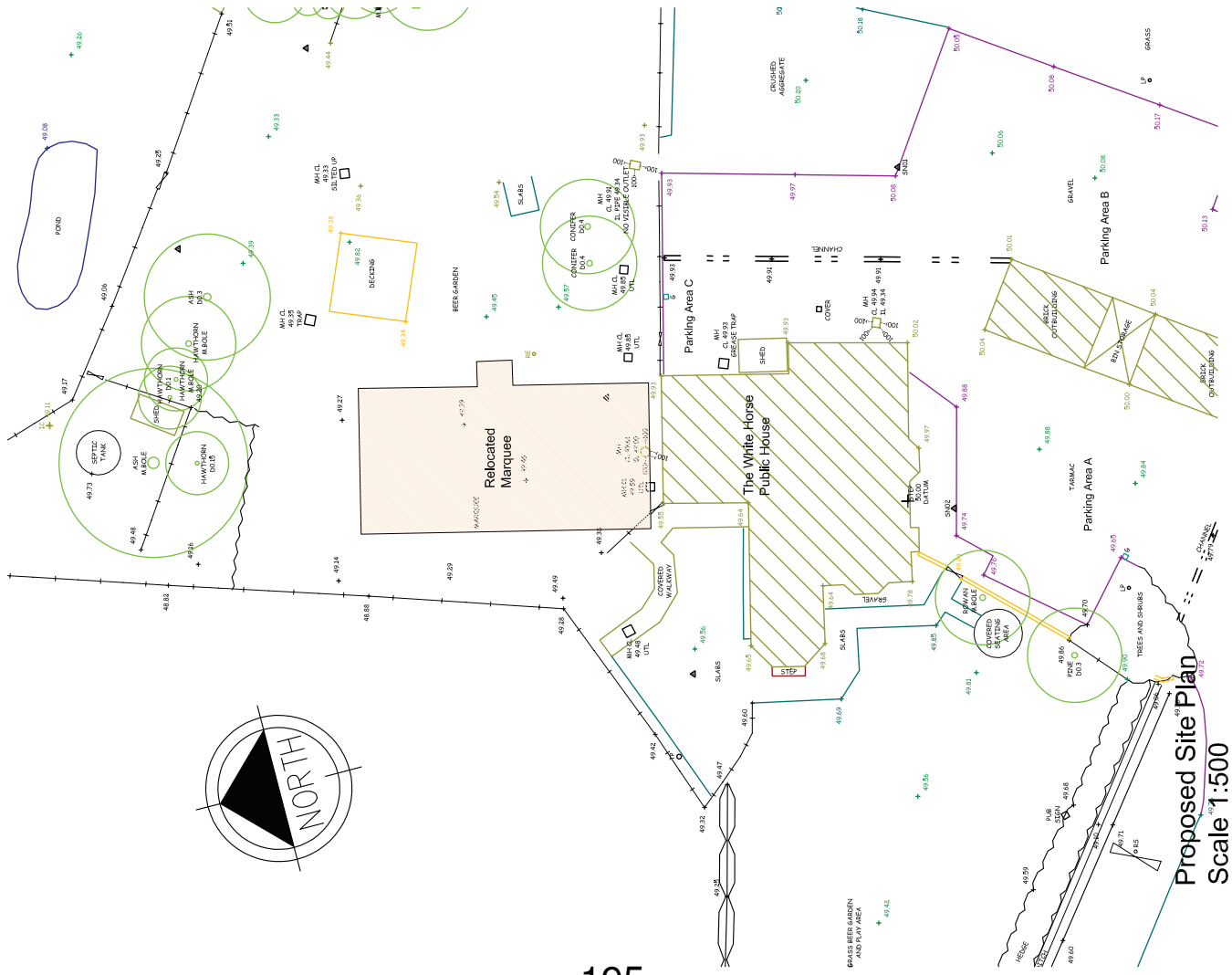
View B



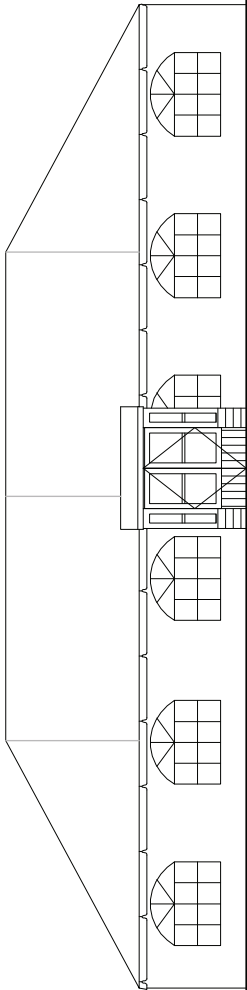
### Proposed Floor Plan Indicating Marquee Position - Scale 1:200

Rev C: Marquee repositioned ref Planning officer	Drawn: AMJ	Checked: KLG	Date: March 2012
Rev B: Notes added	Drawn: AMJ	Checked: KLG	Date: December 2011
Rev A: Elevation note arrows added.	Drawn: AMJ	Checked: KLG	Date: December 2011

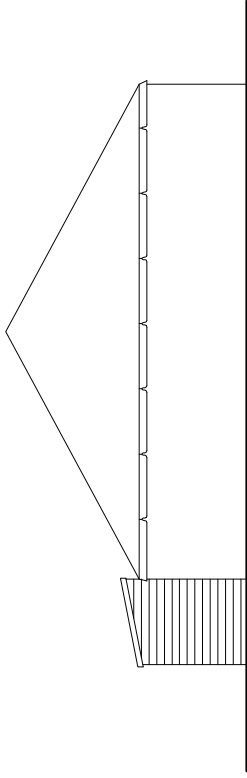
PRELIMINARY	PLANNING	CONSTRUCTION	TENDER
TITLE		SCALE	
Proposed Alterations at the White Horse High Street, Tibbrook for Charles Wells Pub Co.		As Noted @ A3	
DETAIL		DATE	
Proposed Marquee Repositioning		Nov 2011	
		DRAWN	
		KLG	
		CHECKED	
		AMJ	
ARCHITECTURAL DESIGN		EMAIL: info@blueprintdesign.org.uk	
280 WELLINGBOROUGH ROAD, RUSHDEN, NORTHANTS, NN10 9XP		TEL: 01933 354870	
		FAX: 01933 393531	
		10-072-17C	
		SHEET: A3	



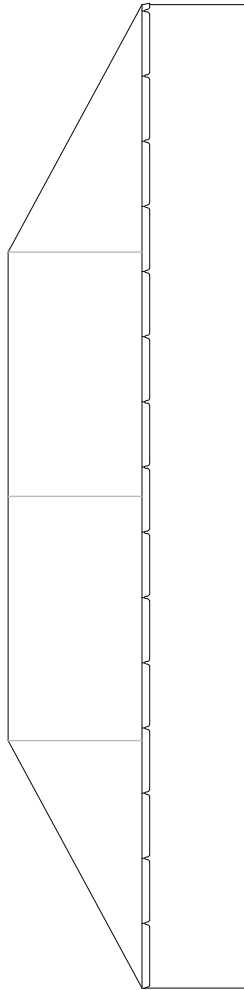
### Proposed Site Plan Scale 1:500



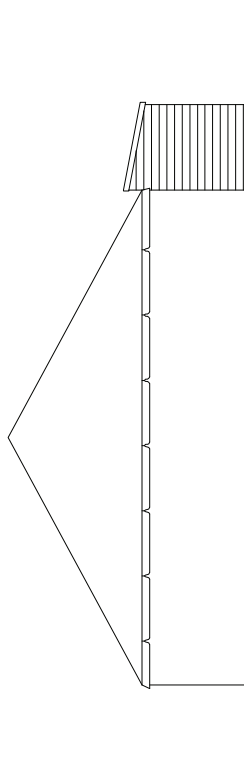
Marquee Front Elevation -  
View A  
Scale 1:100



Marquee Side Elevation -  
View C  
Scale 1:100

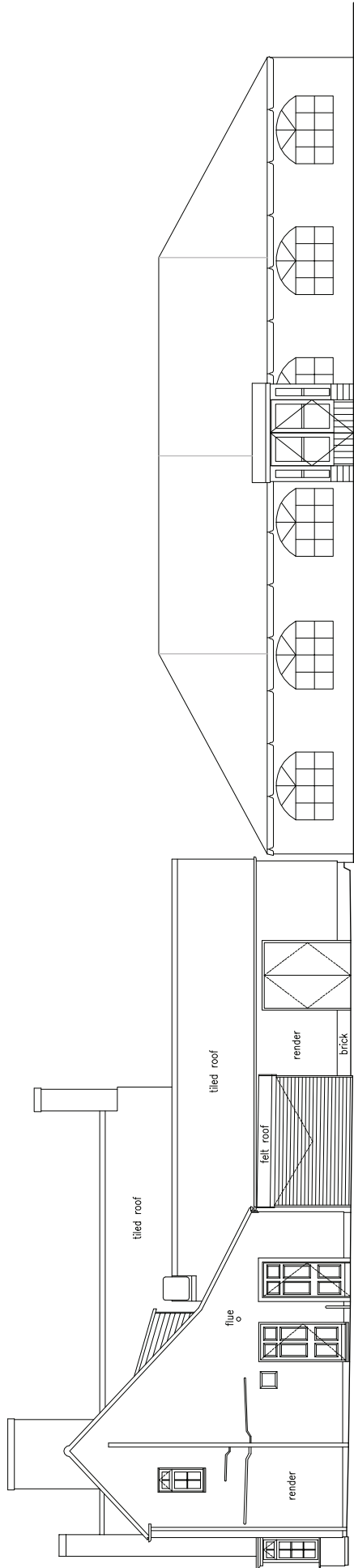


Marquee Rear Elevation -  
View D  
Scale 1:100

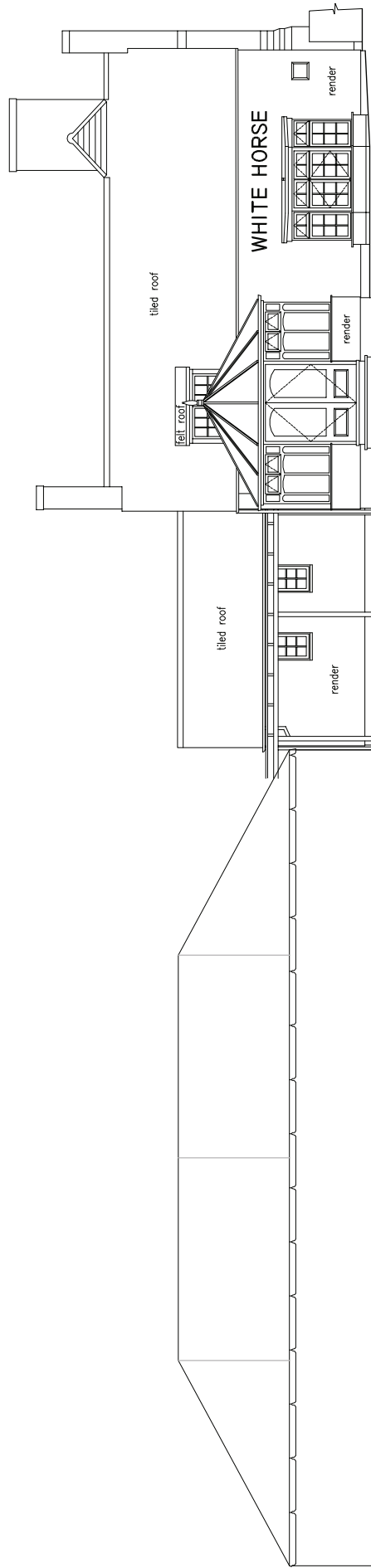


Marquee Side Elevation -  
View B  
Scale 1:100

PRELIMINARY	PLANNING	CONSTRUCTION	TENDER
<b>B</b>	<b>L</b>	<b>J</b>	<b>U</b>
TITLE Proposed Alterations at the White Horse High Street, Tilbrook for Charles Wells Pub Co.			SCALE As Noted @ A3
DETAIL Proposed Relocated Marquee Elevations			DATE Nov 2011
<b>ARCHITECTURAL DESIGN</b> 280 WELLINGBOROUGH ROAD, RUSHDEN, NORTHANTS, NN10 9XP EMAIL: info@blueprintdesign.org.uk TEL: 01933 354870 FAX: 01933 393531			DRAWN KLG
			CHECKED AMJ
<b>ARCHITECTURAL DESIGN</b>			10-072-18
<small>CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE. ONLY FIGURED DIMENSIONS ARE TO BE WORKED FROM. DESCRIPTIONS MUST BE REPORTED TO ELURHINT FOR APPROVAL. THIS DRAWING IS UNFORWARDED.</small>			SHEET: A3



East Facing Elevation - View A  
Scale 1:100



West Facing Elevation - View D  
Scale 1:100

49.000A

PRELIMINARY	PLANNING	CONSTRUCTION	TENDER
B L U E P A R C H I T E C T U R A L D E S I G N	TITLE	Proposed Alterations at the White Horse High Street, Tilbrook for Charles Wells Pub Co.	SCALE As Noted @ A3
	DETAIL	Proposed Relocated Marquee Elevations in relation to Public House	DATE Nov 2011
ARCHITECTURAL DESIGN		EMAIL: info@blueprintdesign.org.uk	DRAWN KLG
280 WELLINGBOROUGH ROAD, RUSHDEN, NORTHANTS, NN10 9XP		TEL. 01933 354870	CHECKED AMU
		FAX. 01933 393531	
DRAWING MUST BE CHECKED FOR DIMENSIONS ON SITE. ONLY FIGURED DIMENSIONS ARE TO BE WORKED FROM. DESCRIPTIONS MUST BE REPORTED TO ILLUMINANT CONSULTANTS & ILLUSTRATED BY ILLUMINANT.			10-072-20
			SHEET: A3

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## AGENDA ITEM NO.

DEVELOPMENT MANAGEMENT PANEL

16 December 2013

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

#### Written Representations

- |    |                                    |   |                                     |
|----|------------------------------------|---|-------------------------------------|
| 1. | <b>Appellant:</b><br><b>Agent:</b> | Mr & Mrs George<br>Fraser Dunchurch Ltd   |                                     |
|    |                                    | Erection of a dwelling<br>Adj. 39 Kings Road<br>St Neots                              | <b>Dismissed</b><br><b>17.10.13</b> |
| 2. | <b>Appellant:</b><br><b>Agent:</b> | Mr & Mrs Coughlin<br>An Norvys Ltd  |                                     |
|    |                                    | Erection of single storey and two storey<br>extensions<br>28 Almond Road,<br>St Neots | <b>Allowed</b><br><b>18.10.13</b>   |
| 3. | <b>Appellant:</b><br><b>Agent:</b> | Mr Page<br>Mr N P Branston  |                                     |
|    | <b>Appeal 'A' &amp; 'B'</b>        | Ground floor rear extension<br>10 Bridge Terrace,<br>St Ives                          | <b>Dismissed</b><br><b>19.11.13</b> |
| 4. | <b>Appellant:</b><br><b>Agent:</b> | Mr S Grice<br>Mr David Shaw   |                                     |
|    |                                    | Swimming pool building for<br>Furze View<br>, Bullock Road<br>Haddon                  | <b>Dismissed</b><br><b>19.11.13</b> |
| 5. | <b>Appellant:</b><br><b>Agent:</b> | Yelcon Ltd<br>Mr Don Proctor  |                                     |
|    |                                    | Erection of bungalow and associated works<br>23 Layton Crescent<br>Brampton,          | <b>Dismissed</b><br><b>20.11.13</b> |

A summary of the decision for No. 5 is provided below.  
All appeal decisions can be viewed in full via Public Access.

## **WRITTEN REPRESENTATIONS**

1. **1300020FUL**                      **Revised application for a bungalow and associated works**  
**23 Layton Crescent**  
**Brampton**  
**Yelcon Ltd**

Planning permission refused by Development Management Panel in accordance with officer advice but contrary to the recommendation of the Parish Council for the following reason:-

1. The proposed development is not considered acceptable and would result in inappropriate development in an area of flood risk contrary to the NPPF which seeks to locate development away from areas at the highest risk of flooding, as well as Technical Guidance to the NPPF, policy CS1 of the Core Strategy and Draft Policy DM23 of the Huntingdonshire Local Plan to 2036 Draft Development Management Policies.

### **2. The Inspector's Reasons**

- The Inspector found the main issue is whether the proposed development is acceptable with respect to flood risk. The site lies within Flood Zone 3 defined by NPPF Technical Guidance as having a "high probability" of flooding. The housing land supply situation has a bearing on whether the need to steer development away from medium and high risk land should be weighed against the need to ensure a 5 year supply of sites. The Council has more than a 5 year supply of housing land with planning approval so there is no need for the appeal development to help secure a supply. The Environment Agency no longer object to the proposal on grounds of flood risk but it is normally the responsibility of the local planning authority to make the ultimate decision in terms of flood risk. A sequential, risk based approach to the location of development is intended to steer development away from medium and high flood risk areas. The Inspector was not persuaded that the proposal would meet a strong identifiable local need for a single plot in Brampton, such that the Sequential Test should be applied just to this settlement rather than to the whole district. The appellant has shown how, in engineering terms the floor level could be set above the 1 in 100 Year Flood Line. Thus while the proposal may meet the bullet point requirements of paragraph 103 of the Framework these are to follow on from the Sequential Test rather than form an alternative approach to it.

**The appeal was dismissed**

## **FORTHCOMING APPEALS**

**Hearing**

**14 January, 2014 Former Megatron Site, Ermine Street, Alconbury**

**TO: ALL DEVELOPMENT MANAGEMENT PANEL MEMBERS**

Dear Councillor,

DEVELOPMENT MANAGEMENT PANEL–16 December 2013

## **CHANGES TO THE AGENDA**

### **Item 3**

**Five affordable bungalows and provision of public path and fire tender manoeuvring space Land South East Of McCartney House Mowlands Godmanchester**

#### **1.Third party representation from 78 Roman Way**

Objection-

The plans may meet the minimum requirements but the proposal will worsen existing problems associated with a narrow road:

- on-street and on-pavement parking prevents access for larger vehicles such as Fire Appliances and Refuse Vehicles.
- Fire & Rescue Service have approved the plans on paper using guidance documents, but two access checks carried out by an operational crew found that from the mini roundabout, navigating through the existing and proposed area in a fire appliance would be difficult and very slow. Even with cars parked illegally on the pavement, rather than parked completely on the road and/or with cars on the road, there is very little room to pass which would considerably hinder attendance times in the event of a fire call.
- how will refuse be removed as the refuse teams are unable to collect refuse except from the kerb -side and the elderly residents are likely to have an 'Assisted Collection Service' ?
- why is it appropriate and acceptable for the residents of number 76 +77 to walk directly on the road, without the provision of a pavement?

#### **2. Officer response**

It is acknowledged that the narrow approach road and on-street parking hinders access by larger vehicles. However, large vehicles can access the site and the proposal remains acceptable to the Fire and Rescue Service, HDC operations and Transportation Officers.

The points raised have been taken into account but do not merit the refusal of the application.

**Item 4c**

**Erection of replacement dwelling following demolition of existing buildings – Sherwood House, Chapel Road, Ramsey Heights, Ramsey.**

Letter from Mr Woolcott (applicant). He has made the following comments in support of the proposal:-

1. he development was supported unanimously by Ramsey Town Council. The Council stated that the site was large enough to take the proposed dwelling. T
2. he existing dwelling and the other buildings to be demolished do not enhance the appearance of the site. T
3. he design of the proposed building was based on advice received from the planning officers and those designs thought inappropriate were rejected. T
4. he size and height of the proposed dwelling are now within permitted development rights. The height of the dwelling is 300mm higher than the existing property, but 1.5m lower than the design rejected at appeal. T
5. lean-to carport attached to the annexe should be included in the permitted development calculations. This will add a further 57 sq.m. to the existing floor area referred to in the Panel report. A
6. he site does not flood (technically, the site is on the edge of flood zones 2 and 3 but has not been known to flood for many years. Flooding is not an issue in this case). T
7. he previous application was refused by a single vote. The revised proposal has answered the reasons for the previous rejection and is a far better design. T
8. f the proposal does not have an adverse impact on the amenities of the immediate neighbours, why should it have a detrimental effect on the area as a whole? I
9. here are other large houses in the area, which all enjoy permitted development rights, and could, therefore, grow in size substantially. It would be unreasonable to limit the present proposal in view of how others could be extended using permitted development rights. T
10. here is a need for a large property because of a growing family. T
11. here are other properties in the area which have an intrusive impact. One of these stands in open countryside to the rear of Sherwood House and is clearly visible from the latter property. T

The applicant has also submitted a series of photographs illustrating the site, the surrounding area and other properties in the vicinity.

Letter from the applicant's agent

He has referred to the notional 15% increase in floor area as one which many Planning Authorities are willing to accept in terms of providing additional floor area for replacement dwellings. Some Authorities are willing to accept more, some less. He has also mentioned the open fronted section of the annexe which was not shown on the plans submitted as part of this application, but which was included as part of the annexe for the purposes of the certificate of lawful development. This would add another 57 sq.m. to the floor area of the existing development. He also refers to permitted development rights for the annexe, which is rated as a separate dwelling for Council Tax purposes. However, the LPA takes the view that the building is specifically described as an annexe to Sherwood House for planning purposes and not a separate dwelling. In these circumstances, it does not have permitted development rights in the same way that a dwelling would.

The revised design has taken account of the Inspector's comments and has resulted in a lower building which will have less impact on its surroundings.

Yours sincerely,

A handwritten signature in black ink that reads "S. R. Ingram". The signature is written in a cursive style with a long horizontal stroke at the end.

**Steve Ingram**  
**Assistant Director Environment, Growth and Planning**

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