

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 JUNE 2014** at **7:00 PM** and you are requested to attend for the transaction of the following business:-

APOLOGIES

1. MINUTES (Pages 1 - 6)

To approve as a correct record the Minutes of the meetings held on 19th May and 4th June 2014. (Minutes of the 4th June – 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. WIND ENERGY DEVELOPMENT IN HUNTINGDONSHIRE 2014 - SUPPLEMENTARY PLANNING DOCUMENT 2014 (Pages 7 - 10)

To consider a report by the Head of Development.

(A copy of the proposed SPD document has been sent separately to Members).

4. DEVELOPMENT MANAGEMENT - OTHER APPLICATIONS

(a) Huntingdon (Pages 11 - 36)

Fourteen new flats and associated external works – land north of Pathfinder House car park, St Mary's Street

(b) Offord Cluny and Offord D'Arcy (Pages 37 - 48)

Provision of sports pavilion – new recreation ground, Alison Lane, Offord D'Arcy

To consider reports by the Head of Development.

5. SECTION 106 AGREEMENTS

(a) Huntingdon (Pages 49 - 58)

Residential Development – land off Ullswater and Handcrofts Lane, Ullswater, Huntingdon

(b) Warboys (Pages 59 - 82)

Demolition of 43 Station Road and the residential development of site to provide up to 120 dwellings with associated infrastructure – land between Old Mill Avenue and Station Road and 43 Station

Road

To consider reports by the Head of Development.

6. APPLICATIONS REQUIRING REFERENCE TO DEVELOPMENT MANAGEMENT PANEL

- (a) **Buckden** (Pages 83 - 94)

Erection of a self-contained two-bedroom dwelling – former 21 High Street

- (b) **Hemingford Abbots** (Pages 95 - 114)

Use of the ground floor for garaging purposes. Creation of rear vehicular access through provision of blind arch. Re-instatement of use of the first floor as ancillary residential accommodation with associated works, Stables and Coach House

Change of use of existing workshop to residential use and erection of slate roof conservatory to rear (in place of unauthorised conservatory), Cottage and Workshop

Erection of stables and calving bays

Hemingford Park, Common Lane

- (c) **Ramsey** (Pages 115 - 126)

Erection of two dwellings with garages. Demolition of agricultural building – land on Rays Drove, north west of 208 Ugg Mere Court Road, Ramsey Heights

- (d) **St Neots** (Pages 127 - 142)

Conversion into four dwellings including demolition of single storey garage – Marron House, Montagu Square, Eynesbury

- (e) **Yaxley** (Pages 143 - 160)

Proposed meat processing unit, offices and chill storage/distribution with ancillary cash and carry – Plot 1A Eagle Business Park, Broadway

To consider reports by the Head of Development.

LATE REPRESENTATIONS

To be published on the website – www.huntingdonshire.gov.uk on 13th June 2014.

Dated this 6th day of June 2014



Head of Paid Service

Notes

1. Disclosable Pecuniary Interests

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

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

Non-Statutory Disclosable Interests

- (4) *If a Member has a non-statutory disclosable interest then you are required to declare that interest, but may remain to discuss and vote providing you do not breach the overall Nolan principles.*
- (5) *A Member has a non-statutory disclosable 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 a disclosable pecuniary interest, 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, or*
 - (c) *it relates to or is likely to affect any body –*
 - (i) *exercising functions of a public nature; or*
 - (ii) *directed to charitable purposes; or*
 - (iii) *one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union) of which you are a Member or in a position of control or management.*

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. 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 \(under Councils and Democracy\).](#)

If you would like a translation of Agenda/Minutes/Reports or would like a large text version or an audio version please contact the Democratic Services Manager and we will try to accommodate your needs.

Emergency Procedure

In the event of the fire alarm being sounded and on the instruction of the Meeting Administrator, all attendees are requested to vacate the building via the closest emergency exit.

Agenda Item 1

HUNTINGDONSHIRE DISTRICT COUNCIL

MINUTES of the meeting of the DEVELOPMENT MANAGEMENT PANEL held in the Civic Suite, Pathfinder House, St Mary's Street, Huntingdon, PE29 3TN on Monday, 19th May 2014.

PRESENT: Councillor P L E Bucknell – Vice Chairman (in the Chair).

Councillors Mrs B E Boddington, G J Bull, E R Butler, R S Farrer, N J Guyatt, A J Mackender-Lawrence, P D Reeve, R G Tuplin, R J West and A H Williams.

APOLOGIES: Apologies for absence from the meeting were submitted on behalf of Councillors Mrs M Banerjee, W T Clough, D B Dew, Mrs P J Longford and J P Morris.

72. MINUTES

The Minutes of the meeting of the Panel held on 7th April 2014 were approved as a correct record and signed by the Chairman.

The Vice-Chairman announced that the Assistant Director, Environment, Growth and Planning, Mr S Ingram would be leaving the Council's service on 6th June 2014. The Panel wished to place on record their appreciation of Mr Ingram's contribution to the Planning Service and Panel meetings both in his current and former roles and extended their best wishes to him for the future.

The Panel also was made aware that Councillors W T Clough, N J Guyatt and A H Williams also would be retiring at the end of their terms of office. On behalf of the Panel, Councillor Bucknell extended his best wishes to retiring Councillors and wished those Members who were re-standing for office every success in the forthcoming elections.

The Panel congratulated Ms C Kerr on her promotion to the post of Team Leader in the Development Management Division.

73. MEMBERS' INTERESTS

Councillor P D Reeve declared a non-pecuniary interest in Minute No. 75 (g) by virtue of his membership of Ramsey Town Council.

74. DEVELOPMENT MANAGEMENT - OTHER APPLICATION

Erection of garage and fence with pedestrian and vehicular access, 2 Station Road, Catworth – 14/00511/FUL and 14/00512/LBC

Having regard to a report by the Planning Service Manager (Development Management) (a copy of which is appended in the Minute Book) and having been advised that Catworth Parish Council had indicated its support for the application, the Panel

RESOLVED

that the Planning Service Manager (Development Management) be authorised to determine the application, subject to conditions, on the expiry of the period of consultation and following consideration of any new material planning matters that might arise.

75. APPLICATIONS REQUIRING REFERENCE TO DEVELOPMENT MANAGEMENT PANEL

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

Whereupon, it was

RESOLVED

- (a) **Erection of a circular outer ditch with circles of bog oaks within to form a henge, land at Red House Farm, Bridge Street, Woodwalton – 13/02040/FUL**

that the Planning Service Manager (Development Management) be authorised to determine the application following consideration of any comments received in response to advertising the application as a departure from the Development Plan.

- (b) **Detached dwelling with access, garage and parking, land at 208 Broadway, Yaxley – 14/0081/FUL**

(Mr P Webster, agent, addressed the Panel on the application.)

that the application be approved subject to conditions to be determined by the Planning Service Manager (Development Management) to include three non-standard conditions – time limit, materials and tree protection.

- (c) **Variation of condition 1 of planning permission 13/00164/OUT to substitute plan AP0001 _ P26 for the approved layout plan drawing (AP001 _ P21) to omit the link to Willow Road and take all pedestrian and vehicular access from Broadway, land including Snowcap Mushroom Site at Mere View, Yaxley – 14/00162/S73**

(Mr J Dudge, agent, addressed the Panel on the application.)

- (i) that the application be approved subject to the prior completion of a Deed of Variation to carry forward the Section 106 obligation relating to affordable housing, open space and wheeled bins and to conditions to include those listed in paragraph 8 of the report now submitted; and
 - (ii) that, the application be refused, in the event that the applicant does not complete the necessary obligation to secure the affordable housing and is unwilling to agree to an extended period for the determination of the application.
- (d) **Variation of condition 2 of planning permission 23H0117/84F which limited the use of the self-contained accommodation to part of the dwelling house to rental accommodation, 3A Broad Weir, The Lane, Easton – 14/00126/S73**

that the application be refused for the following reasons -

- ◆ it is considered that the proposal would create potential conflicts regarding overlooking and a loss of privacy and potential disputes surrounding the use and maintenance of outdoor amenity space. The proposal is therefore considered to directly conflict with policies H31 and En25 of the Local Plan, 1995, HL5 of the saved policies from the Huntingdonshire Local Plan Alteration, 2002, policy CS1 of the adopted Huntingdonshire Local Development Framework Core Strategy, 2009, policies LP4 and LP13 of the Draft Huntingdonshire Local Plan to 2036: Stage 4, 2013 and paragraphs 56 and 58 of the National Planning Policy Framework; and
- ◆ it is considered that the proposal would be detrimental to neighbour amenity by creating potential conflicts surrounding private vehicle parking and turning, additional noise and disturbance. The proposal is therefore considered to directly conflict with LP15 and LP16 of the Draft Huntingdonshire Local Plan to 2036: Stage 4, 2013 and paragraphs 56 and 58 of the National Planning Policy Framework.

- (e) **Erection of farmhouse and associated access, Manor Farm, High Street, Ellington – 13/1671/FUL**

(Councillor B Lumbers, Ellington Parish Council, Mr M Chapman, applicant and Mr J Bailey, agent addressed the Panel on the application.)

(Attention was drawn to representations made on the application by Councillor M G Baker, Ward Councillor which had been circulated to Members in advance of the Panel meeting.)

that the application be refused for the following reasons -

- ◆ the applicant had failed to demonstrate that this very large dwelling is essential to the proper functioning of Manor Farm. The evidence also suggested that alternative accommodation could be made available in the nearest settlement. This proposal is directly contrary to paragraph 55 of the National Planning Policy Framework, policy CS3 of the Huntingdonshire Core Strategy, 2009, policies En17 and H23 of the Huntingdonshire Local Plan, 1995 and policy LP26 of the Draft Huntingdonshire Local Plan to 2036: Stage 3, 2013;
- ◆ the proposal by virtue of the scale, bulk, massing and location of the proposal will detract from the setting, character and appearance of the listed building, Manor Farmhouse and the wider Conservation Area; and
- ◆ this proposal is directly contrary to paragraph 133 of the National Planning Policy Framework, policies En5 and En9 of the Huntingdonshire Local Plan, 1995 and policy LP31 of the Draft Huntingdonshire Local Plan to 2036: Stage 3, 2013.

(f) Demolition of storage shed and part of existing outbuilding. Erection of a two-storey dwelling house. Erection of a double garage. Erection of a free-standing barn. New porch added to existing bungalow, The Orchard, 11 Bedford Road, Pertenhall – 14/00060/FUL

that the application be approved subject to conditions to be determined by the Planning Service Manager (Development Management) to include those listed in paragraph 8 of the report now submitted.

(g) Erection of four dwellings, land at former Marex Inn site, Oilmills Road, Ramsey Mereside – 14/00092/OUT

- (i) that the Head of Legal and Democratic Services be authorised to enter into an Agreement under the Town and Country Planning Act, 1990 to secure the provision of one affordable housing unit;
- (ii) that, subject to the completion of the Agreement referred to in resolution (i) above, the application be approved subject to conditions to be determined by the Planning Service Manager (Development Management) to include those listed in paragraph 8 of the report now submitted;

- (iii) that, the application be refused in the event that the applicant does not complete the necessary obligation to secure the affordable housing unit and is unwilling to agree to an extended period for the determination of the application; and
- (iv) that the applicant be advised that the re-submission of the application at reserve matters stage should seek to reflect improvements to the design and layout such that the new scheme better reflects the characteristics of the existing street scene.

76. APPEAL DECISIONS

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

The Panel noted that the Public Inquiry on the proposed development at west of Bicton Industrial Estate, Stow Road, Kimbolton would commence on 17th June 2014.

77. DEVELOPMENT MANAGEMENT PROGRESS: 1ST JANUARY - 31ST MARCH 2014

Having regard to a report by the Planning Service Manager (Development Management) (a copy of which is appended in the Minute Book), the Panel was acquainted with the performance and activities of the Development Management Service over the period 1st January – 31st March 2014 in comparison with the preceding quarter and the corresponding period in 2013.

Referring to the percentage of applications determined and although these were marginally below the figures achieved in 2013, the Panel paid tribute to the Development Management Team for achieving a percentage close to the targets to which it would normally aspire when fully resourced. Members noted that it was the expectation that two newly appointed Team Leaders would commence their duties in July.

The Panel was assured that the Service had met the annual revised budget for fee income.

Whereupon, it was

RESOLVED

that the report be received and noted.

78. FOOTNOTES

At the close of business, Councillor Guyatt paid tribute to the Members and Officers with whom he had worked on the Development Management Panel and planning related groups over the years.

Irrespective of any forthcoming senior appointments, Councillor Guyatt was of the view that he was leaving a good, strong team to take the Planning Service forward in the future.

Councillor West paid tribute to Christine Deller, Democratic Services Manager and Andy Moffat, Planning Service Manager (Development Management) and Councillors Mrs Boddington, Farrer and Williams suggesting that should he not be re-elected to office that he would remember his contribution with pride and the Panel with affection.

Councillor Butler thanked Councillor Guyatt for his inspiration and guidance on planning matters and Christine Deller, Andy Moffat and the Planning Team for their support.

Chairman

Agenda Item 3

**Confidential - No
Key Decision - Yes**

HUNTINGDONSHIRE DISTRICT COUNCIL

Title/Subject Matter: “Wind Energy Development in Huntingdonshire 2014”
Supplementary Planning Document

Meeting/Date: COMT – June 2nd 2014
Development Management Panel– June 16th 2014
Overview and Scrutiny {Env Well Being} – June 17th 2014
Cabinet – June 19th 2014

Executive Portfolio: Doug Dew, Executive Councillor for Planning
and Housing Strategy.

Report by: Head of Development

Ward(s) affected: All

Executive Summary:

The current Supplementary Planning Document [SPD] “Wind Power” was adopted in 2006. Since that time there have been major changes in national and local planning policy, and the granting of various permissions and the related construction of many turbines of all sizes throughout the district. The current SPD is now considered to be out of date.

A revised SPD is necessary to better support the Council’s case at Public Inquiries and in the general course of the development management process.

Recommendation(s):

That the Development Management Panel, and Overview and Scrutiny Panel [Environmental Well Being] endorses the proposed “Wind Energy Development in Huntingdonshire 2014” Supplementary Planning Document and recommends that it should be adopted by Cabinet.

That Cabinet adopts the proposed “Wind Energy Development in Huntingdonshire 2014” Supplementary Planning Document, with any minor amendments prior to publication being delegated to the Head of Development in consultation with the Executive Member for Planning and Housing Strategy.

That Cabinet, in making that decision, notes the comments from the Statement of Consultation and endorses the officer responses to the issues raised.

1. WHAT IS THIS REPORT ABOUT/PURPOSE?

- 1.1 The purpose of this report is to seek Cabinet's approval for the 'Wind Energy Development in Huntingdonshire 2014' Supplementary Planning Document', (**Appendix A** – please note that this will be circulated separately) which was subject to public consultation between 28th March 2014 and 9th May 2014.

2. WHY IS THIS REPORT NECESSARY/BACKGROUND

- 2.1 The updated 'Wind Energy Development in Huntingdonshire 2014' Supplementary Planning Document' will replace the existing 'Wind Power Supplementary Planning Document', which was adopted in 2006. The draft SPD consists of 2 parts.
- 2.2 Part 1 of the new Supplementary Planning Document updates the 2006 version with regard to:
- Reflecting the publication of the National Planning Policy Framework (NPPF) and the recent on line Planning Practice Guidance on Renewable and Low Carbon Energy;
 - Acknowledging the development of the methodological approach to assessing the landscape sensitivity to wind turbine development that has taken place since 2005;
 - Recognising and resolving certain inconsistencies that have been identified between the SPD and "Wind Turbine Development in Huntingdonshire" (2005), the study undertaken by Land Use Consultants that underpinned the SPD; and
 - Acknowledging the need for guidance on the siting and design of smaller turbines.
- 2.3 Part 2 of the draft SPD was produced in response to member concerns about the lack of information on current cumulative impacts. It gives an assessment of the current cumulative impacts of operational and consented wind turbine developments, and guidance on assessment of future turbine proposals. Both the National Planning Policy Framework [NPPF] and the recent on line Planning Practice Guidance on Renewable and Low Carbon Energy confirm that cumulative landscape and visual impacts need to be addressed satisfactorily as part of any Local Planning Authority renewables strategy.
- 2.4 It is important to note that the new Supplementary Planning Document does not, and was never intended to change the main conclusions of the 2006 Supplementary Planning Document with regard to the capacity of local landscapes to accommodate wind turbine development. These conclusions, though amended in the draft SPD, remain substantially valid. The intention was to produce a more up to date, coherent, and usable document that is compliant with the NPPF and other current planning policy. The SPD will be used to inform and support Council decisions with regard to proposed wind turbine developments. It will be used at all stages in the development management process, including Public Inquiries.

- 2.5 Both the existing and new Supplementary Planning Documents are primarily concerned with guiding the location of turbine development by reference to the key characteristics of the District's component Landscape Character Areas. Turbine proposals will have to respond to all the guidance criteria contained in the draft SPD, and not consider certain aspects in isolation.

3. THE CONSULTATION RESPONSE

- 3.1 The new Supplementary Planning Document was subject to a six week consultation period, between 28th March 2014 and 9th May 2014. A presentation on the consultation draft Supplementary Planning Document was given to members on April 29th and to the Executive Leader's Strategy Group on May 27th 2014.
- 3.2 Over 180 responses were received from a wide range of consultees including members of the public, local pressure groups, Council Members, Parish Councils, other Local Planning Authorities, several Non-Governmental Organisations, planning consultants, and national and international renewable energy companies.
- 3.3 Due to the large number of responses the Statement of Consultation, attached as **Appendix B**, is based around the issues raised, rather than individual consultee responses. The relevant HDC Consultation Portal Identification Numbers are listed for each topic discussed, and then the Council's considered response is given to the particular issue.
- 3.4 Among the range of comments raised the most common responses focussed on the following issues:
- Omission of guidance on other issues relevant to turbine development.
 - The need for better clarity in relating the 2 parts of the SPD to each other.
 - How previous inconsistencies have been dealt with in the draft SPD.
- 3.5 These and other concerns expressed by respondents have been fully considered and, where appropriate, they will be responded to in the form of amendments to the new Supplementary Planning Document.

4. WHAT ACTIONS WILL BE TAKEN/TIMETABLE FOR IMPLEMENTATION

- 4.1 The draft SPD will be taken to Development Management Panel and Overview and Scrutiny Panel [Environmental Well Being] prior to being presented to Cabinet for adoption on June 19th.

5. FINANCIAL IMPLICATIONS

None.

6. LEGAL IMPLICATIONS

- 6.1 The updating of our local policy position will give more coherent, consistent and robust support to the Council's position with regard to wind energy development in the district. The adoption of the draft SPD will give it additional weight at Public Inquiries and throughout the development management process.

- 6.2 The production, public participation and potential adoption of this draft SPD have complied with relevant regulations and provisions as set out in the Town and Country [Local Planning] [England] Regulations 2012 as amended, being the applicable regulations for the process.

7. REASONS FOR THE RECOMMENDED DECISIONS

- 7.1 If adopted, the proposed SPD will enhance our local planning policy and lend better support to the Council's case at any future Public Inquiries, and assist in the general course of the development management process when considering wind turbine proposals.

Adoption by Cabinet in June 2014 would give the SPD additional appropriate weight in respect of the ongoing appeal process and the forthcoming Public Inquiry concerning the proposed wind farm at Bicton, north of Kimbolton.

8. LIST OF APPENDICES INCLUDED

Appendix A: Draft SPD 'Wind Energy Development in Huntingdonshire 2014'
Appendix B: Revised Statement of Consultation

BACKGROUND PAPERS

None

CONTACT OFFICER:

**ENQUIRIES ABOUT THIS REPORT TO PAUL BLAND, PLANNING SERVICE
MANAGER (POLICY) 01480 388400**

DEVELOPMENT MANAGEMENT PANEL16 June 2014

Case No: 1400102FUL (FULL PLANNING APPLICATION)

Proposal: FOURTEEN NEW FLATS AND ASSOCIATED EXTERNAL WORKS.

Location: LAND NORTH OF PATHFINDER HOUSE CAR PARK ST MARYS STREET

Applicant: HUNTINGDONSHIRE DISTRICT COUNCIL (FAO MR C ALLEN)

Grid Ref: 523976 271566

Date of Registration: 15.04.2014

Parish: HUNTINGDON

RECOMMENDATION - APPROVE**1. DESCRIPTION OF SITE AND APPLICATION**

- 1.1 This application has been referred to Panel as it is a District Council application. The proposal is to erect 14 flats with associated works on part of the former car park of Pathfinder House.
- 1.2 The site is in Huntingdon Conservation Area. The site is bounded by St Mary's Street with residential properties on the opposite side of the road to the north, Centenary House, a two-storey office building to the southwest, the 4-storey Pathfinder House to the south and east and a mature yew tree to the south-west. Castle Hill House, a Grade II* listed building, lies nearby, north-east of Pathfinder House. St Mary's Street has a one-way traffic route from the south-west to the north-east.
- 1.3 The application proposes 11 x two-bed flats and 3 x one-bed flats and associated parking and turning space. The building would front St Mary's Street and be two and a half storeys at the front, with accommodation in the roof space, and 3 storeys high, including a car parking undercroft, to the rear. The front eaves is approximately 5.6m high and the monopitch roof rises to approximately 10.6m high with a flat roof section behind.
- 1.4 The application is accompanied by a Design and Access Statement with Heritage, Landscape, Arboricultural and Biodiversity reports.

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)

- **H31** – indicates that new dwellings or conversions of existing dwellings or buildings to provide separate units of accommodation will only be permitted where appropriate standards of privacy and amenity can be maintained and adequate parking provided.
- **H37** – indicates that housing development will not be permitted where there is a known source of environmental pollution.
- **H38** – indicates that development adjoining pollution sources will be required to implement adequate design solutions to reduce ambient noise.
- **T18** – new development is required to be accessed by new highways of acceptable design and appropriate construction
- **En2** – development affecting the setting of a listed building must have regard to its scale, form and design and setting.
- **En5** – development within a conservation area will be required to preserve or enhance its character or appearance.
- **En6** – in conservation areas, high standards of design are required 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.
- **En12** – permission for development on sites of archaeological interest may be conditional on implementation of a scheme of archaeological recording prior to development commencing.
- **En18** – the District Council will seek to protect important site features, including trees.
- **En20** – wherever appropriate, permission will be subject to conditions requiring the execution of an approved landscaping scheme.

- **En24** – the District Council will encourage the provision of access for the disabled in the design of new development.
 - **En25** – development should respect the scale, form, materials and design of buildings in the area.
- 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 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.
- 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 through the following development strategy including: 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 identity.
- 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;
 - d. promote healthy, active lifestyles by protecting and enhancing green space, sport and recreation facilities
 - 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’ - 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.

- **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. This will be achieved through provision of on-site infrastructure, including open access ducting to industry standards, to enable all premises and homes to be directly served by fibre optic broadband technology. Exceptions will only be considered where it can be demonstrated that making such provision would render the development unviable.
- **Policy LP 8** ‘Development in the Spatial Planning Areas’ – Huntingdon is one of Four Spatial Planning Areas (SPAs) defined in Huntingdonshire: Huntingdon Spatial Planning Area comprises Huntingdon, Brampton and Godmanchester as well as the Strategic Expansion Location of Alconbury Weald. Huntingdon is the primary settlement within this SPA.

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.

- **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. A proposal will therefore be expected to demonstrate that, amongst other matters, it: provides a strong sense of place through a design solution which reflects the surroundings , 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, 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, 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.

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.

- **Policy LP 14** ‘Reducing Carbon Dioxide Emissions’- A proposal will be supported where it can be demonstrated that viable efforts to reduce carbon dioxide (CO₂) emissions have been incorporated. A hierarchical approach should be taken in order to achieve CO₂ 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.

- **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. A proposal will therefore be expected to demonstrate how it addresses, amongst others:
 - a. availability of daylight and sunlight, particularly the amount of natural light entering homes, the effects of overshadowing and the need for artificial light;
 - 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;
 - d. the potential for adverse impacts on air quality, particularly affecting air quality management areas;
 - 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.

- **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 are provided where appropriate.

- **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, having regard to:
 - a. the potential to increase the use of alternative transport modes including public transport, walking and cycling;
 - b. highway safety;
 - c. servicing requirements;
 - d. the needs of potential users; and
 - e. the amenity of occupiers of nearby properties.

- **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. 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 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 of visual, historic, cultural or nature conservation value, where it would result in damage to a feature that would undermine that value.

- **Policy 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.

- **Policy 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 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;

3.5 Supplementary Planning Guidance and Documents

- **Planning and Urban Design Framework** – Pathfinder House June 2005 – establishes clear principles relating to land use, site planning and building form that would apply to any redevelopment of the site.

- **Huntingdonshire Design Guide SPD 2007**
- **Huntingdon Conservation Area Character Assessment 2007.**
- **Developer Contributions SPD 2011.** The Document provides guidance on the Community Infrastructure Levy and, in section B, the provision of Greenspace. B14 confirms that off-site contributions will be required when on-site space is not provided. B45 confirms maintenance sums are required.

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

4. PLANNING HISTORY

- 4.1 Planning permission for the now-demolished Pathfinder House was granted in the 1970s.
- 4.2 **0603732FUL** Erection of new civic buildings and offices for Huntingdonshire District Council including parking, landscaping and external works approved 2007. This scheme included permission for a 2-storey office block on the current application site with eaves approximately 5.5m high and a monopitch roof, with a flat roof behind. This permission remains 'live'.
- 4.3 **0703368FUL** Erection of 14 flats, associated works and revised Pathfinder House car park layout refused 2007.
- 4.4 **0800316FUL** Erection of 14 flats, associated works and revised Pathfinder House car park layout approved 03.04.2008. Expired 2011.

5. CONSULTATIONS

- 5.1 **Huntingdon Town Council** - Recommend APPROVAL. (Copy attached). Members considered it a shame that the design and plans were not in keeping with the street scene. Members also commented that the original plans for Pathfinder House faced strong objections.
- 5.2 **County Archaeology** – Recommend Approve. The site was subject to archaeological investigation in 2007. No further archaeological fieldwork is necessary.
- 5.3 **Highways Agency** – Any response will be reported to Panel.
- 5.4 **County Highway Authority** – Requests revised drawing showing vehicle to vehicle visibility splay of 2.4m x 43m. Queries if the access is suitable for large vehicles such as refuse freighters.
- 5.5 **HDC Transportation** – Recommend approve subject to condition on 2.4m x 43m visibility splays. On-site turning for delivery and service vehicles is acceptable.
- 5.6 **HDC Environmental Protection** – Recommend approval subject to an assessment of road traffic noise impacts on internal amenity and

possible mitigation in the form of a glazing and ventilation scheme to achieve acceptable internal noise levels.

- The site is in the Huntingdon Air Quality Management Area for annual mean nitrogen dioxide. Potential mitigation options have been considered but are considered to neither be essential or practicable due to the relatively encompassing nature of the pollution sources.

-Contamination. This site was previously occupied by buildings/car park and the proposed development includes residential gardens. A land contamination risk assessment (and if necessary a remediation strategy) is recommended for approval by the Local Planning Authority (LPA) prior to the commencement of development. Where it has been necessary to carry out land contamination remediation work, a remediation and verification report should be submitted to and agreed by the LPA prior to occupation of the site.

5.7 **HDC Operations** - refuse will be collected via plastic sacks.

5.8 **HDC Lighting** – No lighting details supplied.

5.9 **Huntingdon & Godmanchester Civic Society** objects:

- Detrimental impact on view

- Inappropriate scale of development

- Overbearing impact of development

- Design entirely out of sympathy with the housing in St Mary's Street.

The North side of the street consists of good brick-built Victorian and later housing rising to a relatively low two-storeys. The new terrace lacks careful integration with surroundings.

- The development is of disproportional height to the buildings opposite. The high sloping roof adds too great a bulk. The building should be more modestly sized.

- The existing traditional houses will face a less successful, architecturally aggressive development. A more traditional design would successfully echo the older properties and harmonise the street-scape, uniting the two sides of the street and lead the eye to the sweep of the road and glimpses of the historic High Street beyond.

6. REPRESENTATIONS

6.1 2 objections from 5 and 7 St Marys Street:

6.2 The plot of land is too small to support 14 flats.

6.3 The financial incentive to fit in as many units as possible needs to be balanced against visual impact. 2 storeys would be more in keeping.

6.4 The proposals are not sufficiently respectful or sensitive of the overall character of St Mary's Street and the conservation area. This is manifest in three key areas: intensity, scale and design.

6.5 The intensity of the development is at odds with the nature of St Mary's street and vicinity. The 14 flats are at significant variance with the five modest terraced houses opposite. While nationally there is a serious housing shortage, that should not mean the intensity and density of development should be out of keeping with local character.

- 6.6 The scale of the proposed development is at odds with the general nature of St Mary's Street. It is opposite an attractive small scale Victorian terrace. Two storey housing and commercial premises are typical. Three storey element, are in the minority, and either historical (Castle Hill House) or much more modest (St Mary's Court). Pathfinder House is at odds with the overall and natural scale of the conservation area. A sensitive and respectful scale would better align with the 100 or so two storey buildings locally, than the single much larger scale building.
- 6.7 The overall design shows some sympathetic elements such as bays, pale brick and slate grey, and a set back position. A green space garden would be appropriate instead of the development, to commemorate the Gardens of Castle Hill House and the Pathfinder Regiment and serve as part of the welcome to the town centre.
- 6.8 Note CPRE and Godmanchester and Huntingdon Civic Society had concerns about the similar previous proposal (0800316FUL), and some of those comments are likely to apply now regarding the scale of the development. It's disappointing that, given that HDC is itself the proposer for this development and the Planning Authority, there has been no previous engagement or even informal consultation with neighbours on this matter.
- 6.9 Inadequate space for occupants' cars, bicycles and bins.
- 6.10 Design is not unattractive but is more of an attempt to match the new council building than to fit in with the mainly Victorian terrace houses opposite.
- 6.11 Huntingdon has seen too much unsympathetic development in the past, with a sad loss of heritage buildings and walks.

7. SUMMARY OF ISSUES

- 7.1 The application proposes a building that, externally, is the same as the one approved by the then Development Control Panel in 2008 (0800316FUL).
- 7.2 The principle of a residential development on this site remains acceptable as the site is in a sustainable town centre location with good access to shops, service and public transport. The proposal accords with policies CS1 and CS3 of the Adopted Huntingdonshire Local Development Framework Core Strategy (2009) and LP1 and LP8 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) and the guidance of the NPPF.
- 7.3 Therefore, the main issues to consider are: the design and impact of the development on the character and appearance of the area including the Conservation Area and St Mary's Street street-scene, the impact on the residential amenities of neighbours, the amenities for future occupiers of the units, highway safety and parking matters, wheeled bins provision and open space contribution.

The design and impact of the development on the character and appearance of the Conservation Area

- 7.4 The site is opposite a terrace of modest proportions and scale and located between a 2-storey flat roofed Centenary House and the 4-storey landmark building of Pathfinder House. The proposed building not only responds to the scale of the residential properties on St Mary's Street but also interacts with the re-development on the site upon which it sits, creating a transitional building linking the terrace, which is understood to be Victorian, and the more modern office building to the rear and side.
- 7.5 The proposed design is contemporary and does not seek to replicate the terrace opposite. The design incorporates features to add to the 'overall residential feel' of the building and respond to some of the more traditional features of the terrace opposite.
- 7.6 The vertical emphasis of the front projecting stairwells helps to 'break up' the overall massing of the building. The proposed design is considered to be of a high quality that provides visual interest and seeks to be a transitional building linking the new office development and the more traditional Victorian terrace.
- 7.7 The objections to the scale of the building from the Huntingdon & Godmanchester Civic Society and the third parties are noted but there is an extant planning permission (0603732FUL: site plan and elevations attached) for an office building of similar eaves and ridge height to the proposed residential development. In addition, externally, the building is the same as the previously approved building and whilst that permission has expired, it is considered that there has been no material change in circumstance to now merit the refusal of the current application on grounds related to scale, mass or design. The scheme approved under reference 0800316FUL was a revised scheme in response to the Development Control Panel's concerns in relation to the previous scheme (0703368FUL).
- 7.8 The hard and soft landscaping details can be secured by condition as can more suitable alternatives for the Acer campestre at the small frontage space in front of the westernmost two units. Tree protection measures, including a Construction Method Statement, can be secured by condition.
- 7.9 It is considered that the design, subject to high quality detailing and materials, which can be conditioned, will integrate well into its setting and will, by introducing a good quality building in place of the existing hoarding and previous open car park, enhance the character and appearance of the street scene and Conservation Area. The proposal accords with policies En5 En6 En18 En20 En25 of the Huntingdonshire Local Plan, HL5 of the Huntingdonshire Local Plan Alterations (2002), CS1 of the Adopted Huntingdonshire Local Development Framework Core Strategy (2009), LP13 LP29 LP31 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) and the guidance of the Huntingdonshire Design Guide.

Impact on Residential Amenity

- 7.10 The building would lie opposite dwellings in St Mary's Street. The building will be taller than the properties opposite, however, having regard to the relative orientation of the proposed and existing buildings and the reasonable separation distance between them, it is considered that there would no significant detrimental loss of amenity from overbearing, overlooking or overshadowing effects to these neighbouring properties. The proposal would undoubtedly change the neighbours outlook from these properties but the impact, in this town centre location is not considered to be unduly harmful.
- 7.11 The proposal will have an impact on the neighbours, particularly during the construction period, but the proposal is also not considered to unduly harm the amenity of neighbours in any other respect. The proposal accords with policies H31 of the Huntingdonshire Local Plan and LP15 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) and the advice of the Huntingdonshire Design Guide.

Amenities for future occupiers

- 7.12 The proposed dwellings will adjoin offices with windows and adjoining activity on the shared access and car park. There is a minimum separation distance of approximately 20m between the office building and the proposed dwellings which is considered to be acceptable in a town centre location to avoid undue overbearing, overshadowing and overlooking.
- 7.13 The site suffers from some air pollution and noise. However, the air and noise pollution are not so harmful as to merit the refusal of the application. A condition can secure the assessment of road traffic noise impacts on internal amenity and possible noise mitigation measures.
- 7.14 The proposal is considered to provide good amenities for the future occupiers of the flats, including car park and cycle spaces and a limited area of private amenity space to the south-west subject to the noise assessment. The proposal accords with policies H31 of the Huntingdonshire Local Plan and LP15 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) and the advice of the Huntingdonshire Design Guide.

Highway and parking matters

- 7.15 The principle of a building in this location has already been established. The site is in one of the most accessible locations in the District, including by means other than the car. In addition to providing secure cycle racks, the site is within a 5-10 minute walk of the bus and railway stations and a number of public car parks.
- 7.16 Access to the site has been approved as part of the application for the re-development of the entire Pathfinder House site. The visibility splay sought by the Highways officers can be secured by condition. On-site turning for delivery and service vehicles is acceptable and it is considered that the proposal would not cause undue harm to highway safety.

- 7.17 The scheme includes 10 car spaces and space for cycle parking. Given the accessible location and availability of alternative sustainable forms of transport and availability of public car park spaces in the town centre, the proposed on-site parking provision is acceptable.
- 7.18 The proposal satisfies policy T18 of the Huntingdonshire Local Plan (1995) and LP17 and LP18 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013).

Wheeled bins provision

- 7.19 Most dwellings in the District require wheeled bins for refuse and a Unilateral undertaking to provide them. However, in this case, HDC Operations advise that the refuse will be collected via plastic sacks, rather than wheeled bins and so no contribution is required.

Open space contribution

- 7.20 It is considered that, as for the previous approved scheme of 2008, the modest size of the site suggests that it is not expedient to request that a children's play space be provided on site, and instead, a commuted sum should be sought to provide off-site open space and maintenance in accordance with the requirements of CS10 of the Adopted Huntingdonshire Local Development Framework Core Strategy (2009), LP2 LP30 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) and the Developer Contributions SPD 2011. Usually this would be secured by a S106 obligation. However, a condition is required in this case as it is not appropriate for the applicant, i.e. the Council, to enter into such an obligation with itself.

Other matters

- 7.21 The proposal does not harm the setting of Castle Hill House, a Grade II* listed building.
- 7.22 A condition can secure water conservation measures in accordance of LP1 of Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013). As with other developments in the District, the design requirements of LP3, LP13 and LP14 are not being insisted upon at this stage of the Draft Local Plan.

Conclusion

- 7.23 It is considered that the proposal is acceptable as:

- * The principle of a residential development on this site remains acceptable as the site is in a sustainable town centre location with good access to shops, service and public transport.
- * The proposed design is acceptable and will integrate well into its setting and will enhance the character and appearance of the St Mary's Street street scene and the Conservation Area.
- * The proposal will not cause undue harm to the residential amenities of neighbours.
- * The proposal provides good amenities for the future occupiers of the flats amenities for future occupiers of the units.
- * The proposal would not cause undue harm to highway safety.

- * The proposed parking provision is acceptable.
- * An open space contribution can be secured by condition.

7.24 Taking national and local planning policies into account, and having regard for all relevant material considerations, it is therefore recommended that Panel approve the application subject to conditions to include those summarised below.

8. RECOMMENDATION - APPROVAL subject to condition to include the following

- 02003 - Time
- Nonstand - contamination
- Nonstand - samples
- Nonstand - details
- Nonstand - externals
- Nonstand - construction method statement
- Nonstand - tree protection
- Nonstand - landscaping
- Nonstand - boundary treatment
- Nonstand - landscape maintenance
- Nonstand - open space contribution
- Nonstand - detail of undercroft
- Nonstand - cycle parking
- Nonstand - park and turn
- Nonstand - visibility splays
- Nonstand - levels
- Nonstand - water conservation
- Nonstand - noise mitigation

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 38490**

HUNTINGDON TOWN COUNCILPLANNING COMMENTS : 8th May 2014

1400102FUL	WEST
Mr Chris Allen, Huntingdonshire District Council, Pathfinder House, St Marys Street, Huntingdon, Cambs, PE29 3TN	
Fourteen new flats and associated external works. Land north of Pathfinder House Car Park, St Mary's Street, Huntingdon	
Recommend APPROVAL. Members considered it a shame that the design and plans were not in keeping with the original street scene. Members also commented that the original plans for Pathfinder House faced strong objections.	

Development Management Panel

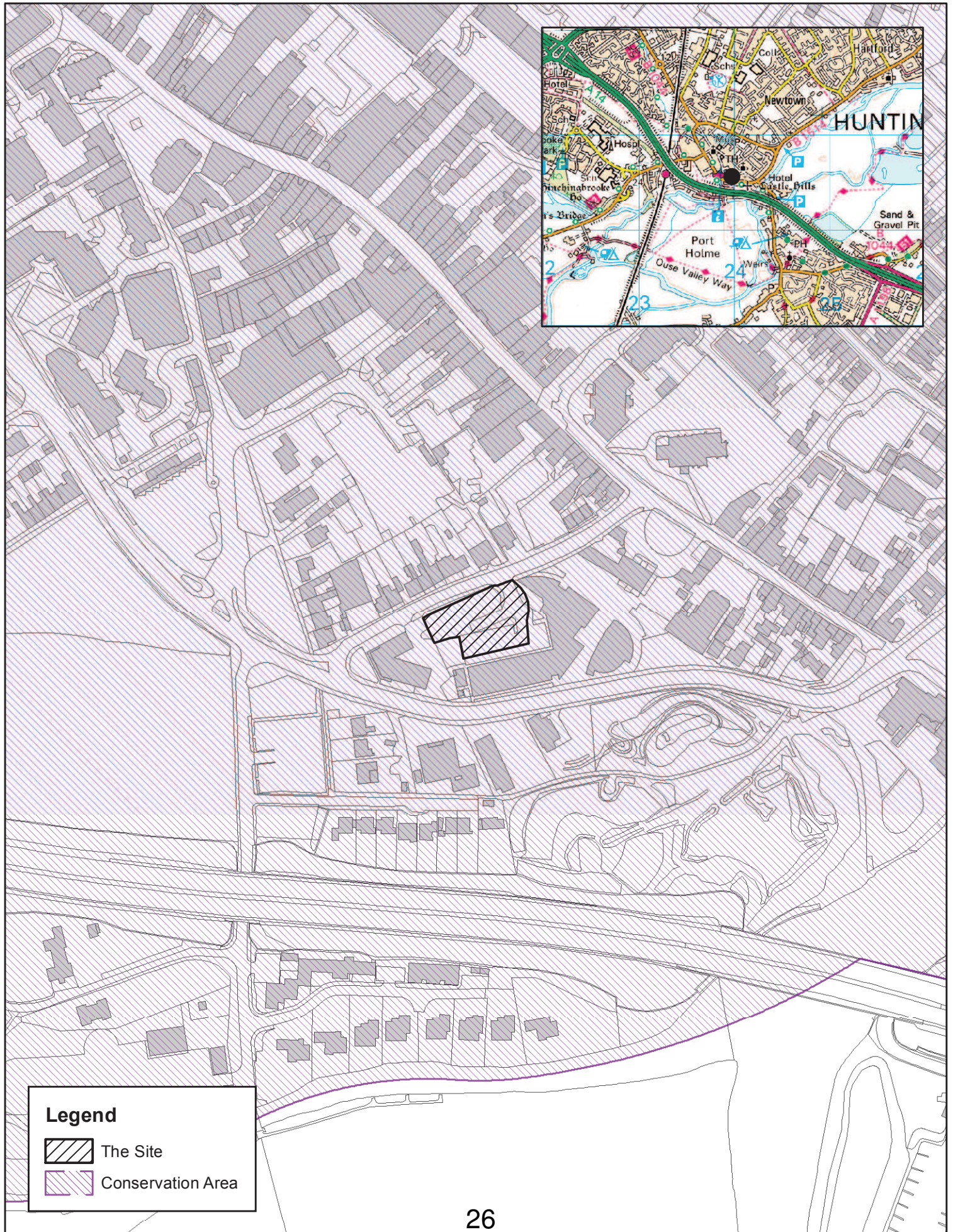


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Application Ref: 1400102FUL


Date Created: 03/06/2014

Location: Huntingdon



Legend

 The Site

 Conservation Area

NOTES

1. The Council has received the necessary consent from the Council of the County of Huntingdonshire for the proposed development.

2. The Council has received the necessary consent from the Council of the County of Huntingdonshire for the proposed development.

3. The Council has received the necessary consent from the Council of the County of Huntingdonshire for the proposed development.

4. The Council has received the necessary consent from the Council of the County of Huntingdonshire for the proposed development.

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10. The Council has received the necessary consent from the Council of the County of Huntingdonshire for the proposed development.

Client: HUNTINGDON DISTRICT COUNCIL

Project: HUNTINGDON DISTRICT COUNCIL

Drawn by: H. SCOTT

Checked by: H. SCOTT

Date: 06/07/2014

Scale: A1

Drawn by: H. SCOTT

Checked by: H. SCOTT

Date: 06/07/2014

Scale: A1

Block Plan

05093

802

B

S/MC

CORSTORPHINE & WRIGHT

Brook Hill, Brook Street, Warwick, CV34 4BL

01926 485318

Huntingdonshire DISTRICT COUNCIL

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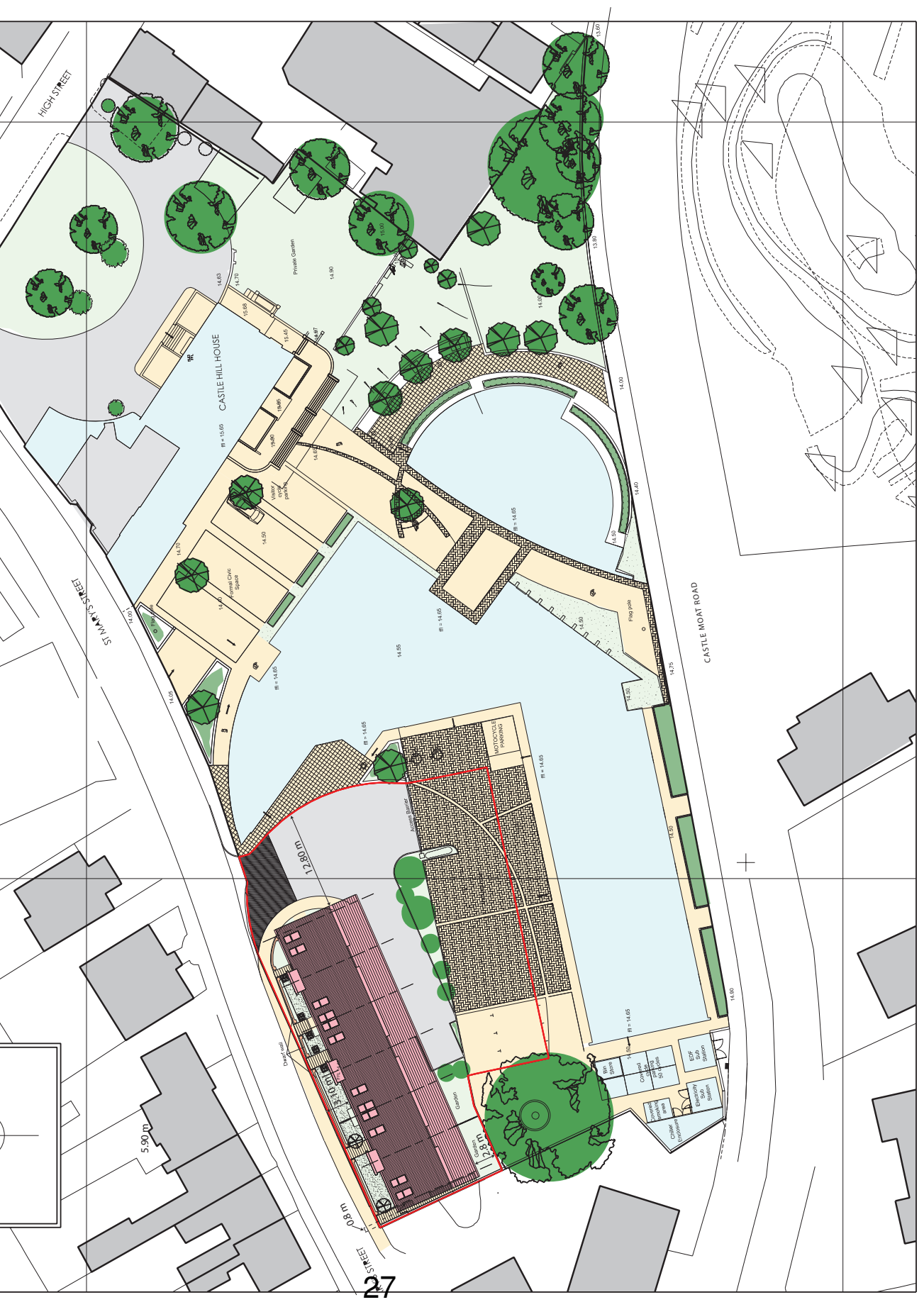
Project: HUNTINGDON DISTRICT COUNCIL

Drawn by: H. SCOTT

Checked by: H. SCOTT

Date: 06/07/2014

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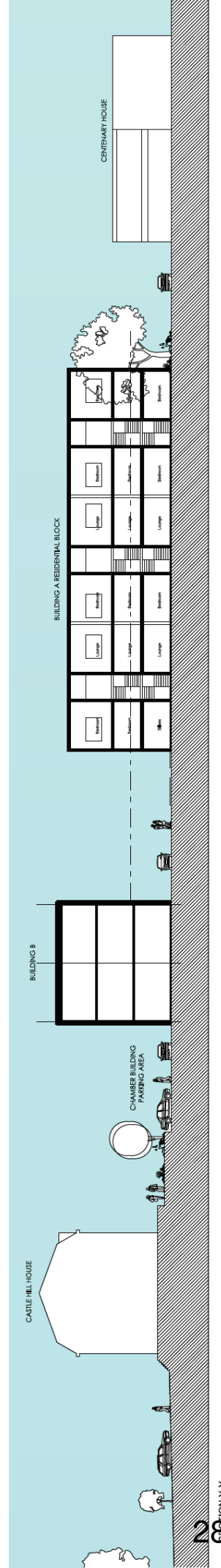


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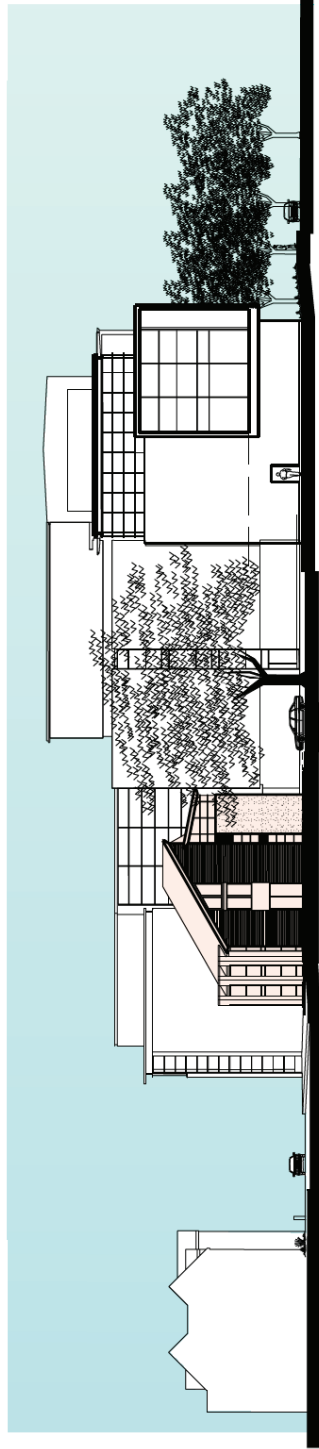
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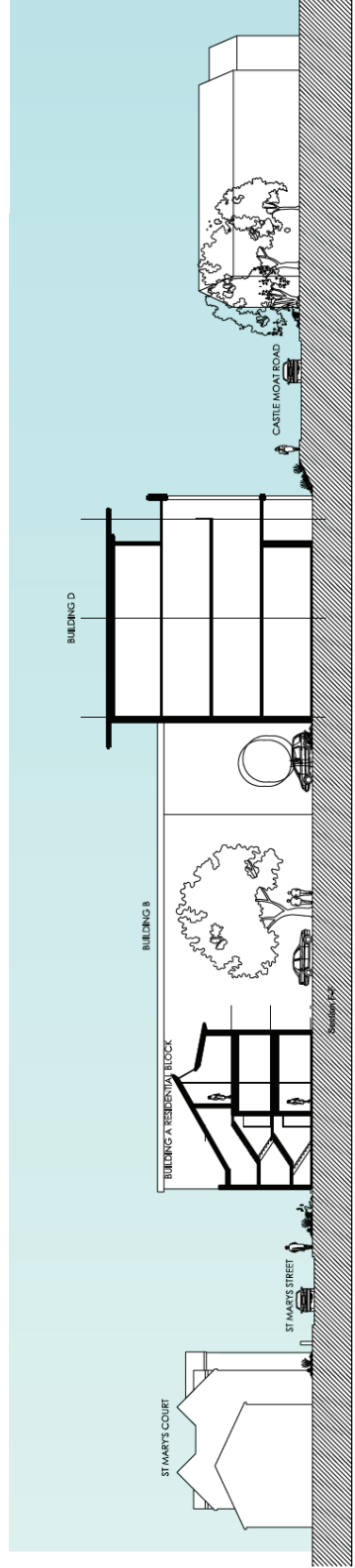
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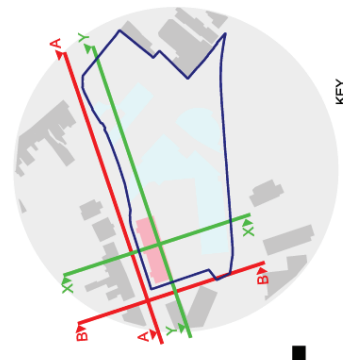
ELEVATION B FROM CENTENARY HOUSE



ELEVATION B FROM CENTENARY HOUSE



SECTION X-X

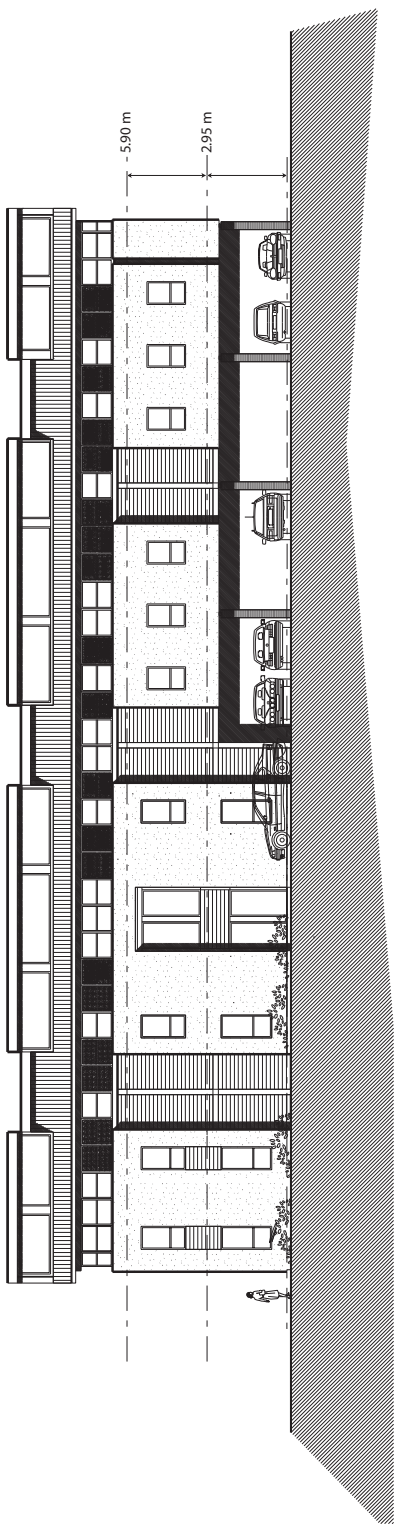


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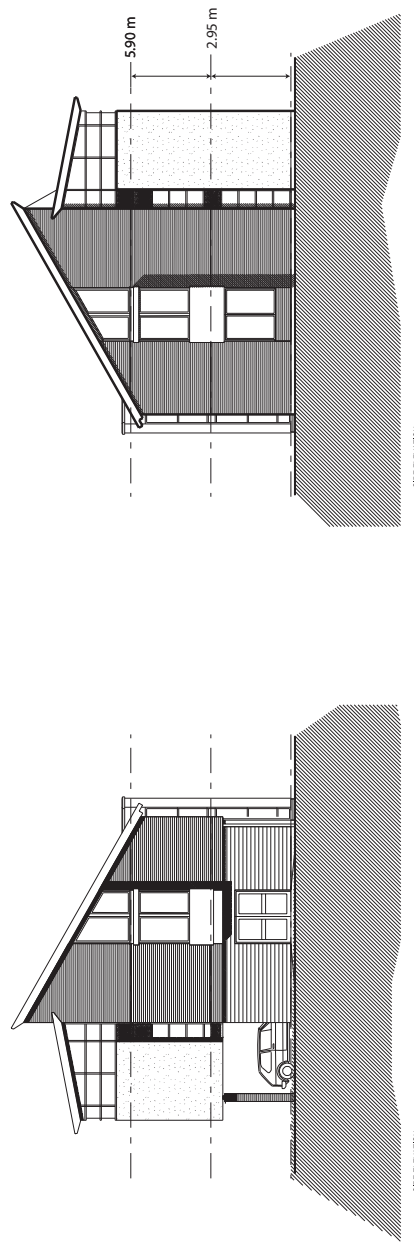
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Project: HUNTINGDON DISTRICT COUNCIL			
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Drawing No: 050993	Scale: 1:200	Date: 06/01/2014	Rev: A
SMC CORSTORPHINE & WRIGHT CORSTORPHINE & WRIGHT CONSULTANTS LTD Brook Hill, Brook Street, Warwick, CV34 4BL Tel: 01926 485218 Fax: 01926 485219			

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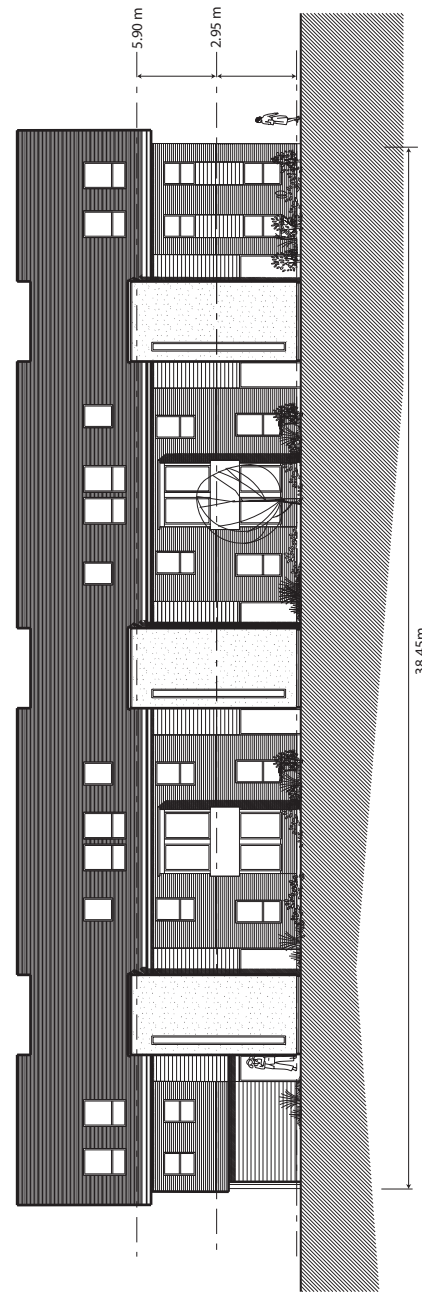
This set of drawings is to be used in accordance with the Building Regulations and the Building Act 2010. It is the responsibility of the client to ensure that the drawings are used in accordance with the Building Regulations and the Building Act 2010. It is the responsibility of the client to ensure that the drawings are used in accordance with the Building Regulations and the Building Act 2010.



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION

- D : 11/03/08 DC BC Door removed from bay
- C : 06/03/08 DC BC Blockwork shown below windows
- B : 05/03/08 DC BC Blockwork shown below windows
- A : 20/11/07 DC BC Blockwork shown below windows
- K : 20/11/07 DC BC Blockwork shown below windows

Date	Drawn	By	Checked	Description



Client: Huntingdonshire District Council
 Project: HUNTINGDON DISTRICT COUNCIL

Drawn by: Block A Elevations

Drawn No.	Scale	Sheet No.	Date	Drawn By
05093	1:100	804	06/07/2014	A1

S/MC
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 CORSTORPHINE, WIMBORNE, HANTS, RG23 7LW
 Brook Hill, Brook Street, Waverley, Warwick, CV34 4BL
 Tel: 01926 485318

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DATE: 20/07/2014

Rev.	Date	By	CHK	Description
A	20/07/14	W	MC	REVISION



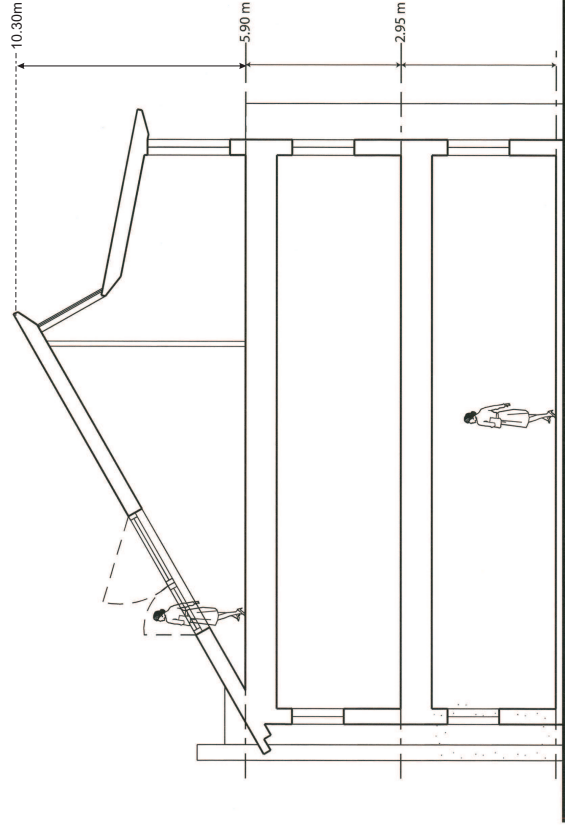
Huntingdonshire District Council

HUNTINGDON DISTRICT COUNCIL

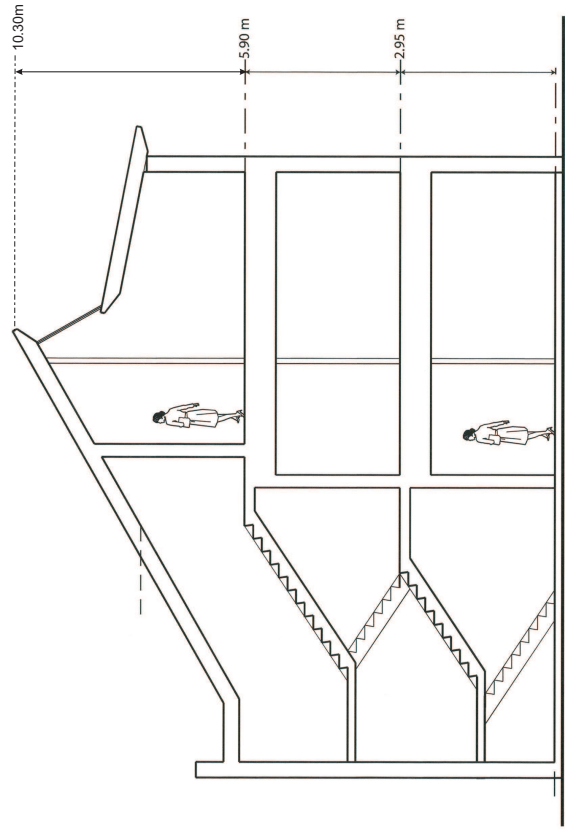
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Client	Scale	Date	Rev.
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Drawing No.	809		
Sheet	A		

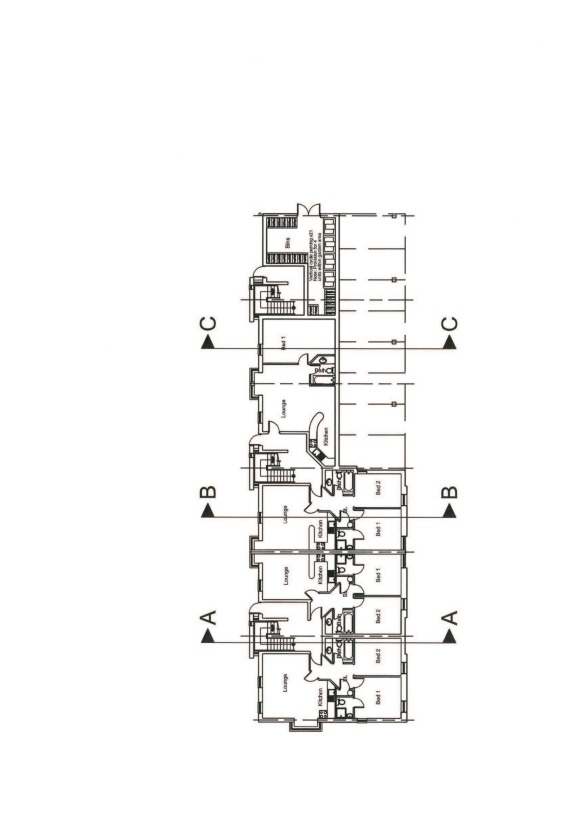
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CORSTORPHINE & WRIGHT
CORSTORPHINE & WRIGHT ARCHITECTS
Brook Hall, Brook Street, Warwick, CV34 4BL
Tel: 01926 492318



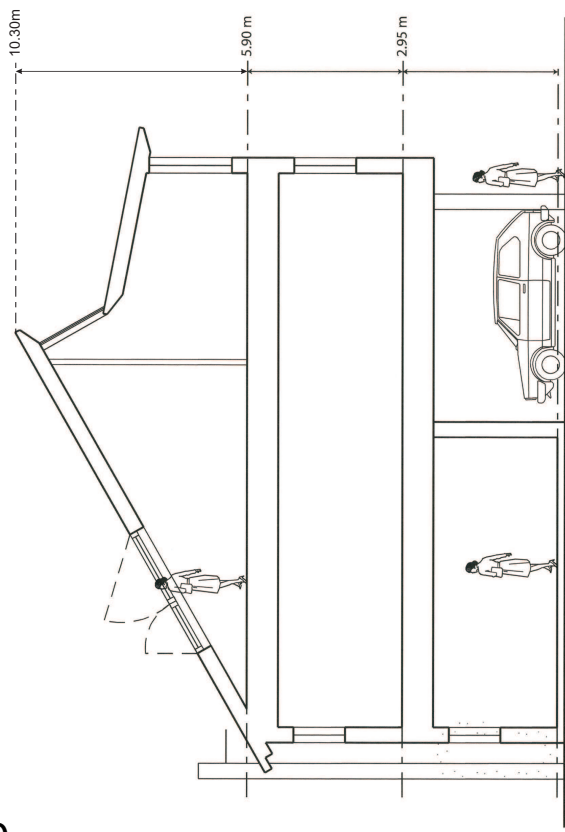
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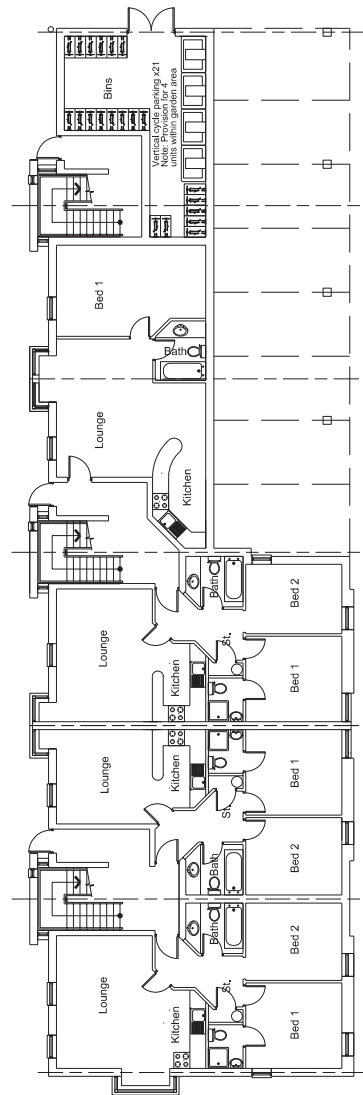
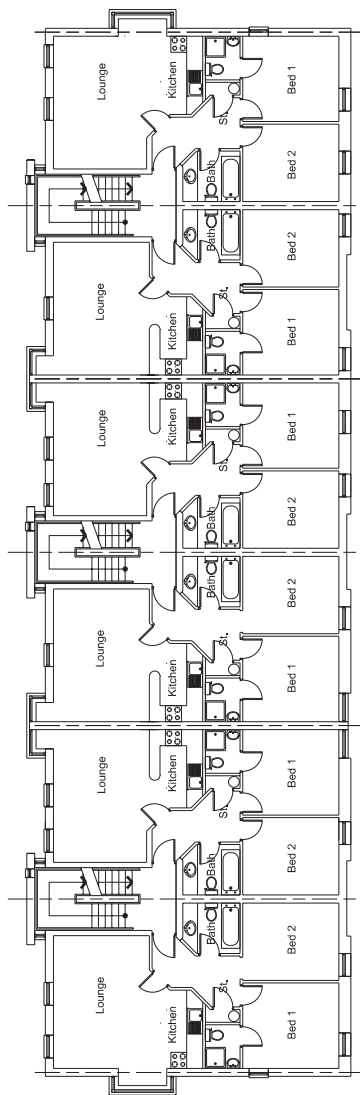
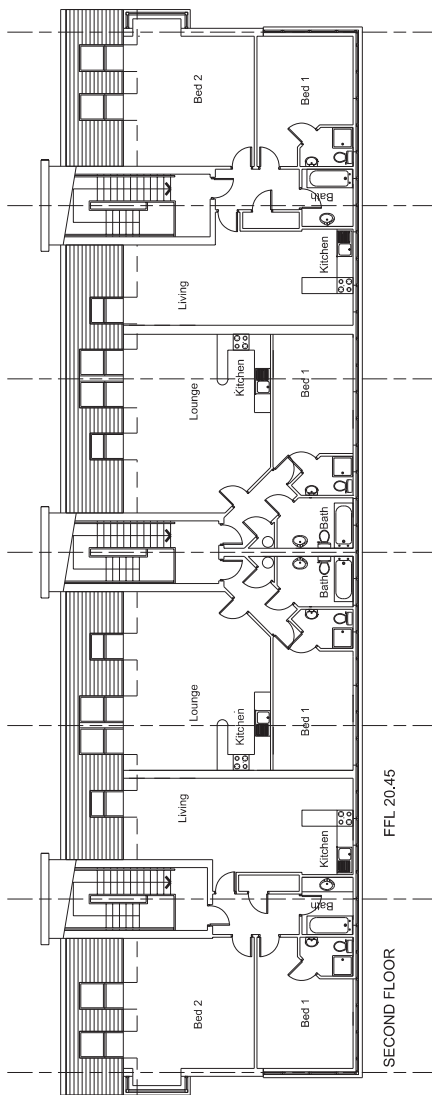
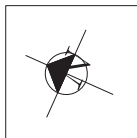
Section A-A



Key Plan @ 1:200



Section C-C



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- E 11.03.08 DC SC one bed Off unit revised
- D 05.03.08 DC SC second floor windows amended to main elevation
- C 15.03.07 DC SC kitchen and bath updated symbols and bits
- B 15.03.07 DC SC kitchen and bath updated symbols and bits
- A 28.11.07 DC SC Bio windows added, second floor provision amended to other elevation

Date	Drawn	By	Check	Description



Client: Huntingdonshire District Council

Project: HUNTINGDON DISTRICT COUNCIL

Drawings Title: Block A Plans

Drawn	Check	Scale	Date	Drawn	Check	Scale	Date
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05093				803			

Scale: 1:100

Sheet: E

Block: 803

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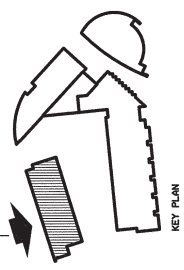
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Drawn

GREEN PAPERS FOLLOW

06/03732



EXTERNAL MATERIALS

1. Facing Brickwork
2. Coloured Render
3. Powder Coated Pressed Metal Feature Surround
4. Structural Glazing
5. Curtain Walling Glazed panels with Powder Coated Metal Panels where required all Powder Coated
6. Glazed Window Section modules Powder Coated
7. Powder Coated Pressed Metal Channel feature Fascia
8. Slate Effect Roof Slates
9. Sinisoidal Colour Coated cladding
10. Glazed Canopy
11. Powder Coated Pressed Metal Pergola Feature
12. Concrete Ring Beam

15/11/06	MA	SC	PLANNING APPLICATION
15/10/06	MA	SC	ADJ BRICKWORK TO E/ST
20/08/06	MA	SC	PRE-PLANNING ISSUE
22/08/06	MA	SC	REVISED TO MATCH FLOOR AREA

15/11/06	MA	SC	PLANNING APPLICATION
15/10/06	MA	SC	ADJ BRICKWORK TO E/ST
20/08/06	MA	SC	PRE-PLANNING ISSUE
22/08/06	MA	SC	REVISED TO MATCH FLOOR AREA



Client
ALFRED McALPINE

Project
HUNTINGDON DISTRICT COUNCIL

Drawing Title
BLOCK A - ELEVATIONS Sheet 1 of 2

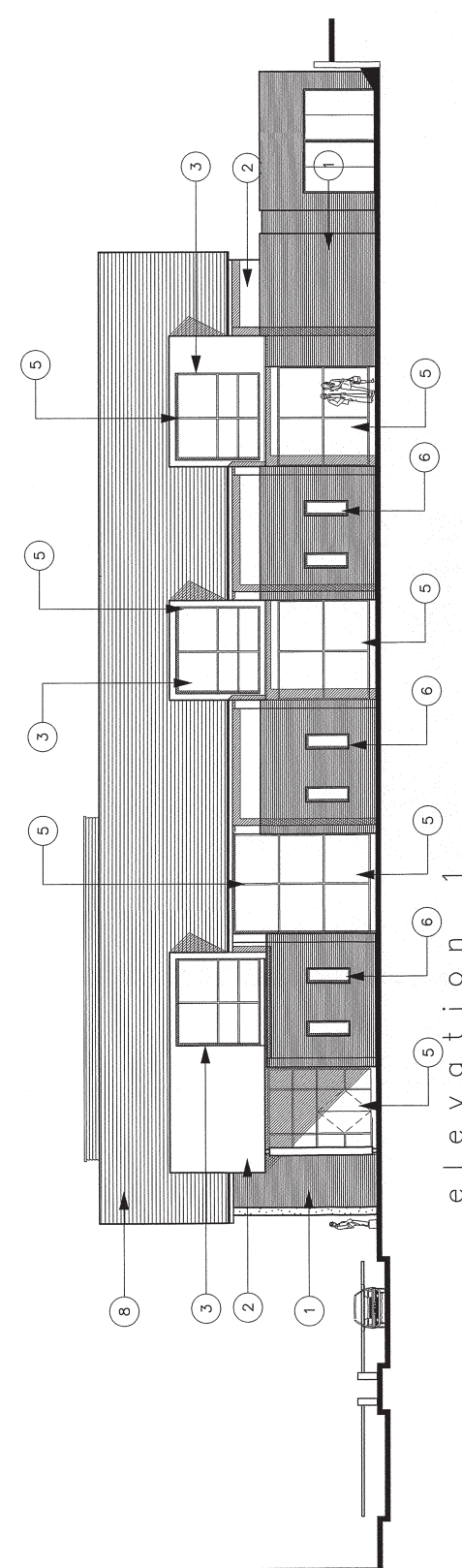
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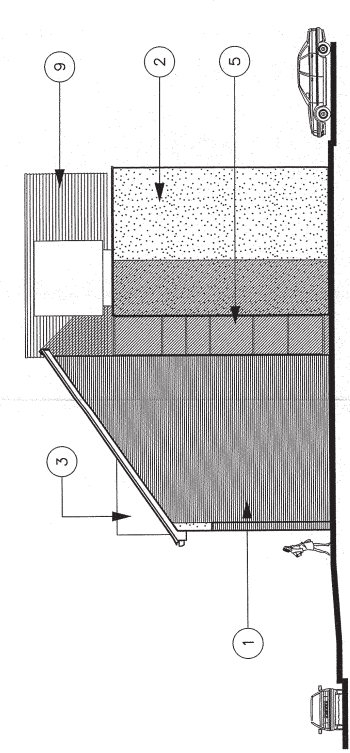
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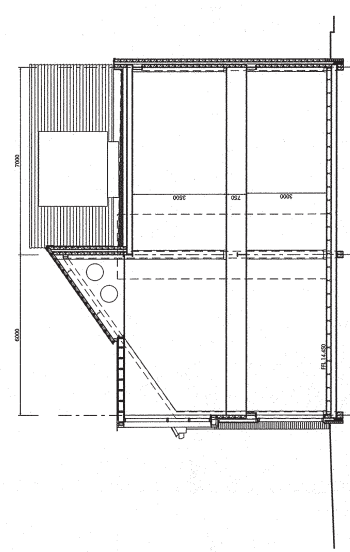
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CORSTORPHINE & WRIGHT ENGINEERS LTD
Brook Hill, Brook Street, Warrick, CV34 4BL
Tel: 01827 442319
Fax: 01827 442318



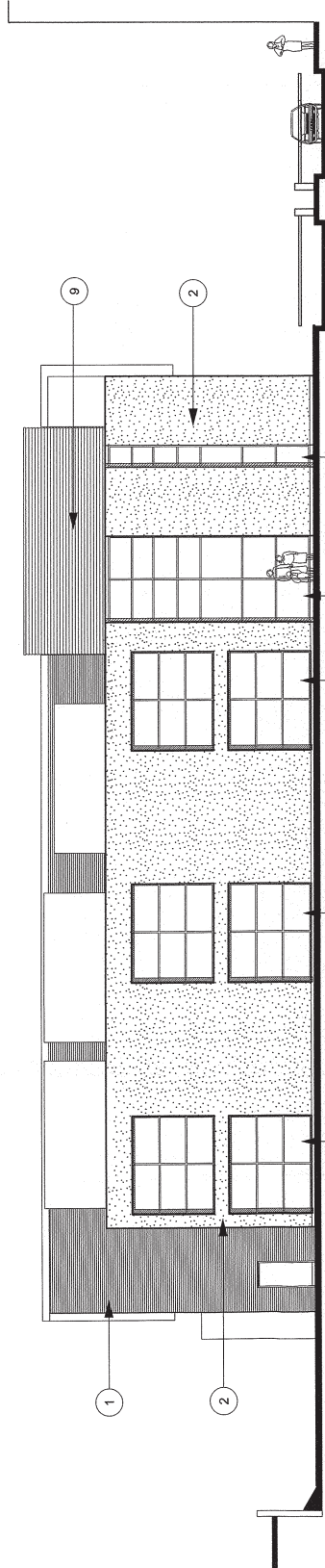
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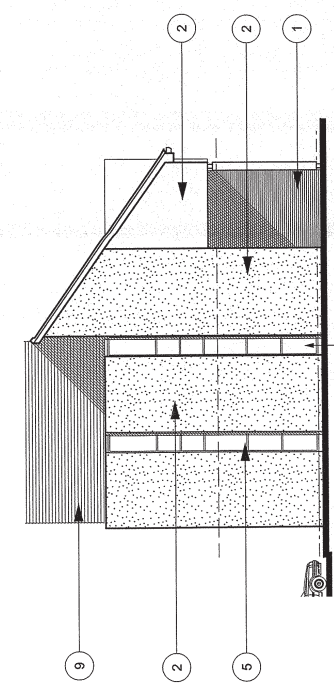
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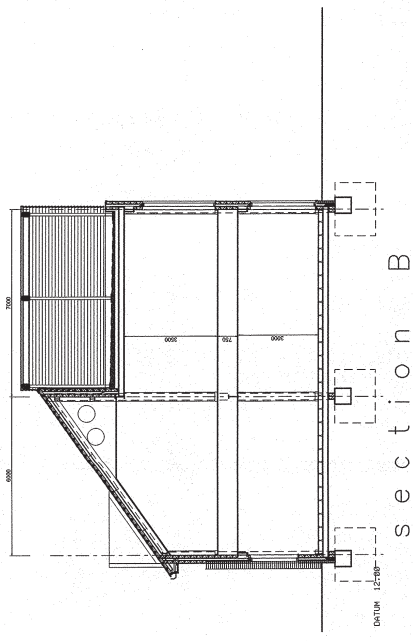
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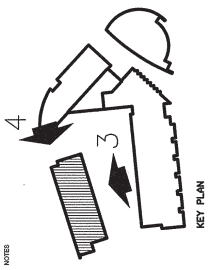
elevation 3



elevation 4



Section B



EXTERNAL MATERIALS

1. Facing Brickwork
2. Coloured Render
3. Powder Coated Pressed Metal Feature Surround
4. Structural Glazing
5. Curtain Walling Glazed panels with Coloured Powder Coated Panels where required all Powder Coated
6. Glazed Window Section modules Powder Coated
7. Powder Coated Pressed Metal Channel feature Fascia
8. Slate Effect Roof Slates
9. Sinisoidal Colour Coated cladding
10. Glazed Canopy
11. Powder Coated Pressed Metal Pergola Feature
12. Concrete Ring Beam

Rev	Date	By	CHK	Description
1	15/06/06	MA	SC	PLANNING APPLICATION
2	20/06/06	MA	SC	PRE-PLANNING ISSUE
3	25/06/06	MA	CM	REVISION TO FACILITY FLOOR AREA MA
4	25/06/06	MA	CM	REVISION TO FACILITY FLOOR AREA MA
5	25/06/06	MA	CM	REVISION TO FACILITY FLOOR AREA MA
6	25/06/06	MA	CM	REVISION TO FACILITY FLOOR AREA MA
7	25/06/06	MA	CM	REVISION TO FACILITY FLOOR AREA MA
8	25/06/06	MA	CM	REVISION TO FACILITY FLOOR AREA MA
9	25/06/06	MA	CM	REVISION TO FACILITY FLOOR AREA MA
10	25/06/06	MA	CM	REVISION TO FACILITY FLOOR AREA MA
11	25/06/06	MA	CM	REVISION TO FACILITY FLOOR AREA MA
12	25/06/06	MA	CM	REVISION TO FACILITY FLOOR AREA MA



Client: ALFRED McALPINE
 Project: HUNTINGDON DISTRICT COUNCIL
 Drawing Title: BLOCK A - ELEVATIONS Sheet 2 of 2
 Drawing No.: 050993
 Scale: 1:100
 Date: 14.08.06
 Rev: A1
 Sheet: C

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 Fax: 01926 485318

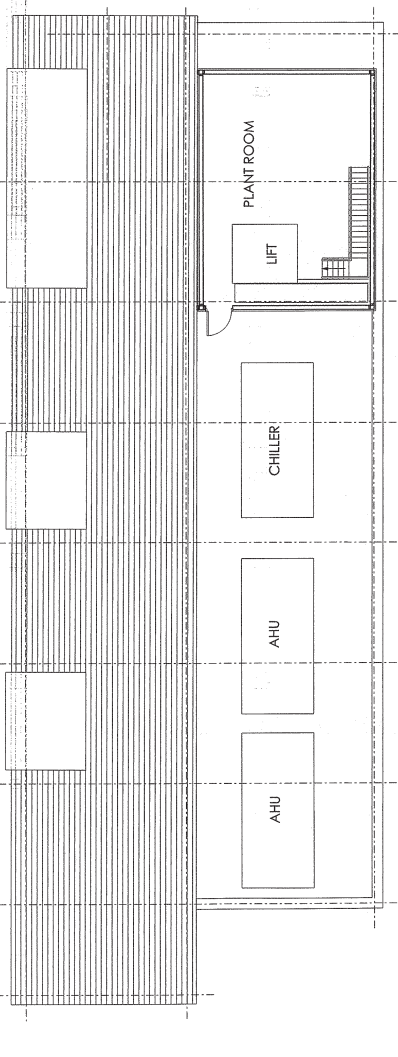
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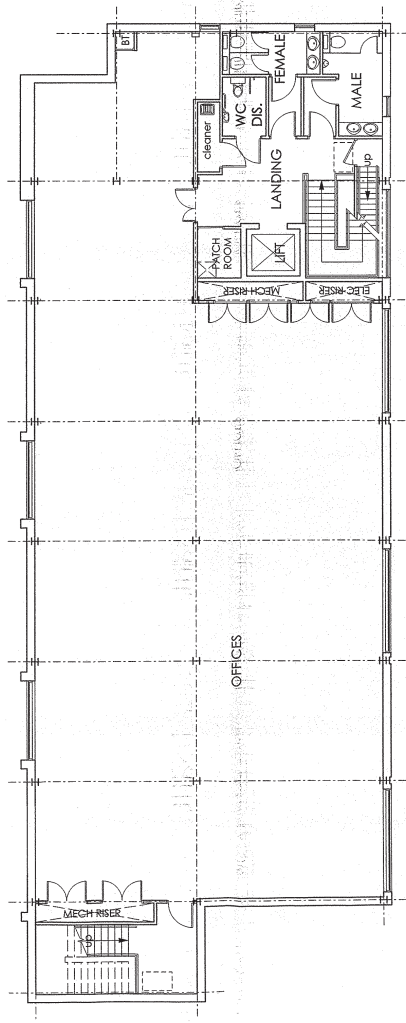
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(A)

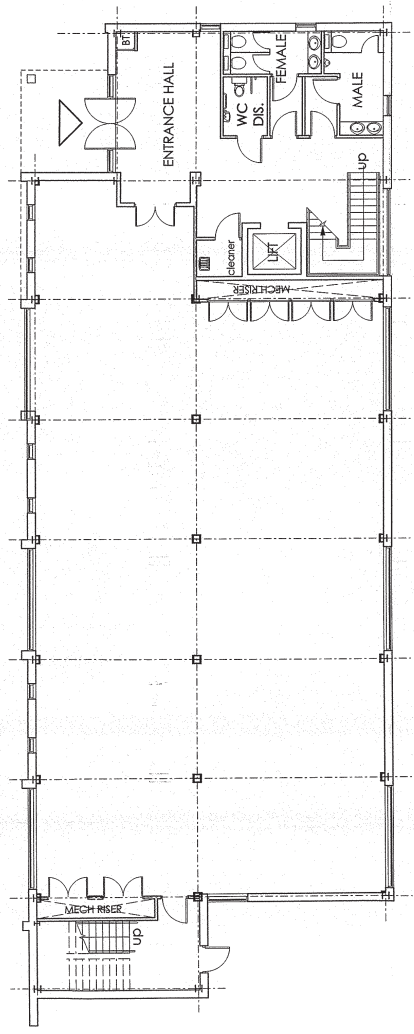
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ROOF PLAN



FIRST FLOOR



GROUND FLOOR

A.	DATE	BY	CHKD.	DESCRIPTION
1	14.11.06	MA	SC	PLANNING ISSUE
2				
3				

Client: ALFRED McALPINE

Project: HUNTINGDON DISTRICT COUNCIL

Drawing No: 050983

Scale: 1:200

Date: 14.08.06

Sheet: A1

Rev: A

alfrid
m Alpine

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Building Services Engineers Ltd
15 NOV 2006
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Brook Hill, Brook Street, Warwick, CV04 4BL
Tel: 01826 402333
Fax: 01826 402310

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DATE

AMENDED

OPERATIONAL DRAWINGS
 PLANNING DEPT
 14 MAR 2007
 APPROVED

NO.	DATE	BY	DESCRIPTION
1	14.03.07	SC	ISSUED FOR CONSTRUCTION
2	14.03.07	SC	ISSUED FOR CONSTRUCTION
3	14.03.07	SC	ISSUED FOR CONSTRUCTION
4	14.03.07	SC	ISSUED FOR CONSTRUCTION
5	14.03.07	SC	ISSUED FOR CONSTRUCTION
6	14.03.07	SC	ISSUED FOR CONSTRUCTION
7	14.03.07	SC	ISSUED FOR CONSTRUCTION
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16	14.03.07	SC	ISSUED FOR CONSTRUCTION
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18	14.03.07	SC	ISSUED FOR CONSTRUCTION
19	14.03.07	SC	ISSUED FOR CONSTRUCTION
20	14.03.07	SC	ISSUED FOR CONSTRUCTION



ALFRED McALPINE

SMC CORSTORPHINE & WRIGHT
 CORSTORPHINE & WRIGHT
 • FERGIE LOVELL LIMITED
 BRANKHALL, BRANKHALL ROAD, BRANKHALL, HUNTINGDON, CAMBS
 TEL: 01353 602222 FAX: 01353 602216

HUNTINGDONSHIRE DISTRICT COUNCIL
 HUNTINGDON

SITE LAYOUT PLAN

Drawn: MA Date: 12.06.06
 Checked: SC Date: 15.06.06
 Approved: F Date: 15.06.06
 Application No: 05-093
 Planning Ref: 6104

This plan supervised by: Sean Heffernan
 Drawing Reference: 06031254
 Application Type: 06031254
 Office Website: 06031254
 Date Referred:



Castle Hills
 A.A.A.A.

DEVELOPMENT MANAGEMENT PANEL**16 June 2014**

Case No: 1400283FUL (FULL PLANNING APPLICATION)
Proposal: PROVISION OF SPORTS PAVILION.
Location: NEW RECREATION GROUND ALISON LANE
Applicant: OFFORD CLUNY AND OFFORD DARCY PARISH COUNCIL
Grid Ref: 522090 266607
Date of Registration: 07.04.2014
Parish: OFFORD CLUNY AND OFFORD DARCY

RECOMMENDATION - APPROVE**1. DESCRIPTION OF SITE AND APPLICATION**

- 1.1 The application is presented to the Development Management Panel as objections have been received to the application and applicant is The Offords Parish Council.
- 1.2 The Offords recreation ground was approved in 2010 under planning application 1000299FUL along with 3 dwellings. The recreation ground and dwellings lie to the east of the High Street and are accessed off Alison Lane. There are 2 small temporary portakabins located to the west of the pitch, and adjacent to the car park being used as changing facilities.
- 1.3 The proposal is to remove the temporary buildings and erect a sports pavilion that will measure approximately 18m (W) x 11.1m (d) x 5m (h), and the entrance to the building will be the eastern elevation, accessed via a footpath.
- 1.4 The site plan shows the location of a Multi Use Games Area (MUGA) that is considered to be permitted development under Schedule 2, Part 12 of the Town and Country (General Permitted Development) Order 1995 as amended. For that reason it will not be considered further within this application.
- 1.5 On the 8th May 2014 the applicant clarified the building will not be in use between the hours of 22:00 -07:00. They also clarified that they do not intend to rent out the building for private parties, and will not play amplified music.

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)

- **R2:** "Recreation and Leisure Provision" – applications for recreational facilities will be considered on their merits bearing in mind: advice from sporting recreation authorities on the need for further provision; the effect on residential amenity; the effect on landscape, visual amenity, nature conservation and archaeological interest; access, parking and traffic generation; the siting, design and materials of any building and structures.
- **En25:** "General Design Criteria" – indicates that the District Council will expect new development to respect the scale, form, materials and design of established buildings in the locality and make provision for landscaping and amenity areas.
- **CS8:** "water" – satisfactory arrangement for the availability of water supply, sewerage and sewage disposal facilities, surface water runoff facilities and provision for land drainage will be required.

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

- **None relevant.**

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

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 through the following development strategy:
Development proposals will be expected to:
 - d. promote healthy, active lifestyles by protecting and enhancing green space, sport and recreation facilities
 - e. maximise opportunities for use of public transport, walking and cycling;
 - j. protect and enhance the historic environment and the range and vitality of characteristic landscapes, habitats and species.

- **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 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, having regard to:
 - a. the potential to increase the use of alternative transport modes including public transport, walking and cycling;
 - b. highway safety;
 - c. servicing requirements;
 - d. the needs of potential users; and
 - e. the amenity of occupiers of nearby properties

- **Policy LP 31** "Heritage Assets and their Settings"
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.

3.5 Supplementary Planning Document:

- **The Huntingdonshire Design Guide 2007.**
- **The Huntingdonshire Landscape and Townscape Assessment 2007.**

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

4. PLANNING HISTORY

4.1 The most relevant planning history is 1000299FUL where planning permission was granted for the change of use of land to create a new recreation ground and car park with associated development of 3 dwellings.

5. CONSULTATIONS

5.1 **Cambridgeshire County Council Highways Authority** – No objections but questions if car parking is sufficient for visiting teams.

5.2 **Sport England** – Comments awaited.

5.3 **Cambridgeshire Police Architectural Liaison Officer** – comments awaited.

6. REPRESENTATIONS

6.1 10 representations made up of 2 letters of objection and 8 letters of support.

6.2 2 letters of objection from 79 High Street and 105 High Street on the grounds of :

- Inadequate car parking
- Impact on views
- Could encourage loitering leading to a noise nuisance and security concerns and measures such as lighting would be imposing on 79 High Street.
- The pavilion could be used for late night drinking and parties as 1 private party already booked for w/e of the 12th/13th July.
- Erosion of countryside views
- Expansion of the building beyond the 'village line'.

8 Letters of support from various part of the village but do include support from 3 Alison Lane, 21 High Street, Offord Darcy on the grounds of:

- The recreation ground is a great asset for the village
- Enables residents to participate in sports and provide the opportunity for generations of village residents to participate and enjoy sporting activities.

- Will provide changing facilities for the existing teams
- The establishment of the MUGA has led to call to establish further sporting teams in the village that need changing facilities.
- There are alternative village venues for events such as parties. The pavilion will provide warm drinks etc,

7. SUMMARY OF ISSUES

- 7.1 The National Planning Policy Framework (NPPF) has replaced previous government guidance in the form of planning policy statements and guidance. Paragraph 70 advises that, to deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.
- 7.2 Paragraph 74 goes on to advise that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
- * an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
 - * the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
 - * the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.
- 7.3 For the avoidance of doubt a consultation with Sport England has been undertaken and will be reported on or before the meeting of the Development Management Panel. This proposal is for a community facility, providing changing rooms for players and will enhance existing recreational facilities at this site. Subject to no objections being received from Sport England, this proposal is acceptable in principle.
- 7.4 The other main issues for consideration are whether the development of this pavilion will be harmful to the amenity of nearby residents and the design of the proposal. The recreation ground is not within a designated Conservation Area and the proposed development is not considered to be harmful to the setting or appearance of listed buildings fronting the High Street, namely 79 and 81 High Street, Offord Darcy.

Impact on residential amenity:

- 7.5 The pavilion will be 5m tall and single storey with a pitched roof. In the first instance there is no 'right to a private view' within the planning system. Having regard to the distance of the pavilion from residential properties it is not considered this building will be harmful to the residential amenity of nearby residential properties by way of overlooking, overshadowing or being overbearing. Conditions relating to hours of use and prohibiting amplified music will ensure that neighbours' amenity is not seriously harmed.

Concerns relating to anti-social behaviour:

- 7.6 At the time of writing this report comments are awaited from Cambridgeshire Police Architectural Liaison Officer (PALO). These comments will be reported on or before the meeting of the Development Management Panel. However it is noted that there are 5 dwellings which directly overlook Alison Lane, increasing local natural surveillance of the access road and the proposed pavilion.

The Design:

- 7.7 The pavilion as designed is acceptable in this location, subject to conditions to ensure use of appropriate materials including hard landscaping.

Parking concerns:

- 7.8 This pavilion will be sited adjacent to the existing car park and will not result in the loss of existing car parking spaces. Users of the pavilion will be using the recreation ground, or associated with those undertaking sports. The applicant has advised the building will not be leased for private functions. Given the sustainable location of the pavilion there is scope to encourage local users of the pavilion to walk or cycle. For that reason it is not considered additional parking is required specifically for the pavilion.
- 7.9 Concerns have been raised in respect of parking on the public highway. The government has advised that the planning system should not seek to control matters that are governed by other legislation, in this case Highways Legislation. Concerns about parking on the High Street should be addressed to Cambridgeshire County Council.

Other matters: The Recreation Ground has been Booked for a Private Party in July:

- 7.10 The use of the recreation ground for 1 private party in July would be permitted development within the meaning of Schedule 2, Part 4, Class B of the Town and Country (General Permitted Development) Order 1995, as amended.

Conclusion:

- 7.11 Subject to no objections being raised by Sport England, this proposal is acceptable in principle. Subject to no objections being raised by the PALO it will not be harmful to the amenity of nearby residential properties, it will not be detrimental to highway matters and has been designed to be in keeping with the locality.
- 7.12 This proposal accords with the NPPF, policies R2, En25 and CS8 from the Huntingdonshire Local Plan 1995, Policy CS1 of the Local Development Framework Core Strategy 2009, Policies Lp1, LP13, LP15, LP17, LP18, LP31 from the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) and the Huntingdonshire Design Guide 2007.

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 - Subject to the consideration of comments received from Sport England and the Police Architectural Liaison officer, **APPROVAL** subject to conditions to include:

- Time limit
- Materials
- Details of any hard landscaping
- Hours of use
- Shall be limited to use as a sports pavilion only.
- No amplified music
- No external sound amplification equipment
- Details of external illumination

CONTACT OFFICER:

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

Development Management Panel

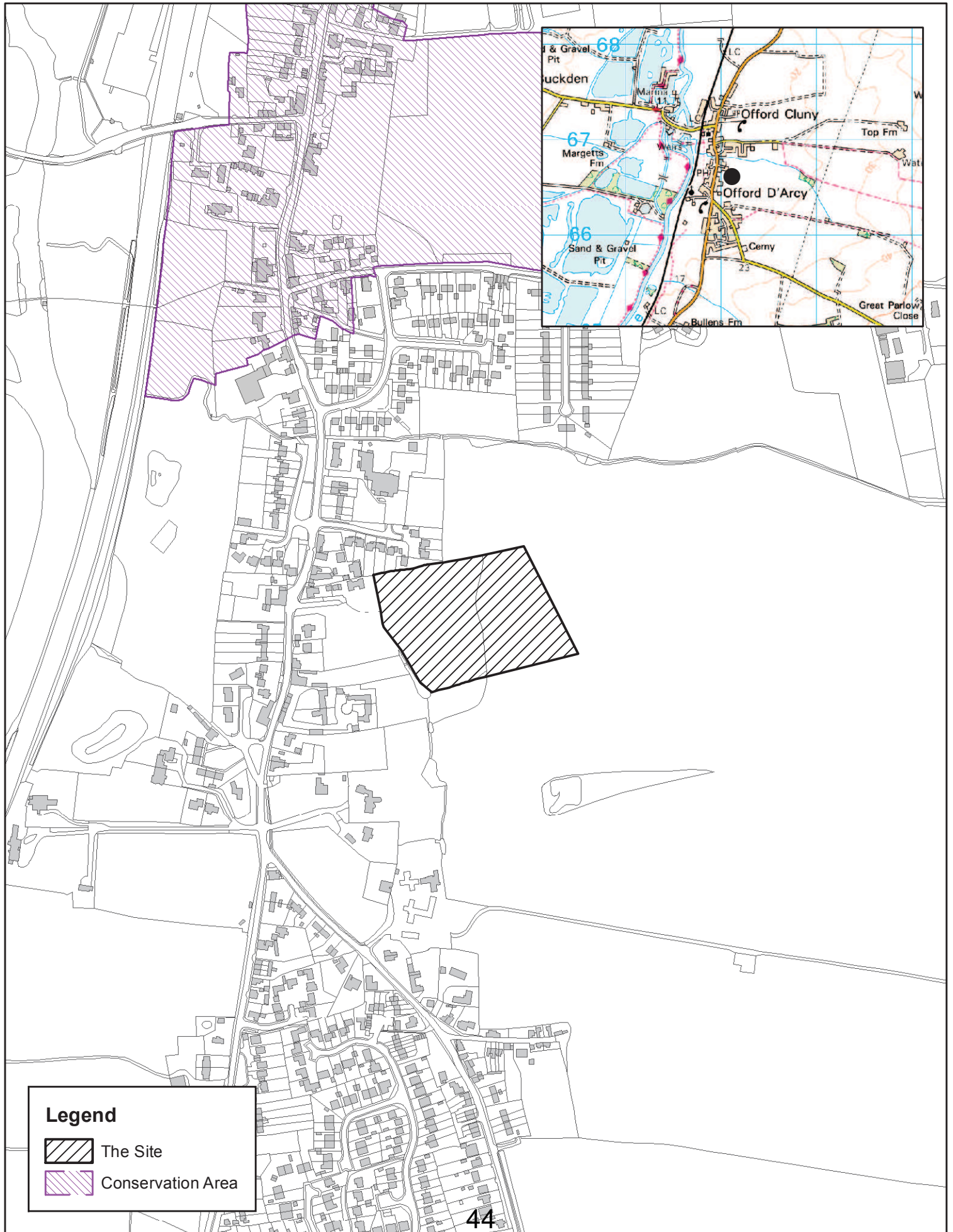


Scale =1:5,000

Date Created: 03/06/2014

Application Ref: 1400283FUL

Location: Offord Cluny and Offord Darcy



- Notes:**
1. All dimensions are to be read from this drawing.
 2. Contractors must verify all field dimensions as well as confirmations on any work or existing site conditions.
 3. This drawing is for site layout only. It is not to be used for any other purpose.
 4. All locations shown are based on the Ordnance Survey data and are not to be used for any other purpose.
 5. The site is shown as a whole and is not to be used for any other purpose.
- Scale:** 1:1000
- Drawn by:** [Name]
- Checked by:** [Name]

Notes:

1. All dimensions are to be read from this drawing.

2. Contractors must verify all field dimensions as well as confirmations on any work or existing site conditions.

3. This drawing is for site layout only. It is not to be used for any other purpose.

4. All locations shown are based on the Ordnance Survey data and are not to be used for any other purpose.

5. The site is shown as a whole and is not to be used for any other purpose.

Ref: 2014/03

Savills TRANSPORT PLANNING
 132-134 HILLS ROAD CAMBRIDGE CB2 8PA
 Telephone: 01223 319900
 Facsimile: 01223 317111
 www.savills.com

THORNHILL ESTATES LTD
OFFORD D'ARCY RECREATION GROUND

Project No. 179/111/001

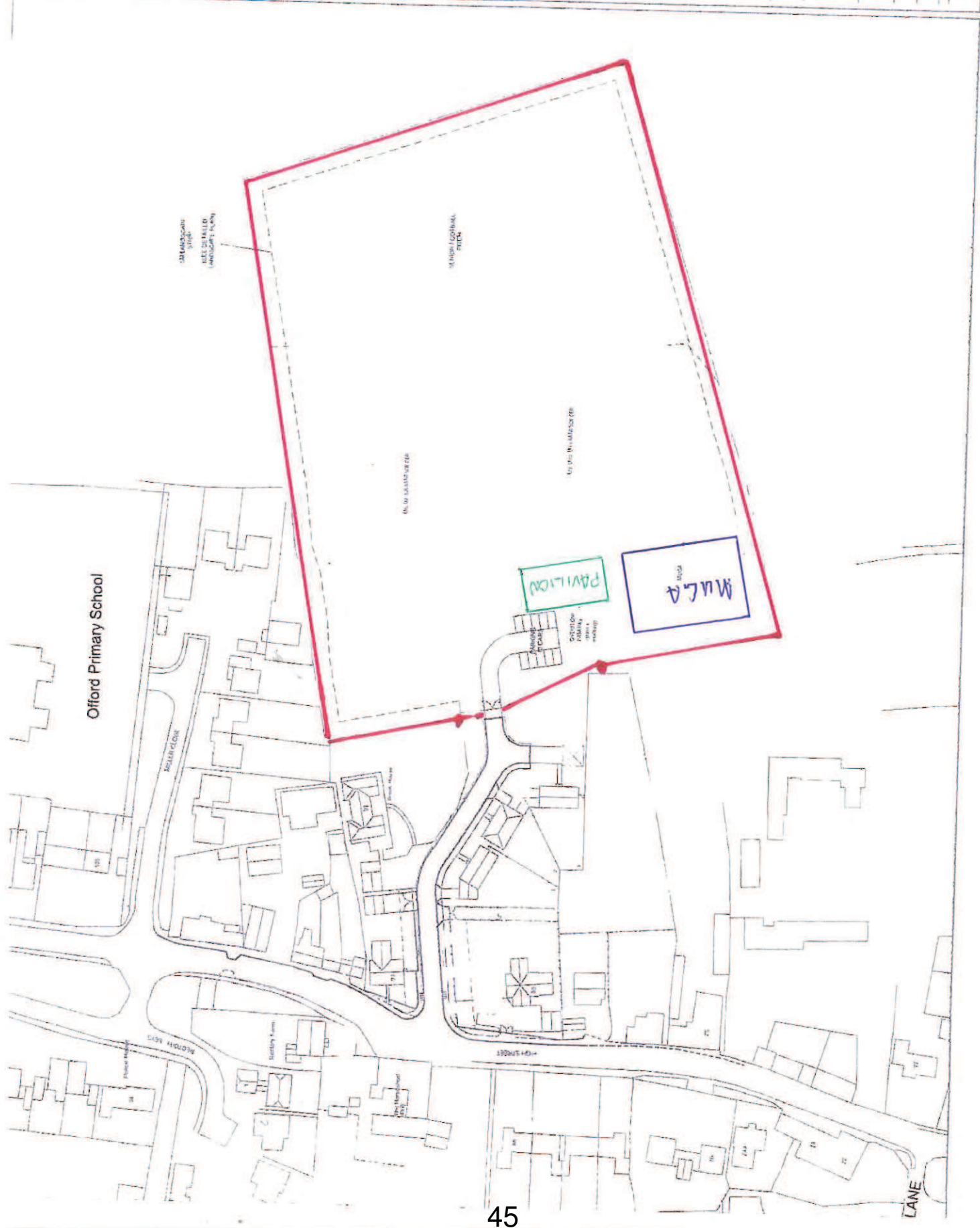
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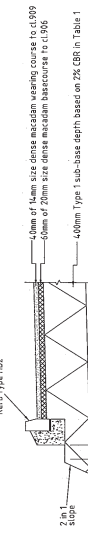
Client MJ

Contractor CS

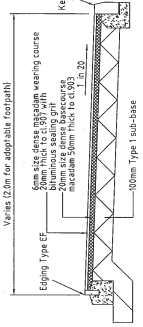
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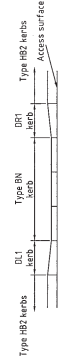




ACCESS ROAD PAVEMENT CONSTRUCTION
n/s



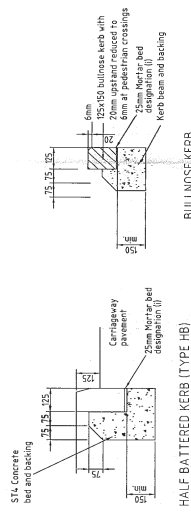
BLACKTOP FOOTWAY CONSTRUCTION
n/s



KERB DETAILS AT CROSSING POINTS
n/s

CR Value (%)	Sub-base Thickness (mm)
To and greater	150
10 to 14	170
9	180
8	180
7	200
6	210
5	225
4	270
3	300
2	400
less than 2 refer to Engineer	

TABLE 1



BULLNOSE KERB
n/s

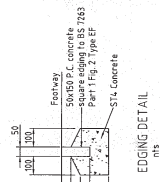
HALF BATTERED KERB (TYPE HB)
(125mm x 235mm)
n/s

ROAD 2 LONGSECTION
Hori. Scale = 1:500
Vert. Scale = 1:50

Stationing	EX. GROUND LEVEL	CENTRELINE LEVEL	LEFT CHANNEL LEVEL	RIGHT CHANNEL LEVEL	HORIZONTAL ALIGNMENT	VERTICAL ALIGNMENT	CHANGE
0+00	13.55	13.55	13.55	13.55	13.55	13.55	13.55
0+20	13.55	13.55	13.55	13.55	13.55	13.55	13.55
0+40	13.55	13.55	13.55	13.55	13.55	13.55	13.55
0+60	13.55	13.55	13.55	13.55	13.55	13.55	13.55
0+80	13.55	13.55	13.55	13.55	13.55	13.55	13.55
1+00	13.55	13.55	13.55	13.55	13.55	13.55	13.55
1+20	13.55	13.55	13.55	13.55	13.55	13.55	13.55
1+40	13.55	13.55	13.55	13.55	13.55	13.55	13.55
1+60	13.55	13.55	13.55	13.55	13.55	13.55	13.55
1+80	13.55	13.55	13.55	13.55	13.55	13.55	13.55
2+00	13.55	13.55	13.55	13.55	13.55	13.55	13.55
2+20	13.55	13.55	13.55	13.55	13.55	13.55	13.55
2+40	13.55	13.55	13.55	13.55	13.55	13.55	13.55
2+60	13.55	13.55	13.55	13.55	13.55	13.55	13.55
2+80	13.55	13.55	13.55	13.55	13.55	13.55	13.55
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ROAD 1 LONGSECTION
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Vert. Scale = 1:50

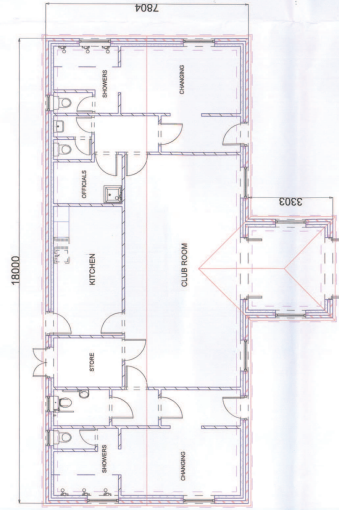
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0+20	13.45	13.45	13.45	13.45	13.45	13.45	13.45
0+40	13.45	13.45	13.45	13.45	13.45	13.45	13.45
0+60	13.45	13.45	13.45	13.45	13.45	13.45	13.45
0+80	13.45	13.45	13.45	13.45	13.45	13.45	13.45
1+00	13.45	13.45	13.45	13.45	13.45	13.45	13.45
1+20	13.45	13.45	13.45	13.45	13.45	13.45	13.45
1+40	13.45	13.45	13.45	13.45	13.45	13.45	13.45
1+60	13.45	13.45	13.45	13.45	13.45	13.45	13.45
1+80	13.45	13.45	13.45	13.45	13.45	13.45	13.45
2+00	13.45	13.45	13.45	13.45	13.45	13.45	13.45
2+20	13.45	13.45	13.45	13.45	13.45	13.45	13.45
2+40	13.45	13.45	13.45	13.45	13.45	13.45	13.45
2+60	13.45	13.45	13.45	13.45	13.45	13.45	13.45
2+80	13.45	13.45	13.45	13.45	13.45	13.45	13.45
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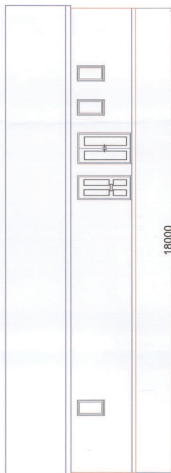
EDGING DETAIL
n/s

Notes

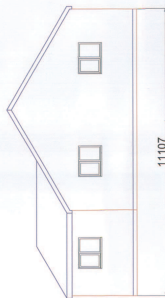
FLOORPLAN



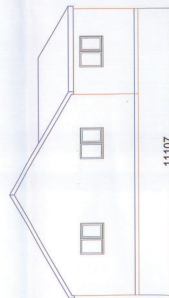
REAR ELEVATION



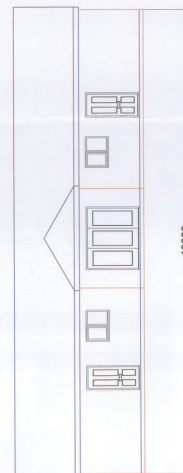
RH SIDE ELEVATION



LH SIDE ELEVATION



FRONT ELEVATION



JPMC Ltd

Project
Project Description
Oford community grounds

Drawing Title
Elevations and floorplan
Client
Oford Parish

Name
JPMC/0001

Number
Date: 26/1/2013

Drawn by
Jason Moore

Page Size - A1

Scale
1:100
Checked by
Name: 5000 mm

JPMC Ltd
5 Oxford Close Oford Clunly Camble PE19 5QA

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DEVELOPMENT MANAGEMENT PANEL

16 JUNE 2014

CASE NO: 0001451OUT (OUTLINE APPLICATION)

PROPOSAL: RESIDENTIAL DEVELOPMENT (2.2 HECTARES)

LOCATION: LAND OFF ULLSWATER AND HANDCROFTS LANE,
HUNTINGDON

APPLICANT: STANDARD PRODUCTS LTD

GRID REF: 523244 272189

DATE OF REGISTRATION: 29 AUGUST 2000

PARISH: HUNTINGDON

RECOMMENDATION - VARY THE PLANNING OBLIGATION

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 This matter is being brought to the Section 106 Advisory Group and Development Management Panel for consideration of the outstanding planning obligations. Outline planning permission for the development now known as Percy Green Place was granted in October 2005, reserved matters were approved in 2007 and the development has been largely completed but the developers, Freshwater Estates Ltd, went into Administration in April 2012. The properties have been built but the play equipment has not been provided and the landscaping of the open space has not been completed. The landscaped areas are very overgrown with weeds and there have been many complaints about the condition of the site.
- 1.2 The decision which now has to be made is whether the outstanding planning obligations should be dispensed with in order to enable the site works to be completed to a basic standard and the open space adopted by the District Council without a commuted maintenance payment.

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 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.”

- 2.3 For full details visit the government website
www.gov.uk/government/organisations/department-for-communities-and-local-government

3. PLANNING POLICIES

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

- **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 off set recreational requirements sets out in R7.
- **En20:** “Landscaping Scheme” – Wherever appropriate a development will be subject to the conditions requiring the execution of a landscaping scheme.
- **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 Huntingdonshire Local Plan Alterations 2002 (Saved policies)

- **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 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.

- **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 following development strategy including:

- 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 identity.

Development proposals will be expected to:

- 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;
 - d. promote healthy, active lifestyles by protecting and enhancing green space, sport and recreation facilities
 - 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;
 - 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.
- **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.

Where particular requirements of development sites set out in other policies in this plan are known they are included in the applicable policy.

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 sub-division of a larger developable area contributions will be apportioned on a pro-rata basis.

- **LP 6:** “Flood risk and water management” - Flood Risk and Water Management

Flood Risk - A proposal will be supported (including) 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;

Surface Water - A proposal will be supported (including) where:

- a. 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;

- **LP 13:** “Quality of design” - 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.

- **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.

3.5 Supplementary Planning Documents:

Developer Contributions SPD (2011)

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

4. PLANNING HISTORY

- 4.1 0700045REM Approval of siting, design, external appearance and means of access for 114 houses and apartments with associated car parking. Approved July 2007.

5. CONSULTATIONS

- 5.1 **Huntingdon Town Council** – Any comments will be reported when received.

- 5.2 **HDC Operations** – Operations are prepared to support the initiative in the unusual circumstances but the maintenance of the area will be carried out as cost-effectively as possible.

- 5.3 **Wherry Housing** – Wherry, which is part of the Circle Group, owns the affordable housing properties at this site. It supports the variation of the planning obligation.

6. REPRESENTATIONS

- 6.1 Residents of the scheme and neighbours have been consulted but no comments have been received.

7. SUMMARY OF ISSUES

- 7.1 The planning issue is the provision of community infrastructure.
- 7.2 Under the terms of the section 106 obligation of 5th September 2005 the developer of the site was required to provide the following:
- (a) Affordable housing at 29% or a minimum of 24 units
 - (b) Education contribution of £120,000 (plus indexation)
 - (c) Base Highways Contribution of £2,000 (plus indexation)
 - (d) Highways Infrastructure Payment of £17,000 (plus indexation)
 - (e) The Flood Alleviation Maintenance Contribution of £5,000 (plus indexation)
 - (e) The Play Equipment Contribution of £36,000 (plus indexation)
 - (f) The Play Equipment Maintenance Contribution of £9,500 (plus indexation)
 - (g) Open space maintenance contribution of £36,000 per hectare.
- 7.3 Obligations (a) to (d) have been met but (e) to (h) are outstanding. The indexed sums are:
- | | |
|--|----------|
| - Flood alleviation maintenance contribution | £ 6,597 |
| - Play equipment contribution | £ 47,500 |
| - Play equipment maintenance contribution | £ 12,535 |
| - Actual Open space maintenance contribution | £ 69,483 |
| Total | £136,115 |
- 7.4 At a meeting of stakeholders, including Operations, residents representatives and the Registered Social Landlord, in January 2013 it was decided to explore whether, if the Administrators could find sufficient funds to complete the landscaping of the site to a basic standard (grass but with no trees and shrubs as originally approved); install lighting along the footpaths and fencing to the compound containing old industrial tanks, the District Council would then consider adopting the area without a commuted maintenance payment. The commuted sums are payments to meet the cost of maintaining new facilities for 15 years from adoption. After that, costs are absorbed into overall budgets. The Council will normally only adopt open space when it has been laid out and construction to an agreed specification, undergone 12 months of maintenance by the developer to correct initial defects and the commuted sum has been paid.
- 7.5 At the end of April this year the Administrators, Baker Tilly Restructuring and Recovery LLP confirmed Freshwater's financial position. At the start of the administration Freshwater owed approximately £3m to the secured creditor (RBS) and approximately £500,000 to other unsecured trade creditors. They also held the following property assets comprising 18 unsold or unleased residential and commercial properties on this and other developments. The Administrators anticipate that realisations from these properties, including the 8 part-finished leasehold units and three freehold units at Percy Green Place will result in a shortfall to the Bank of approximately £1m after costs of the Administration.
- 7.6 In addition to these assets the Administrators need to realise a number of builders loans made to purchasers amounting to about £1m. The majority of these interest free loans become payable between 2019 and 2021. They have taken advice on whether the portfolio of loans could be sold now to an investor but such a sale would involve a substantial discount and this

decision has been made once all the remaining stock units have been disposed of.

7.7 The Administrators are not obliged to carry out the landscaping, fencing and lighting works but now the company's financial position has been clarified they have come to the view that there is potentially some justification for doing these works as it would improve their ability to sell the remaining stock units.

7.8 The proposal now before the Council is that if the Council waives the remaining S106 obligations and any outstanding planning conditions on the scheme the Administrators will in return make the costed improvements set out below for the benefit of the residents and the local community.

- Groundworks	£26,438
- Lighting	£13,644
- Repairs to drain	£948
- HDC Legal fees	£1,500
Total	£42,530

7.9 The information provided by the Administrators demonstrates that the Company is not and will not be in a position to pay the outstanding S106 obligations. The Administrators express the hope that the Council will consider their proposal a fair and equitable solution for all parties concerned given the insolvent position of Freshwater. If this approach is not agreed the Administrators have further advised that they may have no alternative but to realise the remaining units and place the company into liquidation so that they can disclaim their interest in the freehold to the site.

7.10 The proposal to dispense with the outstanding obligations does not comply with policies CS10 of the Core Strategy 2009 and LP2 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) but it is considered that in view of the very poor condition of the landscaped areas which has been seriously detrimental to residents amenity and that of the wider area for some time and the unlit condition of the footpaths which are part of an important network from Stukeley Meadows to the station and town centre the proposal now before the Council is the best and only realistic option in this case. If the proposal is not agreed and the developer is put into liquidation the land would be left in its present overgrown condition with nobody responsible for maintaining it.

8. RECOMMENDATION:

8.1 That the section 106 agreement be VARIED by a Supplemental Deed dispensing with the need for the outstanding contributions subject to the Administrators undertaking the remedial works identified above.

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 **Nigel Swaby, Development Management Team Leader 01480 388461**

Development Management Panel

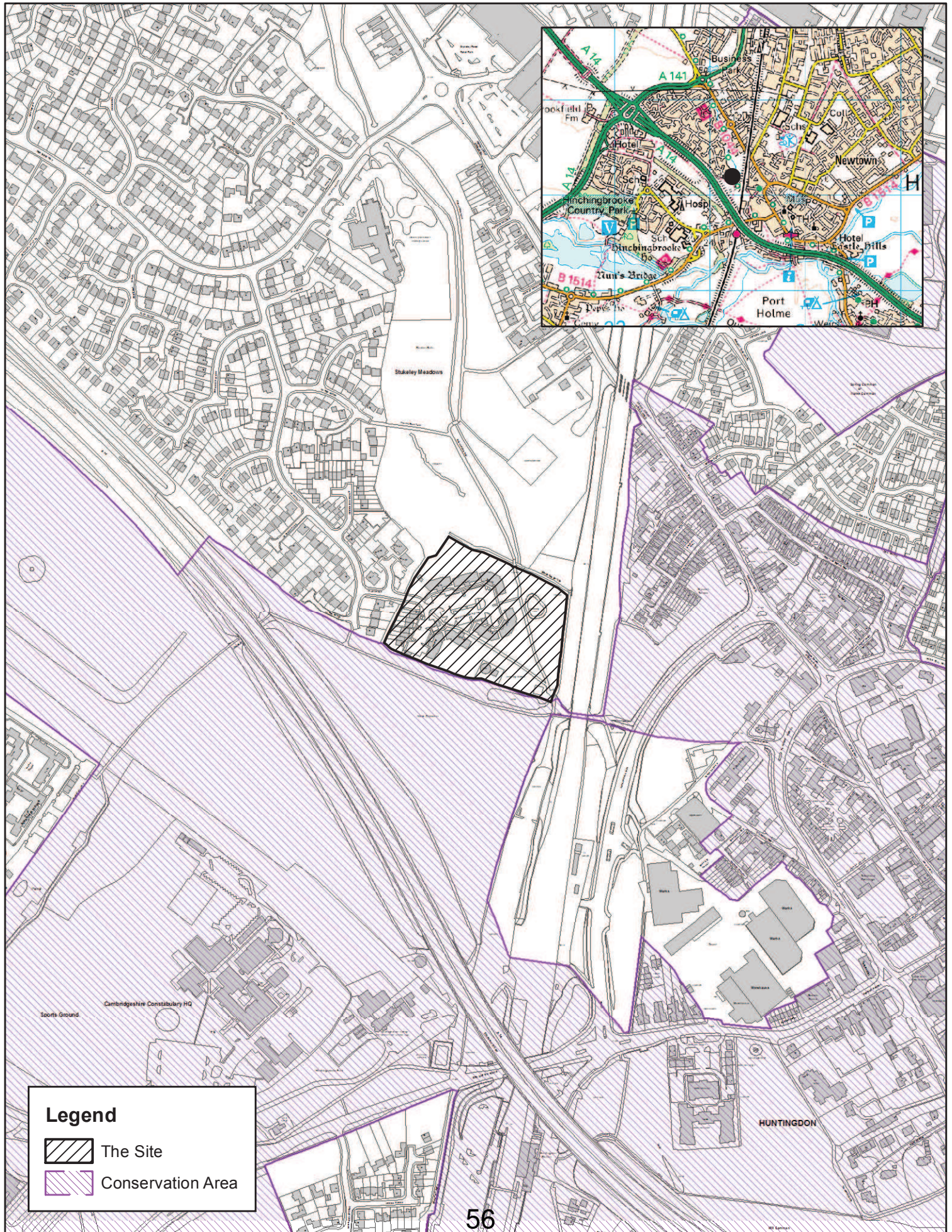


Scale =1:5,000

Application Ref: 0001451OUT

Date Created: 04/06/2014

Location: Huntingdon



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Case No: 1301790OUT (OUTLINE APPLICATION)

Proposal: DEMOLITION OF 43 STATION ROAD AND THE RESIDENTIAL DEVELOPMENT OF SITE TO PROVIDE UP TO 120 DWELLINGS WITH ASSOCIATED INFRASTRUCTURE.

Location: LAND BETWEEN OLD MILL AVENUE AND STATION ROAD AND 43 STATION ROAD

Applicant: GLADMAN DEVELOPMENTS LTD

Grid Ref: 531051 280593

Date of Registration: 19.11.2013

Parish: WARBOYS

RECOMMENDATION - APPROVE

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The application site lies in the north area of Warboys, west of Station Road. There is residential development to the north, east and south of the site and open countryside to the west. The site is currently agricultural land. The application site is approximately 5 ha in area, it is relatively flat with slight falls to both the south western and north eastern corners. Vehicular access would be from Station Road.
- 1.2 This application is in outline but access is to be considered at the outline stage. Layout, Scale, Appearance and Landscaping are 'Reserved Matters'. The application is accompanied by an illustrative layout (including within the Design & Access Statement) showing how it could be developed and demonstrating that the site is capable of accommodating the scale of development proposed (now up to 120 dwellings). The illustrative layout is not necessarily the way the development will be carried out; that will be established at the reserved matters stage.
- 1.3 The application as originally submitted in November 2013 was for approximately 150 dwellings and the demolition of one existing property to make way for access to the site. Discussion between the applicant and District Council planning officers led to amendments to the application being submitted, to address objections raised by the Environment Agency and Local Highways Authority, and to revise the description of development to "up to 120" new dwellings and the demolition on one existing dwelling.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (2012) sets out the three dimensions to sustainable development - an economic role, a social

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

- 2.2 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.”

- 2.3 Planning Practice Guidance 2014

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.
- **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.

- **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 off set recreational requirements sets out in R7.
- **En12:** “Archaeological Implications” – permission on sites of archaeological interest may be conditional on the implementation of a scheme of archaeological recording prior to development commencing.
- **En13:** “Archaeological Implications” – in areas of archaeological potential, planning applications may be required to be accompanied by the results of an archaeological field evaluation or desk-based assessment.
- **En17:** "Development in the Countryside" - development in the countryside is restricted to that which is essential to the effective operation of local agriculture, horticulture, forestry, permitted mineral extraction, outdoor recreation or public utility services.
- **En20:** “Landscaping Scheme” - Wherever appropriate a development will be subject to the conditions requiring the execution of a landscaping scheme.
- **En25:** "General Design Criteria" - indicates that the District Council will expect new development to respect the scale, form, materials and design of established buildings in the locality and make adequate provision for landscaping and amenity areas.
- **CS8:** “Water” – satisfactory arrangements for the availability of water supply, sewerage and sewage disposal facilities, surface water run-off facilities and provision for land drainage will be required.

3.2 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.
- **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)

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

- **LP1** “Strategy and principles for development” – supports proposals which contribute to the delivery of new housing, economic growth and diversification and infrastructure provision through the detailed development strategy and expectations
- **LP2** “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 through CIL and Planning Obligations.
- **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.
- **LP13** “Quality of Design” – encourages design of a high standard based on a thorough understanding of the site and its context. Residential proposals for 10 or more homes should demonstrate how they meet the ‘Building for Life’ Silver (Good) Standard or higher or equivalent.
- **LP15** “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.

- **LP17** “Sustainable Travel” – Proposals should demonstrate 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 within 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

- **LP23** “Local Services and Facilities” – A range of available land or buildings within a neighbourhood is essential to maintain its sustainability. A proposal for an additional service will be supported where it is of a scale to serve local needs without having an adverse impact on a designated town centre

- **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. A development viability assessment will be required to justify an alternative level of affordable housing provision.

- **LP28** “Biodiversity and Protected Habitats and Species” – a proposal will be supported where it does not give rise to a significant adverse impact on protected species or sites of local or regional importance for biodiversity or geology unless the need for, or benefits of, the proposal outweigh the impacts. If adverse impacts are identified and they are proven unavoidable, every effort will be made to mitigate the impact. Where this cannot be achieved then alternative forms of compensation will be considered. A proposal will aim to conserve and enhance biodiversity.

- **LP29** “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

- **LP30** “Open Space” – proposals will be expected to include open space in accordance with the Adopted SPD and provide or improve connections to open spaces and green infrastructure nearby.

- **LP31** “Heritage assets and their setting” – great weight will be given to the conservation of any heritage asset. A proposal will be required to show that it has clearly identified all the heritage assets affected by the proposal and their special interests and significance.

3.5 Consultation responses on ‘Huntingdonshire Environmental Capacity Study: Additional Sites Assessment’:

- During the ‘Stage 3’ consultation on the draft Huntingdonshire Local Plan to 2036, a number of sites were submitted to the Council for consideration as additional allocations in the Local Plan. These sites were considered through an ‘environmental capacity study’ process for additional sites, and views were then sought on the assessment of new sites. The application site was submitted for consideration as an additional allocation and was a subject of this consultation in late 2013. The conclusion of this assessment is that the application site is considered potentially suitable for residential development of approximately 100 homes.

3.6 Developer Contributions SPD (2011)

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

4. PLANNING HISTORY

4.1 None.

5. CONSULTATIONS

Consultation responses on the Planning Application:

5.1 **Warboys Parish Council** recommends refusal on the following grounds: (COPY ATTACHED)

- Site outside built up area of Warboys and would be development in the countryside;
- Site not proposed in Stage 3 Local Plan therefore premature to determine;
- Warboys is a Key Service Centre so should only accommodate a specific number of sites – local economy and community has insufficient capacity to absorb this many more dwellings;
- Site contributes to character and rural setting of Warboys;
- Site is predominantly Grade 2 agricultural land and development should be resisted;
- Indicative development is cramped
- Proposed development would not contribute to sustainable transport as there are insufficient employment opportunities in Warboys and development will lead to out-commuting;
- Proposed access insufficient;
- No direct pedestrian and cycle route to the village and bus routes other than via Station Road;
- Local capacity of the drainage system will be inadequate.

5.2 **County Council Highways** – made a holding objection to the initial Transport Assessment, which was withdrawn following submission of

amended Transport Assessment and agreement from the applicant to specific Section 106 obligations (see section below 'Section 106 considerations including affordable housing').

- 5.3 **County Council Archaeology** – commented that the area has some merit and should be investigated before a decision on the outline planning application is made.
- 5.4 **County Council Rights of Way** – commented that the line of the existing public footpath no.3 Warboys that runs from Station Road at the north-eastern corner of the site in a south-westerly direction across the site should be respected in the design of any development. Welcomed the proposal to create a new section of public footpath.
- 5.5 **Environment Agency** – objected to the original Flood Risk Assessment on grounds that it did not adequately demonstrate that an acceptable greenfield runoff rate could be ensured; and that the proposed strategy for foul water drainage might lead to water quality deterioration in receiving waters. Commented on amended application to withdraw objection, stating that subject to planning conditions concerns relating to FRA had been satisfactorily addressed and objection removed.
- 5.6 **Cambridgeshire Fire and Rescue Service** – commented that should approval be granted, adequate provision is made for fire hydrants by way of Section 106 agreement or planning condition.
- 5.7 **Middle Level Commissioners** – opposed the planning application commenting that although the site does not fall within an Internal Drainage Board area, the site is within the catchment area of the Bury Brook, which is an Environment Agency main river, which discharges into the Commissioner's High Load downstream of Great Whyte Tunnel. All discharges to the Bury Brook must be regulated to the greenfield rate of runoff and not be increased as a result of the proposed development.
- 5.8 Consultation responses on the 'Huntingdonshire Environmental Capacity Study: Additional Sites Assessment':
- 5.9 Warboys Parish Council objected on grounds of lack of village capacity to absorb additional housing; the land is predominantly grade 2 agricultural land ; access to the site would be inadequate for 100 plus dwellings; there is no access to the site from Humberdale Way to the south which means pedestrians would have to walk some distance to village services.
- 5.10 Cambridgeshire County Council – raised no objection, commented upon libraries; health and the need for open space; archaeology which required further information; transport including the need for a full assessment of the potential impact of any proposed development.

6. REPRESENTATIONS

Representations on the Planning Application:

6.1 27 neighbour representations were made, with 11 objectors responding to both the originally submitted application and the amended application. Objections raised are:

- Highways safety
- Pedestrian safety
- Unsafe and inadequate proposed access to site
- Limited employment opportunities in Warboys
- Limited public transport serves Warboys
- Out of character with existing development
- Party wall concern with 45 Station Road
- Drainage (foul and surface water)
- Lack of water supply
- Flooding
- Neighbour impact including loss of privacy and overlooking
- Local infrastructure will not be able to cope (school; shops; post office; library; GP surgery)
- Will lead to more out-commuting and roads are already congested (including A141)
- Archaeological value of site has not been properly assessed
- Impacts on wildlife including Great Crested Newts
- Impact on views
- Impact on trees
- Noise pollution
- Concern that developer will seek permission for more development in the future
- Construction vehicles will damage roads
- Would make no.45 Station Road an 'island'
- Loss of agricultural land
- Lack of existing recreational facilities
- Site not recommended for development in draft Local Plan
- No demonstration of need or capacity for this development in Warboys
- No provision shown for emergency vehicles access
- Loss of existing amenity space

6.2 Representations on the 'Huntingdonshire Environmental Capacity Study: Additional Sites Assessment':

6.3 Gladman Developments Ltd (the applicant) supported the inclusion of the site within the Environmental Capacity Study as potentially suitable for residential development. The site is well connected by public transport; the site is deliverable.

7. SUMMARY OF ISSUES

7.1 The main planning issues are:

- The principle of development
- Highways and access
- Flooding and drainage
- Archaeology
- Ecology and trees
- Visual impact
- Provision of open space
- Loss of agricultural land
- Amount of development
- Section 106 considerations including affordable housing.

The principle of development:

- 7.2 Warboys is defined as a Key Service Centre in the Core Strategy and emerging Local Plan. In the former, 'moderate' scale development of 10-59 dwellings is appropriate within the built-up area but the policy also provides that development proposals of a larger scale may be allowed where specific circumstances demonstrate that this secures the most sustainable option for the site. In the emerging Local Plan, Key Service Centres are considered capable of accommodating some development sustainably, subject to appropriate parameters and contributions to services, facilities and infrastructure.
- 7.3 The site is not allocated for development within the Local Plan 1995/2002 or the Core Strategy 2009 and is therefore considered to be in the countryside for the purposes of these plans. Being within the countryside, the development of the site is contrary to development plan policies H23, En17 and CS3. Application must be determined in accordance with the development plan unless material considerations indicate otherwise. It therefore needs to be established whether there are any material consideration that indicate that the application should be approved as a departure from the development plan. In this regard, the emerging Local Plan is a material consideration. In line with the guidance in paragraph 216 of the NPPF, the relevant policies in the Draft Local Plan should be given weight according to:
- * the stage of preparation of the emerging plan (the more advanced the preparation, the greater weight that may be given);
 - * the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
 - * the degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).
- In relation to the first bullet point of paragraph 216 of the NPPF, the draft Local Plan is in the final stage of preparation towards the proposed submission publication. This stage ("Stage 4") of the Local Plan will present a complete draft plan as the Council intend it to be submitted to the Secretary of State. The application site was not a proposed allocation in the latest published version of the Local Plan ("Stage 3") which underwent consultation in May-June 2013, but the site is included in the 'Additional Sites Assessment' that was carried out in response to the outcome of the Stage 3 consultation and which underwent consultation in November/December 2013.
- 7.4 In relation to the second bullet point of paragraph 216 of the NPPF, there is no specific 'relevant policy' for the application site as the site was not included as a proposed allocation in the Stage 3 draft Local Plan. In responding to objections to the Stage 3 draft Local Plan that the Local Plan was not meeting the objectively assessed need for additional housing, additional sites were assessed with a view to inclusion in the proposed submission draft of the Local Plan. The application site was included in this exercise for allocation as a housing site for approximately 100 dwellings. It should be noted that the northern edge of Warboys was ruled out as being a potential location for additional residential development as part of an

assessment of 'peripheral' sites earlier in the Local Plan process. The assessment of additional sites carried out in late 2013 concluded that there is potential for this part of Warboys to accommodate additional housing, and that the application site could potentially accommodate approximately 100 new homes. No objections were received from infrastructure and service providers to the site being included in the Local Plan and as such there is nothing in the emerging Local Plan that states development should not come forward on the application site.

- 7.5 In relation to the third bullet point of paragraph 216 of the NPPF, there is no specific 'relevant policy' for the application site in the current draft of the Local Plan. The Local Plan is being prepared explicitly to be consistent with the NPPF.
- 7.6 The decision as to the weight that should be given to the draft Local Plan is a matter for decision makers having regard to guidance. The officer view is that some weight should be given to the status of the site in the draft Local Plan process as an additional site that has the potential to accommodate approximately 100 new dwellings.
- 7.7 It is also relevant to consider whether it is premature to determine this outline planning application at this stage. The draft Local Plan preparation and consultation process does not preclude the Local Planning Authority from dealing with planning applications made in respect of this site (or any other).
- 7.8 The National Planning Guidance Practice (2014) states that:
...in the context of the Framework and in particular the presumption in favour of sustainable development – arguments that an application is premature are unlikely to justify a refusal of planning permission other than where it is clear that the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, taking the policies in the Framework and any other material considerations into account. Such circumstances are likely, but not exclusively, to be limited to situations where both:
a) the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging Local Plan or Neighbourhood Planning; and
b) the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.
- 7.9 Refusal of planning permission on grounds of prematurity will seldom be justified where a draft Local Plan has yet to be submitted for examination, or in the case of a Neighbourhood Plan, before the end of the local planning authority publicity period. Where planning permission is refused on grounds of prematurity, the local planning authority will need to indicate clearly how the grant of permission for the development concerned would prejudice the outcome of the plan-making process.
- 7.10 It is considered that by reason of the relevant material factors, it would not be justified to refuse planning permission solely on the basis of prematurity in this instance. It is further considered that the absence of substantial objections to the Stage 3 Additional Site: Station Road, Warboys, from statutory consultees with the exception

of the Parish Council and as the strategic plan making process will not be undermined, it would not be premature to look to determine this application at this time.

- 7.11 The current proposals for the site should therefore be considered in the light of the Additional Sites Assessment as part of the Local Plan process, the National Planning Policy Guidance and material considerations in relation to the proposals. If it is found that the proposals are not unacceptable, planning permission should not be withheld.

Highways and Access

- 7.12 Transport matters were raised as a concern by a number of neighbours, contributors and by the Parish Council. The Parish Council commented that there are insufficient employment opportunities in Warboys to accommodate development of this scale thereby resulting in out-migration on already over-capacity roads, that the proposed access would have insufficient capacity to accommodate vehicles associated with the development, and that there would be no direct pedestrian and cycle access from the site to the village other than via Station Road and High Street.

- 7.13 The Local Highways Authority has considered the original Transport Assessment and additional information submitted with the amendments to the application. In response to the original Transport Assessment a holding objection was raised by the Highways Authority and a request made for additional information on a number of highways matters. This holding objection has now been removed on the grounds that the issues raised by the Highways Authority, namely that additional information was required relating to:

- * Assessment of the quality of footway provision to/from key destinations
- * Assessment of cycle parking at key destinations with the village
- * Assessment of the nature, quality and distance of appropriate bus stops
- * Further information relating to bus journey times to/from key destinations
- * Further information relating to journey times to/from Huntingdon railway station
- * Clarification regarding timeframe and number of accidents within the study area
- * Current situation regarding drop-off at Warboys Primary School and impact of the proposed development
- * Provision of an all mode trip generation for the site
- * Sensitivity modelling to be carried out using agreed higher vehicular trip rates
- * Consideration of measures to encourage the use of walking and cycling
- * Consideration of measures to encourage the use of public transport

have been adequately addressed, subject to the provision of funds through a Section 106 Agreement towards improved cycle parking at key destinations within Warboys, and towards the installation of two real time bus information screens on Mill Green to encourage bus use to key destinations. These funds have been agreed in principle by the applicant.

- 7.14 The Transport Assessment includes an assessment of how the road junctions close to the site would be likely to operate – this includes the Station Road/Heath Road junction to the south of the proposed site access. The Highways Authority has confirmed that based on the information provided the development is not predicted to have an unacceptable impact on any of the junctions assessed.
- 7.15 The applicant has proposed to create a new stretch of public footpath to link together two existing public footpaths. One of these existing footpaths runs through the application site south west to north east and is a 'dead end' public footpath that links to Station Road but gives no access to Goldpits to the south of the application site. The other runs north/south connecting Coronation Avenue to Humberdale Way. The proposed new stretch of public footpath would make a formal link between the existing routes and provide a publically accessible route into and out of the development and provide a link to the village centre.
- 7.16 Access arrangement for the proposed junction with Station Road are included within the application. The Local Highways Authority has raised no objection to these proposals. It is recommended that a condition is imposed on any planning permission such that no development shall take place until details (in the form of scaled plans and written specifications) of the access shown within the outline application have been submitted to and approved in writing by the Local Planning Authority.

Flooding and drainage matters:

Surface water drainage.

- 7.17 The FRA states that surface water flow from the development will need to be attenuated to a rate that is acceptable to the EA and the Local Authority, and that this is likely to be the 'Greenfield runoff rate'. The outline drainage strategy submitted with the application presents attenuation and storage of surface water in underground storage systems, a central swale and balancing ponds as the most appropriate outline surface water drainage strategy for the proposed development.
- 7.18 Further, the outline drainage strategy proposes that at the detailed design stage, the existing ditch system on site should be investigated further to confirm flow routes and be cleared of debris.
- 7.19 The Environment Agency originally objected to the proposal as the surface water discharges anticipated from the site were higher than the 3 litres per second per hectare 'Greenfield runoff rate' that the Environment Agency advised should be the maximum for the site. Surface water drainage was also raised as a concern by a number of residents and the Parish Council, with specific reference being made to the waterlogged nature of the application site at certain times of year, and that surface water has been seen draining from the north east corner of the site onto Station Road (this was noted by the case officer on a site visit). In their response to the application, the Middle Level Commissioners confirmed that all discharges into the Bury

Brook system must be regulated to the Greenfield runoff rate and not increased as a result of the proposed development.

- 7.20 An amended FRA was submitted with reworked calculations for runoff rates and water storage volumes required on site. The Environment Agency has considered this amended document and has confirmed that the amended FRA is acceptable and the objection to development has been removed. The Environment Agency has also supplied planning conditions that it considers must be attached to any planning permission.
- 7.21 The conclusions of the outline drainage strategy submitted with the planning application are considered to be appropriate at this outline application stage, and it is recommended that a detailed surface water management strategy is secured by planning condition prior to the development of the site.

Foul Water

- 7.22 The proposed approach to foul water drainage is addressed in the FRA and then in more detail by the foul drainage strategy submitted with the amendments to the application – this additional document confirmed that the intended approach is to connect to the existing sewer beneath Station Road and that Anglian Water had confirmed that they found this proposal to be acceptable in principle.
- 7.23 The Environment Agency objected to the initial assessment of foul water drainage within the FRA on the grounds that whilst Anglian Water appeared to have confirmed there was physical capacity within the sewerage system, there was no scope within the permitted capacity at the Oldhurst sewage treatment works to discharge any more treated water into receiving water courses. Subsequent to the receipt of amendments to the application, the Environment Agency has withdrawn its objection subject to the imposition of a planning condition to secure and implement a scheme for foul drainage and disposal.

Archaeology:

- 7.24 The County Council recommended that the site be subject to an archaeological evaluation to be commissioned and undertaken at the expense of the developer and carried out prior to the granting of planning permission. This would allow fuller consideration of the presence/absence and nature of any archaeological remains within the application site.
- 7.25 The application was accompanied by an ‘archaeological desk based assessment’ that provided a description of known heritage assets potentially affected by the proposals and the character of other archaeological remains that may be present within the site. The conclusions of this assessment were that the site has an uncertain, but probably low, potential for the presence of prehistoric archaeological sites, a negligible potential for Roman remains, and a low potential for Saxon Medieval or Post-Medieval sites. Further, some evidence for former Medieval and Post-Medieval ridge and furrow cultivation is anticipated to be present, but any surviving

evidence of this is considered to have minimal archaeological interest.

- 7.26 Whilst it is acknowledged that a fuller archaeological evaluation prior to determination of the planning application would undoubtedly provide more information in relation to the potential for archaeological remains within the site, on balance it is not considered proportionate to require this and it is recommended that a pre-commencement condition is imposed on any planning permission granted to secure an archaeological scheme of works.

Ecology and trees:

- 7.27 A number of neighbour objections were made in relation to the impact on wildlife that could result from development of the site. An Ecological Appraisal forms part of the application submission and provides details of the Phase 1 Habitat Survey of the site. The Ecological Appraisal concludes that the site is of low conservation value and that no adverse effects on the nature conservation value of the local area are expected. Evidence of Great Crested Newts and lizards was found on the site and the application material recommended that a management plan should be produced to include a method statement for the translocation of Great Crested Newts to safe environments on the western boundary of the site under licence. It is recommended that a planning condition is imposed on any planning permission to secure this management plan and method statement.
- 7.28 An arboricultural assessment was submitted as part of the application material, stating that all existing trees could be retained if development proceeded in accordance with the illustrative masterplan shown in the Design & Access Statement. The Arboricultural Assessment recommended that a landscaping scheme be prepared as part of the detailed development proposals, including a management plan for trees. Tree protection measures should also be provided in accordance with those indicated in the Arboricultural Assessment. It is recommended that appropriate planning conditions are imposed to secure a landscaping scheme and details of tree protection measures.

Visual impact:

- 7.29 Neighbour objections were made relating to the potential visual impact of the proposed development and the loss of existing views. The loss of private views is not a material consideration. The proposal would involve the loss of open grassland and would inevitably create a visual impact. The application is supported by a Landscape and Visual Appraisal that demonstrates that the proposal can be delivered without undue adverse impact, through mitigation of the impact by provision of landscape buffers and the retention of existing trees and hedges around the edge of the application site. A landscaping scheme would be secured as part of the 'Reserved Matters'.

Provision of open space:

- 7.30 A development of 119 additional houses (up to 120 new homes and the demolition of one existing property) would require 0.59 ha of

public open space. This would include 0.3 ha of 'amenity green space' including 0.153 ha casual space for play and 0.07 ha of equipped play facilities. The 'Development Framework' plan included within the Design & Access Statement accompanying the application indicates that 0.79 ha of land will be allowed for strategic landscaping and habitat areas; in addition to this an equipped area for play (LEAP) is proposed on site. This proposed provision of open space is therefore considered to be adequate. Maintenance costs for the open space are addressed in the section of this report 'Section 106 considerations'.

Loss of agricultural land:

- 7.31 The Parish Council and a number of neighbours objected to the proposals on grounds that the application site is predominantly Grade 2 agricultural land (this is stated in the Council's environmental capacity study). The application was supported by a soils and agricultural use and quality report, which concluded that the site is made up of land of sub-grade 3b and 3a agricultural quality. As stated above, the conclusion of the Council's assessment of this site as an additional site for inclusion in the Local Plan is that the site has potential for residential development. It is therefore considered that whilst the loss of agricultural land is regrettable, in this instance it does not represent a reason for refusal of the planning application.

Amount of Development:

- 7.32 The National Planning Practice Guidance states that an application for outline planning permission allows for a decision on the general principles of how a site can be developed. Outline planning permission is granted subject to conditions requiring the subsequent approval of 'reserved matters', which are those aspects of a proposed development that an applicant can choose not to submit details of with an outline planning application. Outline planning applications should always include information on the amount of development proposed. The purpose of an illustrative layout is to demonstrate that the site can accommodate the amount of development proposed. In this case the layout is not for consideration at the outline stage giving the eventual developer of the site the flexibility to propose alternatives. If aspects of an illustrative layout are considered to be essential to achieving a satisfactory form of development the planning authority can impose a condition or put a note on the decision as appropriate.
- 7.33 The main factors which have influenced the proposed layout for the application site are the position of the access, the existing public footpath, the existing pond and existing trees, and views across the site from existing residential properties. The amended illustrative layout is a revised version of one which accompanied the initial application. The revised illustrative layout shows 113 dwellings. It is noted that the illustrative layout includes a road leading to the western edge of the site, which raises the potential for development of land to the west of the site. Any future proposal would need to be considered on its own merits, but it is considered reasonable for the applicant to include this indicative provision at this stage.

- 7.34 This application is in outline with the detailed design not for consideration at this stage, yet it is relevant to consider the potential impact on neighbours; neighbour objections were received raising concern that the proposal would lead to overlooking and loss of privacy. The Parish Council commented that the proposed development appeared cramped within the site. The amended application reduced the amount of proposed development from approximately 150 dwellings to up to 120 dwellings on the site (at a density of around 28 dwellings per hectare). The officer view is that this change has allowed for a density that reflects the local character of the surrounding urban edge and historic core of Warboys, and in the amended illustrative masterplan has allowed the introduction of additional open space on the eastern edge of the site. It is considered that the site could satisfactorily accommodate up to 120 dwellings without unduly affecting the amenity of neighbours.

Section 106 considerations including affordable housing:

Affordable housing:

- 7.35 The site is over 0.5 ha 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 (up to 119 additional dwellings) this would equate to 48 dwellings.
- 7.36 The applicant submitted a draft Heads of Terms for a Section 106 Planning Agreement with the application, which proposes that if not dealt with by planning condition, a Section 106 Agreement will make provision for a scheme of affordable housing to be agreed with the Council to include the numbers, type, tenure and location of the site of the affordable housing provision to be made which shall consist of not less than 40% of the total dwellings permitted. This proposal is welcomed and will achieve the current policy target level of affordable housing for the proposed development.
- 7.37 It should also be recognised that viability work being undertaken as part of the Local Plan to 2036 is likely to result in a fall in the target level of affordable housing in the new Local Plan. It is therefore recommended that the Section 106 requires affordable housing in accordance with the target level for affordable housing at the time of issuing the decision; i.e. 40% in accordance with the Core Strategy if the decision is issued in advance of the Proposed Submission draft (Stage 4) of the Local Plan to 2036, or in accordance with the target level in the Proposed Submission draft (Stage 4) of the Local Plan to 2036 if the decision is issued after the publication of this draft of the Local Plan.

Open space:

- 7.38 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 2.12 ha per 1,000 population for usable, informal green space and play and 1.61 ha per population for outdoor sport. All other requirements will be met by the CIL charge. For 119 additional dwellings, and using the

2011 average household size of 2.33 persons per household the requirement for a development population of 280 people would be 0.59 ha of public open space that would include 0.30 ha amenity green space (made up of 0.153 ha casual space for play; 0.07 ha equipped space for play and 0.081 ha other amenity green space). Accordingly, a Section 106 obligation should be secured to ensure that a minimum of 0.59 ha is provided of which at least 0.07 ha is space for equipped play and 0.153 ha is for casual play space.

- 7.39 The Developer Contributions SPD sets out maintenance rates for equipment that will cover a fifteen year period. Developer contributions in line with the final agreed provision of equipped play space should also be secured via a Section 106 Agreement.

Footpaths and access:

- 7.40 Under Part C of the SPD, this requirement is limited to on-site provision of the appropriate publically accessible routes to move within site and in-and-out of the development. The proposed new development roads through the site and route of the existing public footpath within the site will provide this with an access at the eastern edge of the site to Station Road. The proposed new public footpath link to the existing public footpath to the west of the site, to be constructed to an all-weather surface, together with a commitment to improve the surface of a stretch of the existing footpath to an all-weather surface to where the footpath meets the public highway adjacent to Humberdale Way, would provide a route in-and-out of the development to the west and provide additional connectivity to the village other than via Station Road.
- 7.41 Accordingly it is recommended that the Section 106 agreement makes provision for dedication of a new stretch of public footpath to be made up to an all-weather surface on land in the applicants' control, to link existing public footpath Warboys no.3 and no.4, and for funding to be made available to Cambridgeshire County Council for improvement of the surface of a stretch of existing public footpath Warboys no.4 to link towards Flaxen Walk and Humberdale Way.
- 7.42 In considering the Transport Assessment and opportunities to encourage sustainable modes of travel, the County Council and the applicant have agreed that the Section 106 agreement makes provision for a contribution of £18,000 towards the installation of two real time bus information (RTBI) screens; this will ensure bus use to key destinations is sufficiently encouraged; and a £500 cycle parking contribution to the County Council, which will ensure a number of cycle stands can be installed at key locations within the village. Accordingly, it is recommended that the Section 106 agreement makes this provision.

Other community provision:

- 7.43 Health (part D), Community facilities (part E), Libraries and lifelong learning (part F), Education and schools (part G). For all of these categories, provision is made for proposals smaller than large-scale major residential developments (200 or more dwellings) through CIL contributions.

Residential wheeled bins:

- 7.44 Contributions to the provision of wheeled bins should be secured through a planning obligation at a rate of £63.68 per dwelling for the supply of three bins (Developer Contributions SPD 2011 part G, contribution as reviewed in 2013).
- 7.45 An obligation relating to the above matters would comply with current local and national policy and the Community Infrastructure Regulations 2010.

Conclusion:

- 7.46 The proposed development of the application site is contrary to the development plan policies H23, EN17 and CS3. Material considerations include the Local Plan process, within which the site has been identified as having the potential to accommodate approximately 100 dwellings. Officer opinion is that this can be given some weight. Officer interpretation of the National Planning Practice Guidance is that it would not be premature to determine this application at this time.
- 7.47 Having considered other matters it is concluded that the outline proposals are acceptable in relation to transport and flooding and drainage matters. In relation to archaeology, ecology and trees, visual impact, provision of open space and the loss of agricultural land it is considered that the proposals are acceptable.
- 7.48 The 'Huntingdonshire Environmental Capacity Study: Additional Sites Assessment' concluded that the site is potentially suitable for residential development of approximately 100 homes. The more detailed work done as part of this application demonstrates that up to 120 new dwellings can be accommodated satisfactorily on the site. Development of the site would help meet the objectively assessed need for additional housing in the District and, having regard to all the considerations above, would constitute sustainable development.
- 7.49 The officer recommendation is therefore that subject to the satisfactory completion of a Section 106 agreement and appropriate planning conditions, the proposals are acceptable and should be approved.

8. RECOMMENDATION -

APPROVE subject to the prior completion of a Section 106 obligation relating to affordable housing, open space, Public Rights of Way, and wheeled bins and to conditions to include those listed below.

OR

REFUSAL in the event that the obligation referred to above has not been completed and the applicant is unwilling to agree to an extended period for determination, on the grounds that the applicant is unwilling to complete the obligation necessary to make the development acceptable.

APPROVAL subject to condition to include the following:

- Time limit (3 years for submission of reserved matters)

- Time limit for start of development (5 years from date of permission or before expiration of 2 years from approval of last REM whichever is the later)
- Reserved matters minus access Development shall be carried out in accordance with the approved reserved matters
- Fire hydrants
- Archaeological scheme of works
- Surface water drainage strategy
- Foul water drainage strategy
- Tree protection details
- Construction Environment Management Plan
- Ecological mitigation (Great Crested Newt and reptiles) including method statements
- Highways conditions (including details of access)
- Scheme for accessing construction traffic to the development including on-site parking and turning facilities
- Design and Access Statement principles

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 Andy Moffat Planning Service Manager (Development Management) 01480 388402**

Application No. 1301790OUT

Land Between Old Mill Avenue and Station Road, Warboys – Change of description of development from - Demolition of 43 Station Road and the residential development of site to provide approximately 150 dwellings with associated infrastructure to - Demolition of 43 Station Road and the residential development of site to provide approximately 120 dwellings with associated infrastructure to

The Parish Council recommends that the above application be refused on the following grounds:-

- (a) that the site is situated outside the built up area of Warboys and therefore would be contrary to existing Local Plan policies in that it would represent development in the open country;
- (b) that the site is not proposed for development in stage 3 of the Huntingdonshire Draft Local Plan to 2036 and permission would therefore be premature in advance of the determination of the Local Plan in accordance with the Court of Appeal decision in the case of St Albans v. Hunston Properties Ltd 2013;
- (c) that Warboys is proposed for designation as a Key Service Centre in the Huntingdonshire Draft Local Plan to 2036 and in which a series of specific sites are proposed for allocation in order to maintain and promote sustainable growth. Sites for approximately 150 dwellings have already been proposed for housing development in the stage 3 consultation on the Draft Local Plan and the local economy and community has insufficient capacity to absorb a further 120 dwellings as proposed in the current application;
- (d) that the site of the application forms part of the wider countryside and contributes to the character and rural setting of the village of Warboys. It is therefore not appropriately located within the built-up area of the village and would be contrary to Policy LP9 of the Huntingdonshire Draft Local Plan 2036;
- (e) that the site is predominantly classed as comprising grade 2 agricultural land in the Huntingdonshire Draft Local Plan 2036 Environmental Capacity Study: Additional Site Assessments. With the country being no longer self-sufficient in food production and the long term unsustainability of a reliance on food imports for a rapidly expanding population, development on grade 2 agricultural land should be resisted in a similar manner to grade 1 agricultural land;
- (f) that, although the application is in outline only, the indicative design shows a development that is cramped in scale in the illustrative masterplan and a higher density development of this size would not be appropriate at the rural edge of the village and in a countryside location as illustrated in the assessment of this site in the Huntingdonshire Draft Local Plan 2036 Environmental Capacity Study: Additional Site Assessments;

- (g) that the proposed development would not contribute to sustainable travel under Policy LP17 of the Huntingdonshire Draft Local Plan 2036 in that there are insufficient employment opportunities in Warboys to accommodate development on this scale, thereby resulting in an outward migration of residents daily to work on roads that are already over-capacity and where a journey time at peak hours to Huntingdon some 6 miles distant can already take up to 40 minutes;
- (h) that the proposed access to the site via Station Road will be insufficient to accommodate a development of this scale. The proposed junction with Station Road will have insufficient capacity to accommodate potentially 250 vehicles from the new development plus visitors and service traffic and is located too close to the junction with Heath Road. It would therefore be contrary to Policy LP17 of the Huntingdonshire Draft Local Plan 2036 in that traffic volumes will cause significant harm to the character of the surrounding area;
- (i) that the absence of any direct pedestrian and cycle access from the site to the village and to bus routes other than via Station Road and High Street will result in a lack of connectivity and ease of access from the proposed site to village services, resulting in the unsustainable use of vehicular traffic contrary to Policy LP17 of the Huntingdonshire Draft Local Plan 2036;
- (j) that the local capacity of the drainage system will be inadequate to accommodate a development of the scale proposed and will result in flooding both on and off site.

In the event of the application being approved, the Parish Council would ask the developer to make a contribution towards a replacement village hall in Warboys and improvements to the access junction to the site in the interests of highway safety.

.....

R. Reeves.
 Clerk to Warboys Parish Council
 16th May 2014

Development Management Panel

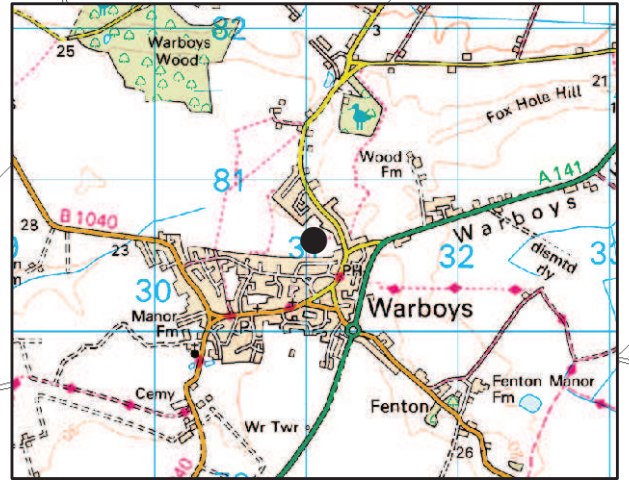
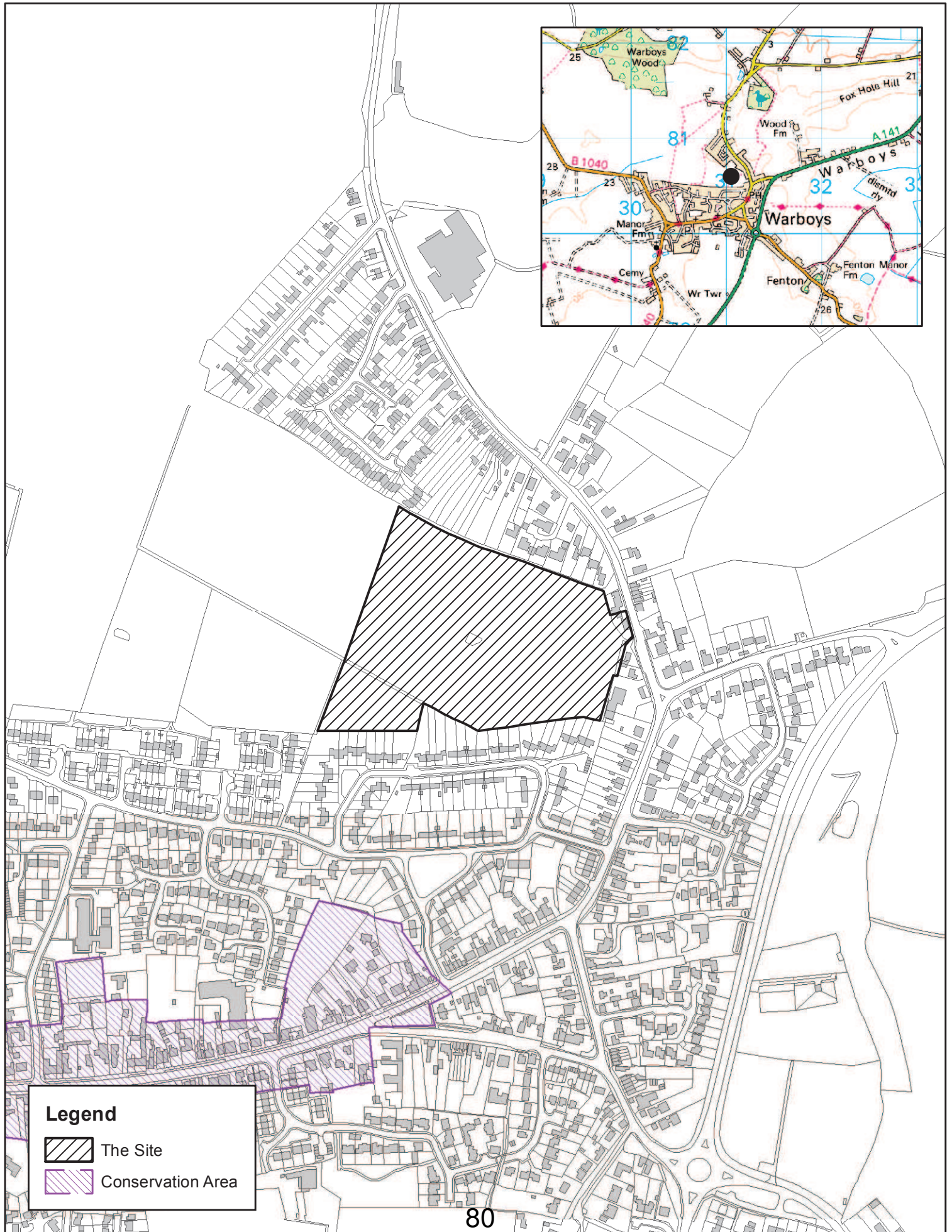


Scale =1:5,000

Application Ref: 1301790OUT

Date Created: 03/06/2014

Location: Warboys



Site (Area 5.01 Ha)

Proposed Residential Area: 4.22Ha
 (approximately 120 dwellings at circa
 28 dwellings per hectare)

- 1 Proposed Local Play Area
- 2 Proposed Public Open Space
- 3 Proposed landscape and habitat areas
- 4 Newly planted hedgerow retained
- 5 Existing trees and vegetation retained
- 6 Existing pond retained
- 7 Proposed vehicular access
- 8 Proposed footpaths and cycleways
- 9 Existing public rights of way retained
- 10 Proposed attenuation basin



1:1250@A1
 March 2014
5525-L-04 G
 FPCR Environment and Design Ltd
 100018896
 0203 254 200
 0203 254 200
 www.fpcr.co.uk



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Case No: 1400261FUL (FULL PLANNING APPLICATION)

Proposal: ERECTION OF A SELF CONTAINED 2 BEDROOM DWELLING

Location: FORMER 21 HIGH STREET

Applicant: AWJ USHER AND SONS LTD

Grid Ref: 519066 267442

Date of Registration: 19.03.2014

Parish: BUCKDEN

RECOMMENDATION - APPROVE

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 There are currently four apartments, two at ground floor and two at first floor, located on this site with accesses onto the High Street. Parking is provided on the western side of the site. The site lies on the western side of High Street, immediately north of a roundabout; to the west of the site is the A1 trunk road, a strategic transport highway. There is a 2m high (approx) acoustic fence on the west and south of the site. There is an underpass and terraced housing to the north and a pair of semis on the opposite side of High Street. Due to the prominent location the site is very exposed. The site lies within the Buckden Conservation Area.
- 1.2 The proposal is for the erection of a self-contained 2 bedroom two-storey dwelling attached to the four apartments at the southern end of the site.
- 1.3 An amended parking layout was submitted in response to the initial concerns of the Local Highway Authority in respect of parking and turning within the site.

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 Planning Practice Guidance (2014)

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.
- **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 qualities of a Conservation Area or affect trees worthy of protections.
- **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.
- **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.
- 3.2 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.
- 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.
 - **CS3:** "The Settlement Hierarchy" – Identifies Buckden as a 'Key Service Centre' in which development schemes of moderate and minor scale and infilling may be appropriate within the built up area.
- 3.4 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 through the development strategy. 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;
 - 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.
 - **LP9:** "Development in Key Service Centres" – the purpose of this policy is to set out the Council's criteria for planning for a range of uses in the Key Service Centres and for the Strategic Expansion Areas once development set out in the plan at those locations has been completed.

- **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.
- **LP17:** “Sustainable Travel” – the purpose of this policy is to set out the criteria that the Council expects to be met, and the supporting documents required as part of a planning application, to ensure that developers fully consider how the opportunities and impacts of the range of travel and transport modes are addressed in their proposals for sustainable development.
- **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.
- **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 SPD – Huntingdonshire Design Guide 2007, parts 3 and 4 on housing sites, house design and detailing

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

4. PLANNING HISTORY

- 4.1 **1100172NMA** – consent granted for alterations to windows and chimney positions.
- 4.2 **1001556FUL** – permission granted for the erection of 4 apartments with revised vehicular access arrangements, hard and soft landscaping, vehicular parking and turning, cycle parking following demolition of previously unsafe building.
- 4.3 **0901485FUL & 0901486CAC** – permission refused, following consideration by Panel on 22nd February 2010 for the demolition of existing dwelling and erection of four flats, due to design, layout, form, scale. Subsequent appeal (Appeal B) dismissed 8th September 2010. The existing dwelling was demolished without formal planning consent on the 11th January 2010.
- 4.4 **0900743FUL & 0900744CAC** – permission refused, following consideration by Panel on 12th October 2009 for the demolition of existing buildings and erection of four flats, due to design, layout,

form, bulk and detailing. Subsequent appeal (Appeal A) dismissed 8th September 2010.

- 4.5 **0802818FUL & 0803317CAC** – permission refused for the demolition of existing buildings and erection of four flats due to the design, layout, form, bulk and detailing of the scheme within the Conservation Area; noise exposure category D unsuitable for residential.

5. CONSULTATIONS

- 5.1 **Buckden Parish Council** – recommends refusal (COPY ATTACHED)

- 5.2 **HDC Environmental Health Consultation** – cannot support a refusal on noise grounds. Noise mitigation required.

- 5.3 **CCC Highways Consultation** – Following the revised parking layout provided (JLG177/P2/03 rev C) I can confirm that the parking spaces all seem to be workable. As previously indicated the access to the site was previously considered with regards to the speed of vehicles along the public highway, and the geometry is acceptable in relation to a shared access.

- 5.4 **Highways Agency** – no objection.

- 5.5 **HDC Operations** - Please note the Bin Collection Point will be on the High Street as per the other properties in this development.

- 5.6 **Police Architectural Liaison Officer** - I confirm that I have viewed the application and paid particular attention to the details in relation to the Community Safety and Crime Reduction aspects of the proposal. I can report that whilst the crime profile for the area is low within the past two years there has been three thefts from motor vehicles. Whilst not significantly high it does figure in my comment below.

- 5.7 I note that the entrance into the new property being created is from within the rear parking court for the existing properties. The inclusion of an entrance in what should be a private area for residents only increases the crime risk to vehicles parked in this area. Any person with criminal intent is provided with an excuse for being in an area which should be private by saying that they are looking for a particular house or flat. The entrance to the residence should be directly from the active frontage which is the street. This is borne out by the main entrances for the other dwellings on this site being from the street.

- 5.8 With the above in mind I would not object to granting of permission but neither would I support granting of permission until such time as the layout is amended.

6. REPRESENTATIONS

- 6.1 There have been no third party representations received regarding this proposal.

7. SUMMARY OF ISSUES

- 7.1 The main issues to consider in this case are: the principle of erecting an additional dwelling on this site; design, scale and form and impact on the character and appearance of the area; impact on neighbour amenity; and highway safety.

Principle

- 7.2 Paragraph 49 of the NPPF states that 'housing applications should be considered in the context of the presumption in favour of sustainable development'.
- 7.3 This site is considered to be within the built up area of Buckden. Policy CS3 defines Buckden as a Key Service Centre in which development schemes of moderate and minor scale and infilling (i.e. up to and including developments of 59 dwellings) may be appropriate within the built-up area. The proposal is considered to be an appropriate form of development in a settlement of this size and subject to all other material planning considerations.
- 7.4 Policy LP9 requires development proposals to be assessed on their individual sustainability merits, taking account of other policies in the Local Plan. The proposal will make more efficient use of the land, and a dwelling would be consistent with the overall land use pattern in the vicinity.
- 7.5 The proposal, in principle, is considered to comply with NPPF; policy CS3 of the Core Strategy; and policies LP1 and LP9 of the Draft Local Plan to 2036.

Design, scale and form and impact on the character and appearance of the area

- 7.6 The NPPF is relevant in the consideration of this application; specifically paragraph 17 which states that planning should "always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings". Paragraph 60 states that "Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness."
- 7.7 The site is in a prominent position located at the southern entrance to the Buckden Conservation Area. The current proposal is a continuation of the built form to the existing development on the site, although it has been designed as a subservient form with a lower ridge height than the main terrace and limited openings on the south and west elevations. The main group of openings are on the north elevation, internal to the site. The parking area has been reconfigured to accommodate the new unit and it is considered that the site layout is acceptable as the secure cycle parking is being retained, albeit in a different location, the compromise in this instance is the loss of areas of landscaping. Even with the loss of small areas of landscaping, it is considered that the proposed design is

appropriate in the context of the existing site and development in the locality.

- 7.8 The proposal is considered to comply with the NPPF, policies H32, H33, En5, En6 and En25 of the Local Plan 1995; HL5 of the Local Plan Alteration 2002; CS1 of the Core Strategy 2009; and LP1, LP13 and LP31 of the Draft Local Plan to 2036.

Effect on neighbour amenity

- 7.9 The increased use of the site resulting from the erection of a dwelling will have some impact on the amenities of the immediate neighbours due to increased noise, disturbance and traffic generation. This, however, is unlikely to be so serious that a reason for refusal could be substantiated. The existing and proposed development is such that windows overlook the shared amenity/parking area. Whilst the proposed unit would have windows facing north whereas the windows on the rear elevation of the existing units are facing west, it is not considered that there would be a significantly detrimental impact in terms of loss of privacy as these existing windows serve bathrooms and kitchen areas.
- 7.10 Overall, the proposal will not have a significant impact on neighbour amenities and it complies with policies H31 of the Local Plan 1995 and LP15 of the Draft Local Plan to 2036.

Highway issues

- 7.11 The intention is to use the existing access to serve both the proposed dwelling and the existing development. This level of provision is considered appropriate to meet the needs of the properties. The amount of traffic generated by an additional residential unit on the site will be limited and will not be at a level which would be hazardous to existing users of the High Street. The fact that vehicles will be able to exit the site in forward gear will be an aid to highway safety. The Local Highway Authority has not objected to the revised parking layout.
- 7.12 There are no objections to the proposal on highway grounds. The proposal complies with policy LP18.

Other issues

- 7.13 Noise- the proposed building has been designed so that the bedroom and living room windows are not orientated towards the road but noise levels are relatively high regardless. However, the Environmental Protection Officer has not objected and a refusal on noise grounds cannot be substantiated.
- 7.14 Crime – The PALO has recommended that the main entrance to the unit is from the highway rather than the rear parking court. However taking into account the location of the unit, and that the design has incorporated the issue of noise, it is considered in this instance that the benefits of having access to the unit from the parking area outweighs the risk of crime in this instance where crime levels are low in the area.

Conclusion

- 7.15 The proposed development is considered to be compliant with relevant national and local planning policy as it:
- is within the built-up area where residential development is acceptable in principle
 - would preserve or enhance the character and appearance of the Conservation Area
 - would not have a significant detrimental impact on the amenity of neighbours
 - is acceptable in terms of highway safety including the use of the Trunk Road adjacent to the site
 - there are no other material planning considerations which lead to the conclusion that the proposal is unacceptable.
- 7.16 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 approved in this instance.

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8. RECOMMENDATION - APPROVAL subject to condition to include the following

- Time limit
- Material samples
- Cycle parking as per plan
- Scheme for acoustic ventilation and noise insulation for roof and windows

CONTACT OFFICER:

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



Pathfinder House St Mary's Street Huntingdon PE29 3TN

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

Application Number: 1400261FUL Case Officer: Dallas Owen
Proposal: Erection of self-contained 2 bedroom dwelling.

Location: Former 21 High Street Buckden

Observations of BUCKDEN Parish Council.

Recommend **refusal** because the Council considers that the proposed development is over development of the site and that the proposed development is out of keeping with the area and seriously depletes the amount of amenity space on the site. The proposed development is too close to the A1 trunk road and would reduce the visibility for drivers of larger vehicles travelling southbound on the A1.

Clerk to BUCKDEN Parish Council. Date : 09 April 2014

Tel 01480 388388 Fax 01480 388099

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PLANNING SERVICES

parish comment

Development Management Panel

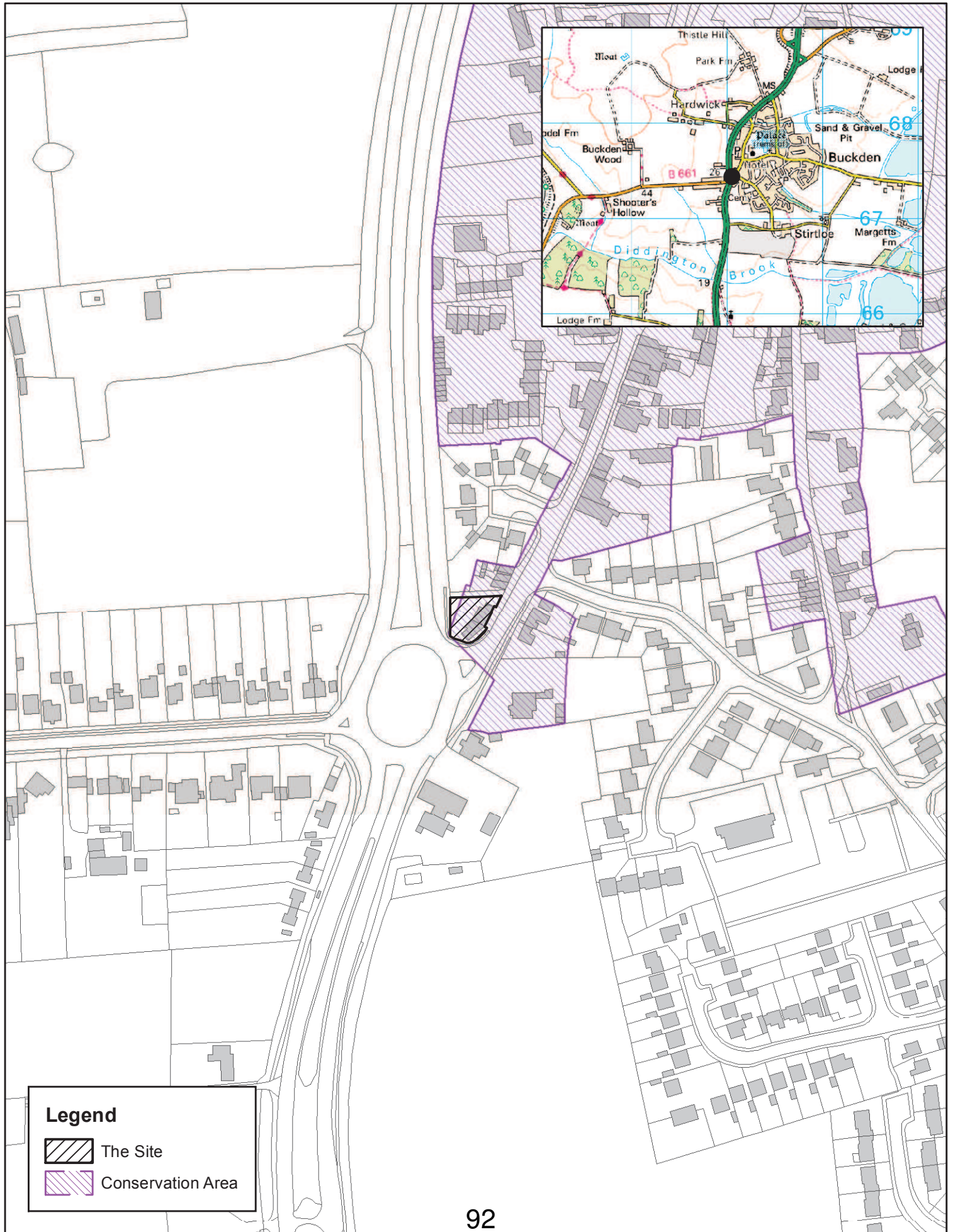


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Application Ref: 1400261FUL

Date Created: 03/06/2014

Location: Buckden



Legend

-  The Site
-  Conservation Area

DEVELOPMENT MANAGEMENT PANEL

Case No: 1301808FUL (FULL PLANNING APPLICATION)
1301809LBC (LISTED BUILDING APPLICATION)

Proposal: USE OF THE GROUND FLOOR FOR GARAGING PURPOSES. CREATION OF REAR VEHICULAR ACCESS THROUGH PROVISION OF BLIND ARCH. REINSTATEMENT OF USE OF THE FIRST FLOOR AS ANCILLARY RESIDENTIAL ACCOMMODATION WITH ASSOCIATED WORKS

STABLES AND COACH HOUSE, HEMINGFORD PARK

Case No: 1301810FUL (FULL PLANNING APPLICATION)
1301811LBC (LISTED BUILDING APPLICATION)

Proposal: CHANGE OF USE OF EXISTING WORKSHOP TO RESIDENTIAL USE

COTTAGE AND WORKSHOP, HEMINGFORD PARK

Case No: 1301828FUL (FULL PLANNING APPLICATION)

Proposal: ERECTION OF STABLES AND CALVING BAYS

HEMINGFORD PARK COMMON LANE HEMINGFORD ABBOTS PE28 9AS

Applicant: DR P KAZIEWICZ

Grid Ref: 527586 270968

Date of Registration: 20.12.2013

Parish: HEMINGFORD ABBOTS

RECOMMENDATION - APPROVALS AS PER SECTION 8

1. DESCRIPTION OF SITE AND APPLICATION

1.1 This report relates to five applications which are to be considered together in view of the Parish Council's comments about traffic.

1301808FUL and 1301809LB Stables and Coach House

1.2 Use of the ground floor for garaging purposes. Creation of rear vehicular access through provision of blind arch. Reinstatement of use of the first floor as ancillary residential accommodation with associated works.

1.3 The main elements of this proposal are:

- a new vehicular entrance through an existing blind arch in the rear wall of the building;
 - use of the first floor as ancillary accommodation for the family's groom and associated internal alterations.
- 1.4 Unauthorised alterations to the building had been carried out at the end of 2012 and this listed building application has been submitted in part to gain approval for works which were unauthorised but considered acceptable, broadly the changes to the first floor. Extensive alterations to the ground floor which were unacceptable have mainly been removed with little damage to original fabric. The new rear doors have not been installed.

1301810FUL and 1301811LB Cottage and Workshop

- 1.5 Change of use of existing workshop to residential use. As originally submitted these applications also proposed a slate roof conservatory in place of a recent, unauthorised fully glazed conservatory. That proposal has been deleted in response to objections to it. The application for listed building consent seeks approval for internal and external works as well as proposing further changes to put right unsatisfactory work.

1301828FUL Erection of stables and calving bays

- 1.6 The application which is retrospective relates to a building which was erected in 2012. It is 15.9m x 16.5m overall by 3m to eaves with a very shallow corrugated sheet metal roof. The walls are built of painted blockwork. The building contains 7 bays for horses or calves.
- 1.7 The proposals all relate to buildings in the grounds of Hemingford Park, a grade II* listed building. The Stables and Coach House are grade II listed in their own right. The Stables and Coach House, Cottage and Workshop are within the curtilage of the principal listed building but the new stables and calving bays are not. The house and its extensive parkland are in the Hemingford Abbots Conservation Area.
- 1.8 Formal access to the front of the main house is from Rideaway. The house and the outbuildings also have a rear access from Common Lane. The stables and calving bays are primarily accessed from Common Lane.

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 approach to heritage assets set out in the National Planning Policy Framework is:

- heritage assets are an irreplaceable resource which should be conserved in a manner appropriate to their significance (paras 126 and 132);
- applicants should describe the significance of the asset (para 128); LPAs should identify and assess the particular significance of any asset and take this into account when considering a proposal's impact to minimise the conflict with conservation of the asset (para 129);
- in dealing with planning applications, LPAs should take account of: sustaining the significance of heritage assets and putting them to viable uses consistent with their conservation
- the positive contribution of the conservation of heritage assets to economic viability
- the desirability of new development making a positive contribution to local character and distinctiveness (para 131)
- the more important the asset, the greater the weight that should be given to its conservation (para 132)
- significance can be harmed or lost through alteration or destruction of the asset or development within its setting;
- as heritage assets are irreplaceable, any harm should require clear and convincing justification;
- substantial harm to or loss of a grade II listed building should be exceptional
- substantial harm to or loss of assets of the highest significance, including grade II* buildings, should be wholly exceptional. Proposals leading to substantial harm to or total loss of significance of a designated heritage asset should be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss unless all of the criteria listed in para. 133 apply;
- where proposals lead to less than substantial harm this should be weighed against the public benefits of the proposal, including securing the optimum viable use of the heritage asset.

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)

- H29: "Existing Buildings in the Countryside" - provides criteria for the proposed conversion of buildings in the countryside to residential use.
- 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.

- En5: “Conservation area character” - development within or directly affecting Conservation Areas will be required to preserve or enhance their character or appearance.
 - En6: “Design standards in conservation areas” – in conservation areas, the District Council will require high standards of design with careful consideration being given to the scale and form of development in the area and to the use of sympathetic materials of appropriate colour and texture.
 - En25: “General Design Criteria” – indicates that the District Council will expect new development to respect the scale, form, materials and design of established buildings in the locality and make provision for landscaping and amenity areas.
- 3.2 Saved policies from the Huntingdonshire Local Plan Alterations (2002)
- None relevant.
- 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.
- 3.4 Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013)
- Policy LP 1 – “Strategy and principles for development”: This proposal will be expected to (j) protect and enhance the historic environment and the range and vitality of characteristic landscapes, habitats and species.
 - 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, amongst other things, that it:
 - 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;
 - 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;

- 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:
 - a. availability of daylight and sunlight, particularly the amount of natural light entering homes, the effects of overshadowing and the need for artificial light;
 - 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;
 - d. the potential for adverse impacts on air quality, particularly affecting air quality management areas;
 - 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 26: Homes in the Countryside - A proposal that includes the creation of a new home in the countryside will only be supported where:
 - a. there is an essential need for a rural worker to live permanently at or near their place of work; or
 - b. it helps meet an established need for affordable housing; or
 - c. the proposal would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of a heritage asset; or the proposal would re-use an existing building; or
 - d. the design of the home is of exceptional quality or is truly innovative in nature.Such proposals will be expected to comply with other applicable policies of the plan and the requirements detailed below.

Conversion or Replacement of Existing Buildings - A proposal for the residential conversion of an existing building in the countryside or for the replacement of an existing building in the countryside will be supported where it is demonstrated that there is no reasonable prospect of the building being used for non-residential purposes.

A proposal for the erection of an outbuilding which is ancillary to an existing home in the countryside will be supported where it is well related to the home, of a scale consistent with it and where it remains ancillary to the home.

- 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

incorporated 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:

- a. there are sound arboricultural reasons to support the proposal; or
- b. 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 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 other things, 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

3.5 Huntingdonshire Design Guide SPD 2007 is also relevant.

3.6 The Hemingfords Conservation Area Character Assessment

3.7 Natural England Landscape Character Area - National Character Area 88(NCA88) "The Bedfordshire and Cambridgeshire Claylands".

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

4. PLANNING HISTORY

- 4.1 0402589FUL Erection of an agricultural building for livestock and machinery storage. Refused. Dec 2004.
- 4.2 0500222FUL Erection of an agricultural building for livestock. Granted March 2005.
- 4.3 1300109LBC Re-instatement of internal brick wall between two 2nd floor bedrooms and addition of false wall within adjacent bathroom Granted May 2013
- 4.4 1301319FUL Construction of horse walker. Granted Nov. 2013
- 4.5 1301556LBC Installation of roof lanterns and alterations to porch Granted Dec 2013

5. CONSULTATIONS

- 5.1 Hemingford Abbots Parish Council – **1301808FUL and 1301809LBC Stables and Coach House Recommend refusal** due to increased traffic (cars, lorries and horse boxes) into Common Lane and possibly damage to protected trees.

1301810FUL and 1301811LBC Cottage and Workshop - As above

1301828FUL New stables and calving bays - No observations for or against

In response to a request for clarification, the Chairman indicated that the Parish Council took into account a letter it had received from the owners of Home Farm expressing concern about the applicant's use of a right of way from Common Lane over their land. This letter expressed concern that the applications for the Stables/Coach House and the Cottage/Workshop would result in a 'high increase' in vehicle movements along Common Lane and the access drive leading to a risk of damage to the TPO protected lime trees which line the access, damage to the road surface and a loss of privacy. The proposed uses were supported but not with sole access from Common Lane.

The Parish Council considered that the applications for the Stables/Coach House and the Cottage/Workshop for additional residential use, in the latter case for commercial letting, would lead to:

- additional traffic, including the transport of horses, accessing the development via Common Lane and the private road leading from it;
- Common Lane has no segregated footpath, is a relatively narrow roadway shared by pedestrians and vehicles and the passage of heavy vehicles driven by drivers unfamiliar with the area and the speed of all vehicles is a concern of residents;
- the structure and surface of the Common Lane between Rideaway and Meadow Lane is seriously compromised as evidenced by the intensity of patching;
- The private road to the development from Common Lane is lined, in part, by an avenue of trees identified as significant within the Conservation Area Character Assessment, which could be at risk of damage from large vehicles.

The application for the new stables and calving bays is stated to be for use by the applicant's family and the agricultural tenant and it was thought unlikely to generate significant additional traffic.

- 5.2 English Heritage - 1301808FUL and 1301809LBC Stables and Coach House The Coach House and Stables, also attributed to Decimus Burton (the architect of the house) dates from 1842-43 and forms part of a group of service/stable yard buildings. English Heritage welcomes the reinstatement of the original ground floor layout and its use a garaging in connection with the main house and the retention of the late Victorian architectural detailing in the stables. The creation of the vehicular access through one of the blind arches on the rear elevation will not cause harm to the significance of the building. The alterations at first floor level are also acceptable. We are satisfied that the overall proposal would not harm the significance of the grade II listed Coach House to an unacceptable level and would be in accordance with the guidance in the NPPF.

1301810FUL and 1301811LBC Cottage and Workshop (Comments relate to the application as submitted which included a conservatory which has now been deleted from the proposal) The domestic style of the conservatory would harm the significance of both the setting of the Grade II* main house and the significance of the undesignated heritage assets themselves. There is no objection to the principle of adding a conservatory but it should be modest in scale and appearance and complementary to the design of the original glasshouse structures in the walled garden.

1301828FUL New stables and calving bays - No comments. The application should be determined in accordance with national and local policy guidance, and on the basis of the planning authority's specialist conservation advice.

6. REPRESENTATIONS

- 6.1 None received by the planning authority.

7. SUMMARY OF ISSUES

- 7.1 The report addresses the principal, important and controversial issues which are:
- the principle of the developments
 - traffic impacts
 - impact on residential amenity
 - the impact of the development and works on heritage assets
 - the impact of the developments on the countryside
 - impact on protected trees.

The principle of the developments

- 7.2 Stables and Coach House. The use of an existing building within the curtilage of a dwellinghouse as ancillary accommodation to the main house does not usually require planning permission. The position of employees not providing personal or domestic services to the occupants of the main house is less clear and the submission of this application enables the issue to be put beyond doubt.

- 7.3 The general policy position for existing buildings in the countryside is:
- Paragraph 55 of the NPPF says that new dwellings in the open countryside should be avoided unless, amongst other things,
 - development would represent the optimal viable use of a heritage asset.
 - Paragraph 28 of the NPPF says that:
 - sustainable rural growth and expansion of all types of business and enterprise should be supported in rural areas, including through the conversion of existing buildings;
 - sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors should be supported provided they respect the character of the countryside.
 - Policy H29 of the Local plan 1995 says that conversions of building in the countryside to residential use will only be permitted when an employment generating use would not be reasonably attainable.
 - Policy LP 26 of the Draft Local Plan to 2036 says that the conversion of existing buildings in the countryside will be supported where it is demonstrated that there is no reasonable prospect of the building being used for non-residential purposes or the proposal would represent the optimal viable use of a heritage asset.
- 7.4 It is considered that because of their very close proximity to the house there is no reasonable prospect of non-residential use. The house no longer requires such significant outbuildings although the proposal to use part of the ground floor of the Stables/Coach House for garaging does make beneficial use of part of this heritage asset. It is also noted that these historic stables are no longer appropriate for modern horse keeping. To that extent the buildings are largely redundant and residential use would be in accordance with policy. As such there is no requirement to impose an occupancy condition limiting the use to be ancillary to that of the house, i.e. as staff accommodation.
- 7.5 Cottage and Workshop. The cottage has been in residential use for some time and this application is for the change of use of the workshop to residential use. The principle of residential use is as set out above. As such there is no requirement to impose an occupancy condition limiting the use to holiday accommodation which is desirable but not essential for the ongoing financial support it provided for the upkeep of the house.

New Stables/Calving bays

- 7.6 This building is in the parkland but just outside the curtilage in a non-sensitive location in which it is considered to be acceptable in principle. The proposal is well related to the home, of a scale consistent with it and remains ancillary to the home.

Traffic impacts.

- 7.7 The concerns about the traffic impact of the applications for the Stables/Coach House and Cottage/Workshop are noted. The impact of the additional traffic generated by the two residential units which the Parish Council has objected to would not be significant. The documents accompanying the application make reference to the applicant's intention to use the Cottage and Workshop as holiday accommodation and some visitors may bring their horses to the stables. The additional number of horse transport movements is

difficult to quantify. The application for the stables, which the Parish Council has not objected to, could lead to such movements in its own right. Taking all the developments into account it is not considered reasonably likely that they would lead to traffic movements by larger vehicles which would be significant or demonstrably harmful in the context of existing traffic using Common Lane.

Residential Amenity

- 7.8 Concern has been expressed about the use of the private track from Common Lane. Taking all the developments into account it is not considered reasonably likely that the traffic generated or the additional disturbance from the uses would be significant or demonstrably harmful.

The impact of the development and works on heritage assets

- 7.9 Subject to resolution of the design of the doors on the elevation of the Cottage facing the walled garden, the alterations to the Stables/Coach House and the Cottage/Workshop are acceptable subject to conditions and would not cause harm to the heritage assets affected, namely the listed buildings or the Conservation Area.
- 7.10 The new stables/calving bay building is in a well screened position outside the remains of the walled garden, between the wall and modern farm buildings and partially screened by trees. In this location it has no adverse effect on heritage assets, namely the setting of the listed buildings or on the Conservation Area.

The impact of the developments on the countryside

- 7.11 The parkland is an important area of open countryside which is included in the Conservation Area because of its intrinsic attractiveness and its relationship to the listed buildings in this group and the built-up area of the village. The alterations to the historic buildings have very limited impact and the new stables/calving building is limited and acceptable for the reasons set out above.

Impact on protected trees

- 7.12 The avenue of trees which leads from Common Lane has canopies which are sufficiently high and the trees are far enough back from the track that it is not considered likely they would sustain significant damage from horse boxes.

8. RECOMMENDATIONS:

- 8.1 **Stables and Coach House - Planning permission and listed building consent be GRANTED subject to conditions including:**

1301808FUL

02003

Nonstand

Time limit

Architectural details

1301809LBC

12004

Nonstand

Time limit

Architectural details

8.2 Cottage and Workshop - Planning permission and listed building consent be GRANTED subject to conditions including:

1301810FUL
02003 **Time limit**
Nonstand **Architectural details**

1301811LBC
12004 **Time limit**
Nonstand **Architectural details**

1301828FUL **New stables and calving bays**
That planning permission be GRANTED subject to conditions including:

Nonstand **Ancillary to residential use**

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 Nigel Swaby, Development Management Team Leader 01480 388461

Swaby, Nigel (Planning)

From: developmentcontrol@huntsdc.gov.uk
Sent: 30 January 2014 17:05
To: DevelopmentControl
Subject: Comments for Planning Application 1301808FUL AND 1301809LRC

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

Comments were submitted at 5:05 PM on 30 Jan 2014 from Mrs Carole Pollock.

Application Summary

Address: Stables And Coach House Hemingford Park Common
Lane Hemingford Abbots

Proposal: Use of the ground floor for garaging purposes. Creation of rear vehicular access through provision of blind arch. Reinstatement of use of the first floor as ancillary residential accommodation with associated works

Case Officer: Mr Nigel Swaby

[Click for further information](#)

Customer Details

Name: Mrs Carole Pollock
Email: parishclerk.hapc@btinternet.com
Address: 5 Gore Tree Road, Hemingford Grey, Cambridgeshire
PE28 9BP

Comments Details

Commenter Type: Town or Parish Council

Stance: Customer objects to the Planning Application

Reasons for comment:

- Adverse impact on trees
- Detrimental to highway safety
- Detrimental to pedestrian safety
- Traffic creation/problems

Comments: RESOLVED to recommend refusal due to increased in traffic (cars, lorries and horse boxes) into Common Lane and possibility of damage to protected trees.

Swaby, Nigel (Planning)

From: developmentcontrol@huntsdc.gov.uk
Sent: 30 January 2014 17:10
To: DevelopmentControl
Subject: Comments for Planning Application 1301810FUL AND 1301811LBC

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

Comments were submitted at 5:09 PM on 30 Jan 2014 from Mrs Carole Pollock.

Application Summary

Address: Cottage And Workshop Hemingford Park Common Lane
Hemingford Abbots

Proposal: Change of use of existing workshop to residential use and
erection of slate roof conservatory to rear (in place of
unauthorised conservatory)

Case Officer: Mr Nigel Swaby

[Click for further information](#)

Customer Details

Name: Mrs Carole Pollock

Email: parishclerk.hapc@btinternet.com

Address: 5 Gore Tree Road, Hemingford Grey, Cambridgeshire
PE28 9BP

Comments Details

Commenter Type: Town or Parish Council

Stance: Customer objects to the Planning Application

Reasons for comment:

- Adverse impact on trees
- Detrimental to highway safety
- Detrimental to pedestrian safety
- Traffic creation/problems

Comments: RESOLVED to recommend refusal due to increased in
traffic (cars, lorries and horse boxes) into Common
Lane and possibility of damage to protected trees.

Swaby, Nigel (Planning)

From: developmentcontrol@huntsdc.gov.uk
Sent: 30 January 2014 16:39
To: DevelopmentControl
Subject: Comments for Planning Application 1301828FUL

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

Comments were submitted at 4:39 PM on 30 Jan 2014 from Mrs Carole Pollock.

Application Summary

Address: Hemingford Park Common Lane Hemingford Abbots
Huntingdon PE28 9AS

Proposal: Erection of stables and calving bays

Case Officer: Mr Nigel Swaby

[Click for further information](#)

Customer Details

Name: Mrs Carole Pollock

Email: parishclerk.hapc@btinternet.com

Address: 5 Gore Tree Road, Hemingford Grey, Cambridgeshire
PE28 9BP

Comments Details

Commenter Type: Town or Parish Council

Stance: Customer made comments neither objecting to or supporting the Planning Application

Reasons for comment:

Comments: No observations for or against

Swaby, Nigel (Planning)

Subject: FW: Hemingford Park House - 1301808, 1301810, 1301828 etc.
Attachments: 1301810FUL.pdf

From: JOHN PETERS
Sent: 02 April 2014 11:29
To: Swaby, Nigel (Planning)
Cc: CarolePollock
Subject: Hemingford Park House - 1301808, 1301810, 1301828 etc.

Good morning Nigel

Following our telephone conversation of last evening, please find attached, as you requested, a copy of the letter from ABK Smith dated 28 January addressed to the Parish Council and which the Parish Council took into its consideration of the applications.

With regard to the Parish Council's differing recommendations for refusal of 1301808 / 1301810 and making no observation on 1301828, as discussed, the Parish Council reached its recommendations after consideration of the issues including:

Application 1301828, stated as for use by the applicant's family and the agricultural tenant, was thought unlikely to generate significant additional traffic to and from the development (see D & A Statement CI 8.2 "The development is used by the agricultural tenant and by the applicant's family, not for commercial purposes")

Applications 1301808 / 1301010, on the other hand, are for additional residential use and in the latter case stated as for commercial letting purposes with the expectation of additional traffic including the transport of horses, accessing the development via Common Lane and the private road leading from it.

Common Lane, with no segregated footpath, is a relatively narrow roadway shared by pedestrians and vehicles and the passage of heavy vehicles, of drivers unfamiliar with the area and the speed of all vehicles is an expressed concern of residents. The structure and surface of the Common Lane road between Rideaway and Meadow Lane is seriously compromised as evidenced by the intensity of patching. The private road to the development from Common Lane is lined, in part, by an avenue of trees identified as significant within the Conservation Area Character Assessment, which could be at risk of damage from large vehicles.

The Parish Council Minutes record "A letter received from a resident was noted. The application was discussed and it was felt that there were no objections to the building but increased traffic of cars, lorries and horse boxes were a concern. **RESOLVED** to recommend refusal due to increased traffic into Common Lane and the possibility of damage to protected trees."

Kind regards

John Peters
Chairman, Hemingford Abbots PC

Parish Clerk
Hemingford Abbots Parish Council

28th January, 2014

Dear Parish Clerk

Re: Planning Application 13/01810/FUL & 13/01808/FUL

We write as the freehold owners of Home Farm, Hemingford Abbots with regard to the above applications

We understand that land ownership is not a matter of planning policy however we are the owners of the access drive from Common Lane which it appears the applicant is proposing to utilise as part of the above applications.

The applicant benefits from a right of way over the above access drive. We are concerned that the use of this drive will result in a high increase in vehicle movements along Common Lane and the access drive

The access drive is lined with an avenue of Lime Trees which are currently protected by way of a Tree Preservation Order and we are concerned about damage to these and the current road surface if this were to see an increase in traffic. As well as a reduction in the privacy of our family home.

We accept and support the proposed re-use of the buildings although do not believe that the sole use of the access from Common Lane is the most suitable to support these applications.

We hope that these matters will be taken into consideration when the planning applications are being determined.

Yours sincerely,

A large black rectangular redaction box covering the signature area of the letter.

Development Management Panel

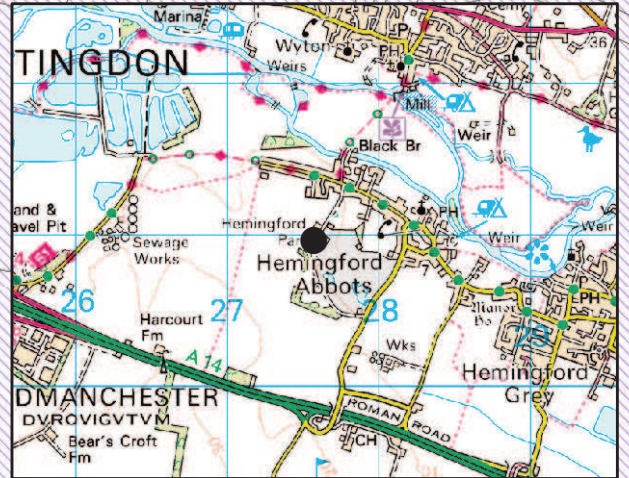
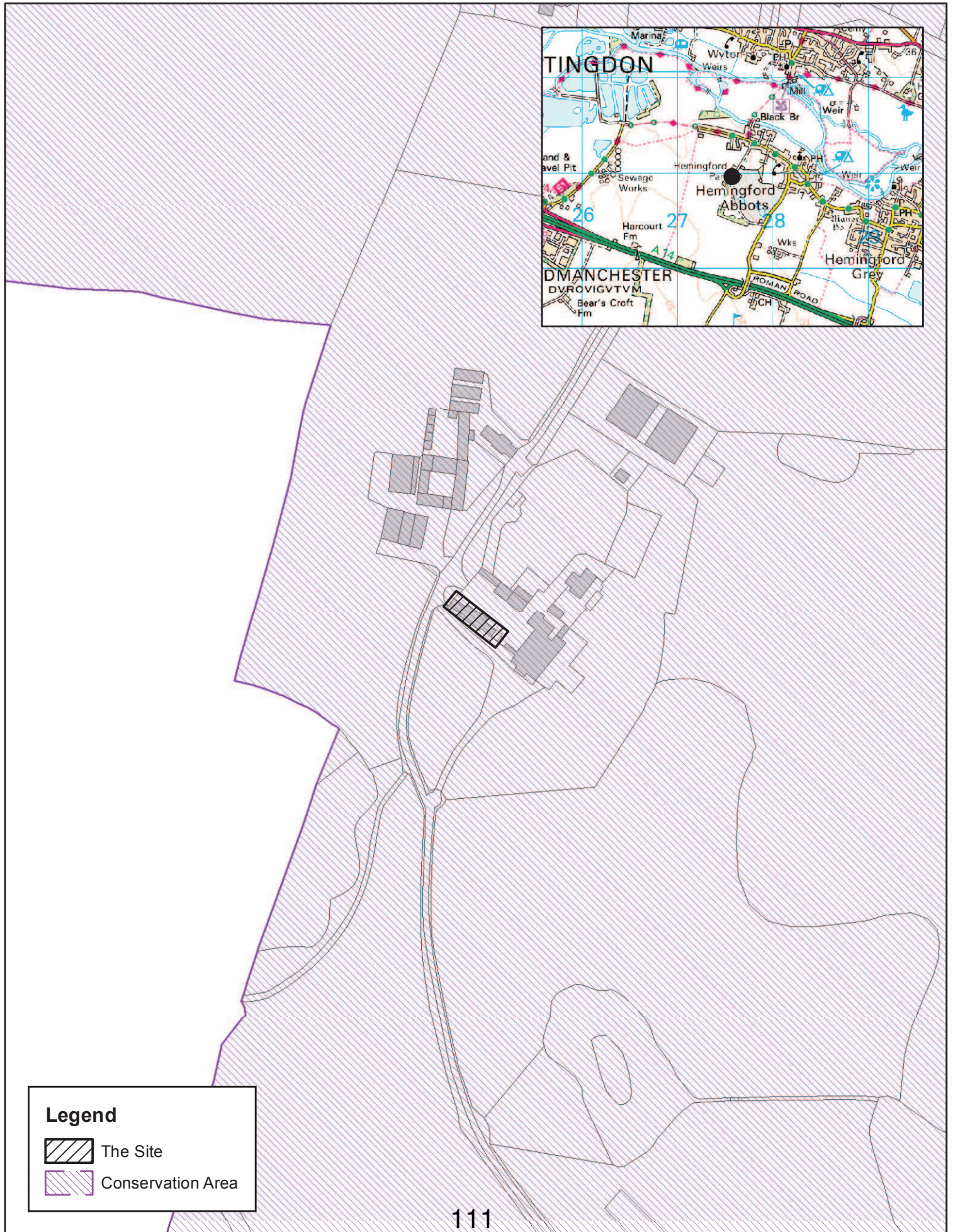


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Date Created: 03/06/2014

Application Ref: 1301808FUL and 1301809LBC

Location: Hemingford Abbots



Legend

-  The Site
-  Conservation Area

Development Management Panel

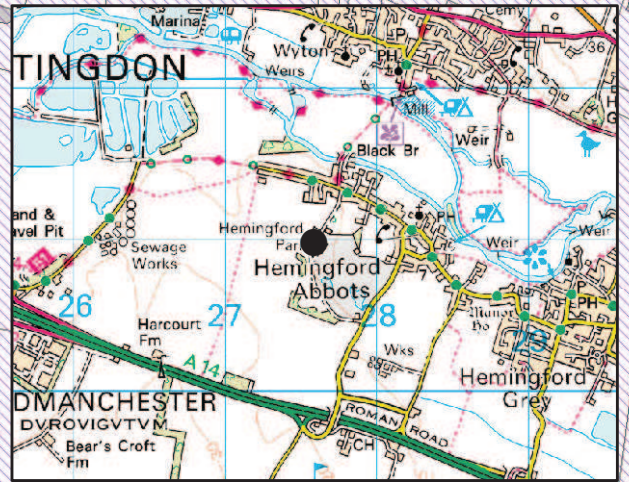
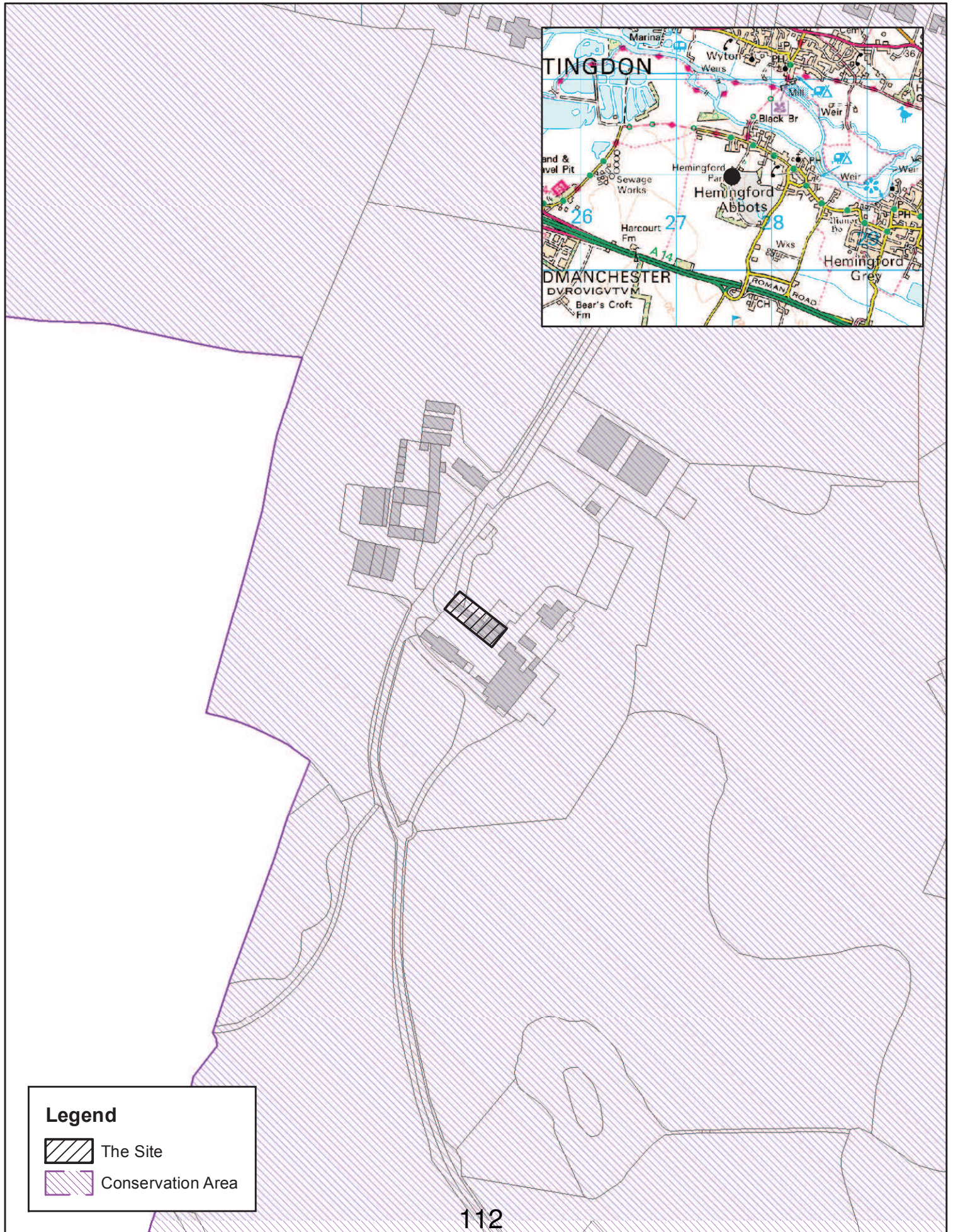


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Date Created: 03/06/2014

Application Ref: 1301810FUL and 1301811LBC

Location: Hemingford Abbots



Legend

-  The Site
-  Conservation Area

Development Management Panel

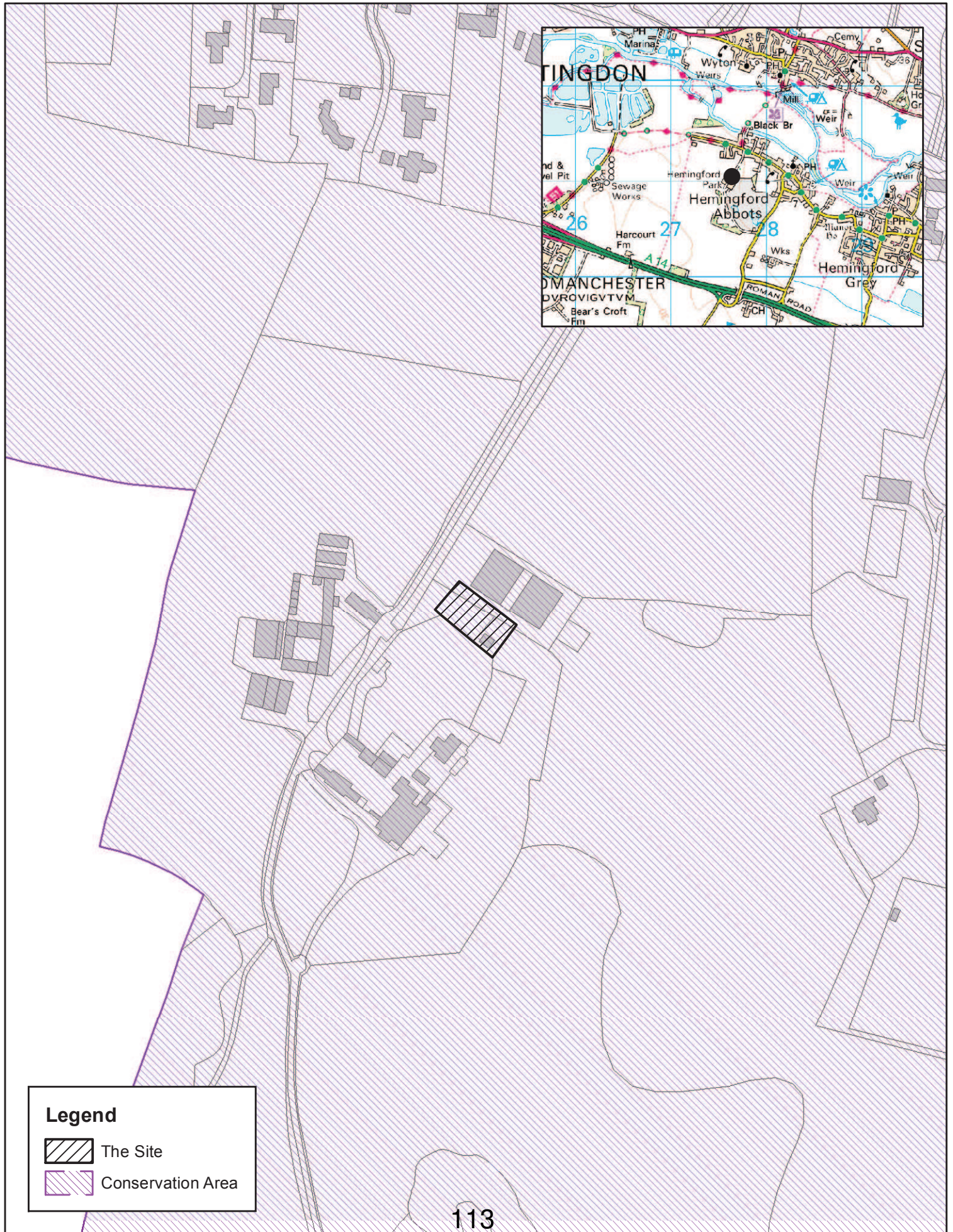


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Application Ref: 1301828FUL

Date Created: 03/06/2014

Location: Hemingford Abbots



Legend

-  The Site
-  Conservation Area

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DEVELOPMENT MANAGEMENT PANEL

16 June 2014

Case No: 1400288OUT (OUTLINE APPLICATION)

Proposal: ERECTION OF TWO DWELLINGS WITH GARAGES.
DEMOLITION OF AGRICULTURAL BUILDING

Location: LAND ON RAYS DROVE NORTH WEST OF 208 UGG
MERE COURT ROAD RAMSEY HEIGHTS

Applicant: MR C W PICKARD

Grid Ref: 525274 285862

Date of Registration: 07.03.2014

Parish: RAMSEY

RECOMMENDATION - REFUSE

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 Ugg Mere Court Road is ribbon development of predominantly residential properties. The site is to the west of an infill plot recently given permission for two dwellings that face onto Ugg Mere Court Road ref:1200318OUT. The proposed site consists of an agricultural building, with access via Ray's Drove, to the west of the ribbon development. Opposite the site to the north there is an area of open space with play equipment.
- 1.2 The site is within the Environment Agency's Flood Zones 2 and 3 but at low risk of flooding according to the Council's Strategic Flood Risk Assessment.
- 1.3 The application seeks permission in outline for the erection of two detached dwellings with detached garages following demolition of the agricultural building. Means of access, layout and scale are for consideration at this time. Appearance and landscaping are reserved matters. The dwelling on plot 1 would be 7.6m high. The dwelling on plot 2 would be 8.3m high. Both would face Ray's Drove from which access would be taken. The proposed site also entails part of site area associated with application 1200318OUT, to facilitate development.
- 1.4 A unilateral undertaking has been submitted to make provision for bins.

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 Planning Practice Guidance (2014)

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.
- **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.
- **En17:** "Development in the Countryside" - development in the countryside is restricted to that which is essential to the effective operation of local agriculture, horticulture, forestry, permitted mineral extraction, outdoor recreation or public utility services.
- **En18:** "Protection of countryside features" – offers protection for important site features including trees, woodlands, hedges and meadowland.
- **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.
- 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" - states that any area not specifically identified as a Market Town, Key Service Centre or Smaller Settlement 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. The built form excludes: buildings that are clearly detached from the main body of the settlement; gardens and other undeveloped land within the curtilage of buildings at the edge of the settlement, where these relate more to the surrounding; and agricultural buildings where they are on the edge of the settlement. **CS10:** “Contributions to Infrastructure Requirements” – Contributions that may be required include the following: waste recycling facilities.
- 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 through development strategy. 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;
 - 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.

- **LP10:** “Development in Small Settlements” – Ramsey Heights 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.
- **LP11:** “The Relationship between the built-up area and the countryside” – gives the definition of the built-up areas and sets out the limited circumstances where sustainable development in the countryside will be considered. The built-up area is defined as a group of existing non-agricultural buildings of a permanent nature and their immediate surroundings. 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.
- **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.
- **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.
- **LP26:** “Homes in the Countryside” – sets out the Council’s approach to new homes in the countryside and the extension, alteration or replacement of existing homes in the countryside. A proposal that includes the creation of a new home in the countryside will only be supported where:
 - a. there is an essential need for a rural worker to live permanently at or near their place of work; or
 - b. it helps meet an established need for affordable housing; or
 - c. the proposal would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of a heritage asset; or the proposal would re-use an existing building; or
 - d. the design of the home is of exceptional quality or is truly innovative in nature.
 Such proposals will be expected to comply with other applicable policies of the plan.

- 3.5 Huntingdonshire Design Guide SPD 2007 is also relevant.
- 3.6 Huntingdonshire Landscape and Townscape SPD 2007 is also relevant.
- 3.7 Huntingdonshire Local Development Framework - Developer Contributions SPD 2011 is also relevant with regard to contributions to wheeled bins provision.

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

4. PLANNING HISTORY

- 4.1 **1400288OUT** – planning permission granted for two dwellings on land east of the application site.

5. CONSULTATIONS

- 5.1 **Ramsey Town Council** – unanimously recommend approve (COPY ATTACHED)
- 5.2 **HDC Environmental Health** - recommend a condition that ensures that there is no residual contamination from the previous use (such as agrochemicals, fertilizers, fuels, lubricants etc) and no ground gas from Peat (namely methane and carbon dioxide) that may impact on the future occupiers of the development.
- 5.3 **Middle Level Commissioners** – applicant should clarify the method and location of surface water disposal

6. REPRESENTATIONS

- 6.1 One third party representation has been received in response to consultations from the occupiers of 208 Ugg Mere Court Road, raising the following issues:
- Welcome the re-use of the land
 - Overlooking
 - Loss of privacy.

7. SUMMARY OF ISSUES

- 7.1 The application has been submitted in outline with access, layout and scale forming part of the application. The main issue to consider here is the principle of additional housing in this location.

The principle of the development and its impact on the countryside

- 7.2 The Design and Access Statement submitted with the application states that ‘approximately half of the site was contained within the settlement limit of the village in the Local Plan 1995 Part Two’. However settlement limits are not used in terms of policy definitions and have been superseded by built-up areas. This site is in the open countryside for the purposes of the Development Plan and emerging planning guidance, wherein the policies are restrictive, and will normally only permit new residential development where this has an essential need to be located in the countryside. Each application

should be supported by a specific justification. Policy CS3 of the Core Strategy is relevant in this case, as are policies En17 and H23 of the Local Plan 1995 in respect of plot 2. Emerging policies LP11 and LP26 contain similar provisions, and, although these policies cannot be given full weight at present, they are consistent with national guidance and carry through the LPA's long standing presumption against development in the countryside unless an essential need can be demonstrated.

- 7.3 Paragraph 5.15 of the Adopted Core Strategy 2009 states that 'the existing built form excludes agricultural buildings where they are on the edge of the settlement'.
- 7.4 In the light of these clear statements, if the development is to be permitted, there must be a convincing argument(s) to support the view that an exception to both national and local policy could be made. However, in the information accompanying the application, there is nothing to suggest that this particular proposal conforms to the requirements of the above policies.
- 7.5 Paragraph 55 of the NPPF states that 'LPAs should avoid homes in the countryside unless there are special circumstances such as:
- the essential need for a rural worker to live permanently at or near their place of work
 - where such development would represent the optimal viable use of a heritage asset
 - where the development would re-use redundant or disused buildings
 - the exceptional quality or innovative nature of the design of the dwelling should be truly outstanding or innovative, helping to raise standards of design more generally in rural areas; reflect the highest standards in architecture; significantly enhance its immediate setting; and be sensitive to the defining characteristics of the local area.
- 7.6 The provisions of paragraph 55 of the NPPF have been brought through at a local level with Policy LP26 of the Draft Local Plan to 2036. There has not been any justification submitted with the application that argues the essential need for a rural worker to live permanently at or near their place of work in the countryside; the development does not involve a heritage asset; the development does not include the re-use of a redundant or disused building; lastly, (a) the proposed pair of detached dwellings are not considered to be of exceptional quality or innovative nature of the design that would be truly outstanding or innovative by helping to raise standards of design more generally in Huntingdonshire; (b) nor does it reflect the highest standards in architecture; (c) also they would not significantly enhance the immediate setting as it would introduce additional domestic built form in the countryside; and (d) it is not sensitive to the defining characteristics of the local area as it would increase the amount of built form in this unsustainable location westwards when all the existing dwellings in this part of the settlement form a ribbon development along Ugg Mere Court Road east of the application site. All aspects (a-d) of Policy LP26 would need to be met.
- 7.7 The proposal does not satisfy any of the exceptions set out in the policies above relating to the erection of dwellings in the countryside, and, therefore, in the absence of any convincing arguments to the contrary, it is considered that the proposal does not comply with

Paragraph 55 of the NPPF; or the provisions of policies H23 and En17 of the Local Plan 1995; CS1 and CS3 of the Adopted Core Strategy 2009; and LP11 and LP26 of the Draft Local Plan to 2036. It is therefore recommended that the application be refused on settlement policy grounds.

Five Year Housing Land Supply

- 7.8 As Local Planning Authority, Huntingdonshire District Council (HDC) can demonstrate a record of delivery of housing. The NPPF therefore requires HDC to be able to demonstrate a continuous 5 year supply of deliverable housing land with an additional buffer of 5% to ensure choice and competition in the market for land. HDC can demonstrate an achievable supply of 5028 dwellings for the 5 year period from April 2014, which equates to 218% of the Core Strategy requirement of 481 dwellings a year to 2026. There is therefore no reason to set aside the concerns outlined above on the basis of the supply of deliverable housing sites”.

Access, layout and scale

- 7.9 Notwithstanding that the principle of development is not consistent with policy, the siting of the proposed dwellings is inconsistent with the ribbon development along this part of Ugg Mere Court Road. There would appear to be a reasonable amount of circulation and amenity space for each plot.
- 7.10 The scale of the proposed development reflects that of the adjoining properties and is consistent with the advice in the SPD Design Guide. Plot 1 has a ridge height of 7.6m and Plot 2 has a ridge height of 8.3m, similar to the pair of semis with a ridge height of 7.9m approved under ref;1200318OUT and that of “Wartnaby House” (approx. 8m to the ridge).
- 7.11 In terms of access, Ray’s Drove is used by large agricultural vehicles and those associated with the keeping of horses and in this regard it is considered that the proposed accesses would be suitable for general car use.
- 7.12 The appearance of the development will be one of the reserved matters, but an indicative front elevation has been submitted. There is a wide variety of house types along Ugg Mere Court Road, but the proposed design fits in with the overall pattern of development and reflects the fenland style of property.
- 7.13 Landscaping is to be a reserved matter but an indication of the proposed planting and fencing has been shown on the submitted plan and appears acceptable.

Neighbour amenity

- 7.14 The use of the buildings for farming purposes would have some impact on the amenities of the immediate neighbours. The redevelopment of the site for residential purposes will also have an impact, but this is likely to be relatively limited in terms of noise and disturbance. The most likely sources of noise will be vehicle movements and outdoor activities. In terms of noise and disturbance,

it is considered that the proposal complies with policies H31 and LP15.

- 7.15 Buildings in the position indicated will not overshadow the adjoining properties. In respect of overlooking, without the benefit of full plans it is difficult to fully assess the impact on neighbouring properties, however if the principle of development is allowed the position of windows can be designed in at a later stage to avoid any significant impacts. In any event it is considered that the distances involved and the juxtaposition of the proposed dwellings in relation to No208 and the approved development adjacent ensure that overlooking is unlikely to be a significant problem and will not cause an undue loss of amenity.

Other Matters

- 7.16 Drainage – due to the size of the existing agricultural building and areas of hardstanding associated with the current use, it is unlikely that the proposed development would generate as much surface water as the existing development. In this regard it is considered that flooding is not a significant issue in this case and that there is no conflict with policies CS8, CS9 or LP6.

Conclusion

- 7.17 The proposal would be contrary to the provisions of policies CS1 and CS3 of the Local Development Framework Core Strategy 2009, policies En17 and H23 of the Huntingdonshire Local Plan 1995, and policies LP11 and LP26 of the Draft Huntingdonshire Local Plan to 2036 (2013) in that residential development in the countryside will be restricted to that which has an essential need to be in a rural location. The applicant has not demonstrated a need for the development to be in this location and has not put forward a convincing case as to why an exception to the policies of the Local Planning Authority should be made. Although the site is adjacent to the built-up area of the settlement, because of the rural nature of the area the development will not minimise the need to travel by private motor vehicle.
- 7.18 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 refused.

8. RECOMMENDATION – REFUSE for the following reasons:

The proposal would be contrary to the provisions of policies CS1 and CS3 of the Local Development Framework Core Strategy 2009, policies En17, En25 and H23 of the Huntingdonshire Local Plan 1995, policy HL5 of the Huntingdonshire Local Plan Alteration 2002 and policies LP1, LP11 and LP26 of the Draft Huntingdonshire Local Plan to 2036 (2013) in that residential development in the countryside will be restricted to that which has an essential need to be in a rural location and the siting of the proposed dwellings is inconsistent with the ribbon development along this part of Ugg Mere Court Road. The applicant has not demonstrated a need for the development to be in this location and has not put forward a convincing case as to why an exception to the policies of the Local Planning Authority should be made. Although the site is adjacent to the built-up area of the

settlement, because of the rural nature of the area the development will not minimise the need to travel by private motor vehicle.

CONTACT OFFICER:

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

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: 1400288OUT Case Officer Ms Dallas Owen

Proposal: Erection of two dwellings with garages. Demolition of agricultural building

Location: Land On Rays Drove North West Of 208Ugg Mere Court 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 approved. Site large enough for development not to impact on locality

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

No observations either in favour or against the proposal

[Signature]Clerk to Ramsey Town/Parish Council.

Date: *28/3/14.*

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

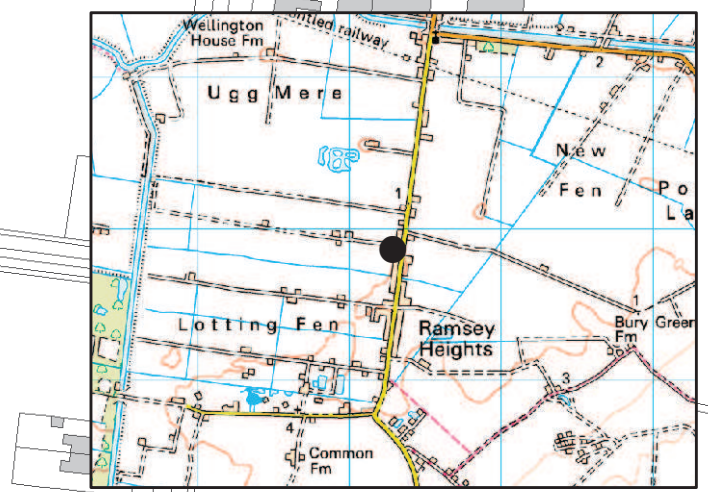


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Application Ref: 1400288OUT

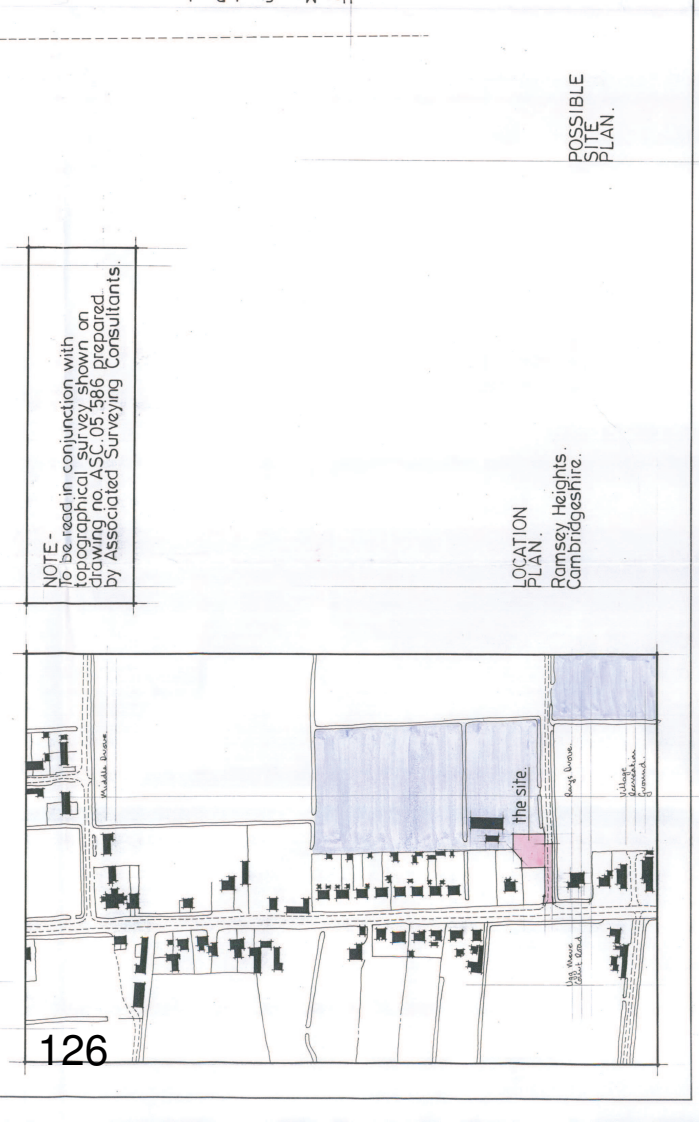
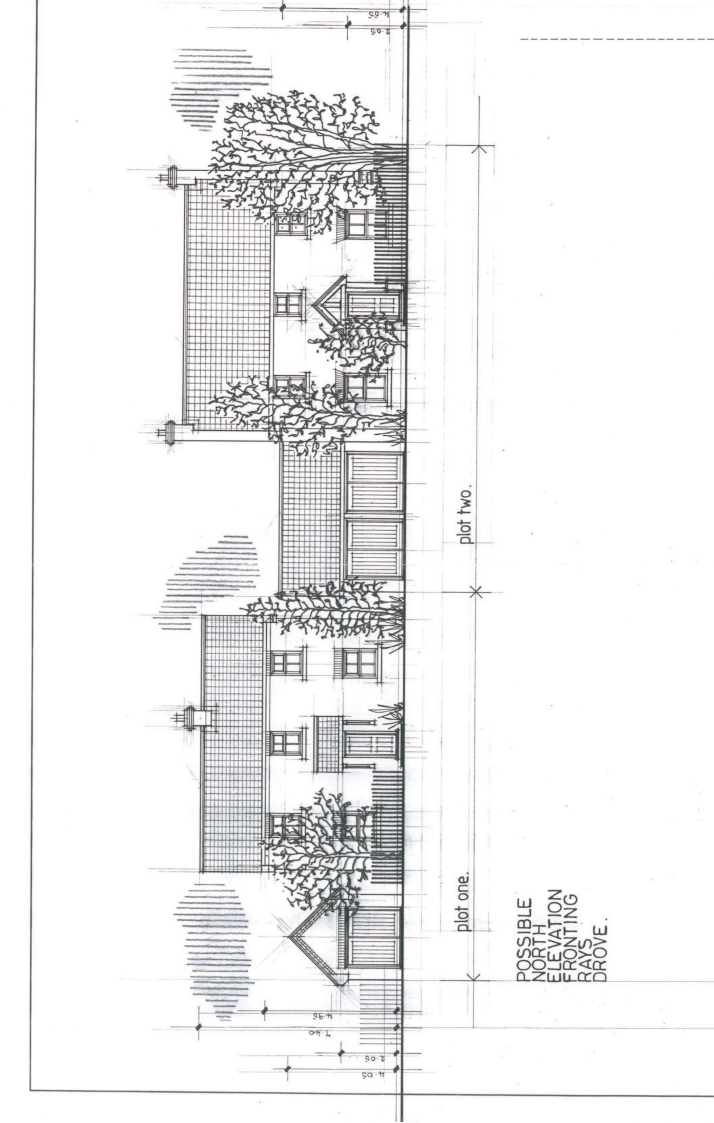
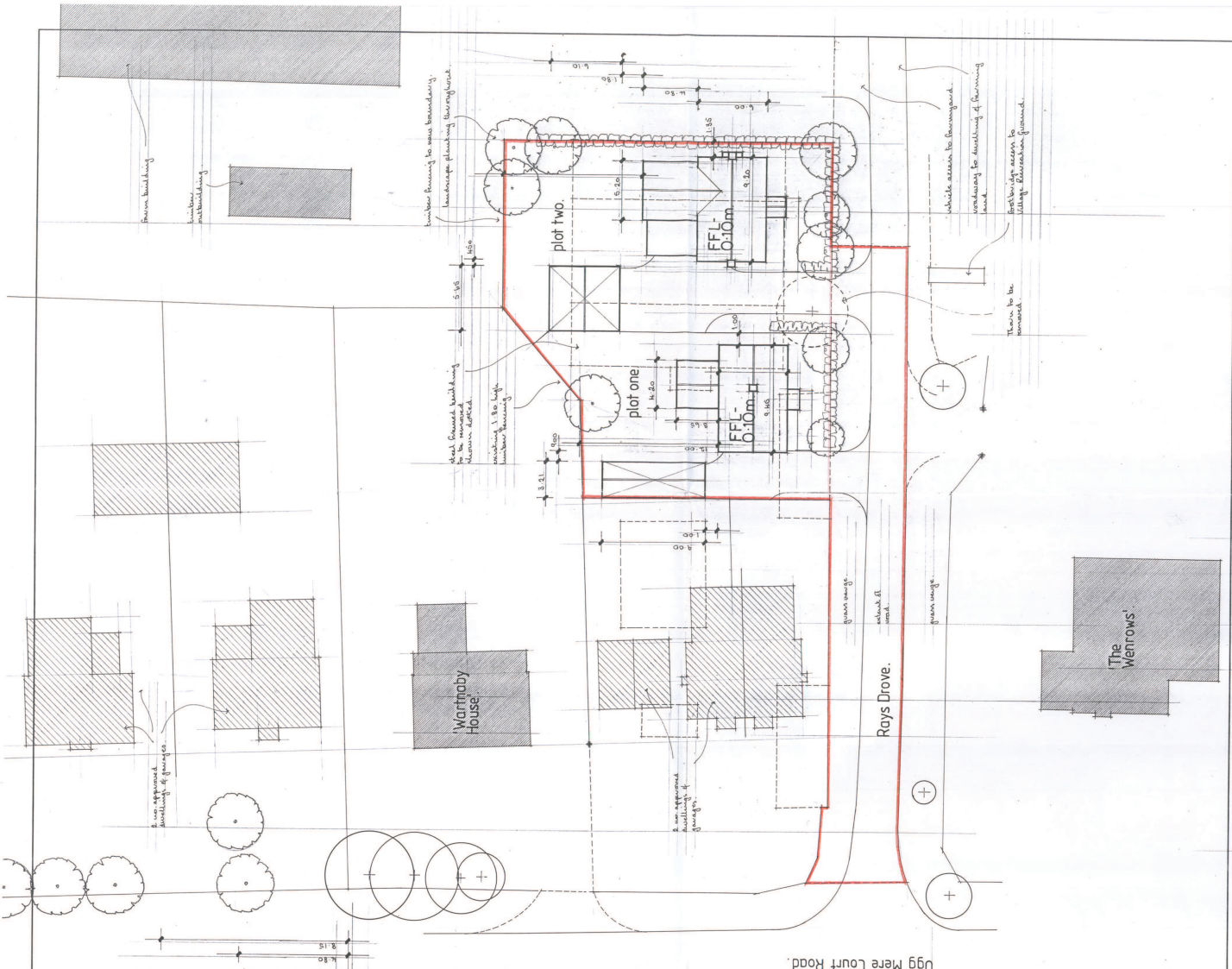
Date Created: 03/06/2014

Location: Ramsey



Legend

 The Site



NOTE -
to be read in conjunction with
topographical survey shown on
drawing no. AS.C.03.386 prepared
by Associated Surveying Consultants.

POSSIBLE
SITE
PLAN.

LOCATION
PLAN.
Ramsey Heights,
Cambridgeshire.

DRAWING NO.
1204/1.

TWO DWELLINGS AT
RAYS DRIVE, RAMSEY HEIGHTS
PLANTING AND LANDSCAPING FOR
C. W. PICKARD ESQ.

DATE	1 st January 2011
SCALE	1:100, 1:12.5, 1:25, 1:50, 1:75, 1:100, 1:150, 1:200, 1:250, 1:300, 1:350, 1:400, 1:450, 1:500, 1:550, 1:600, 1:650, 1:700, 1:750, 1:800, 1:850, 1:900, 1:950, 1:1000
DRAWN	

REVISIONS	
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JOHN HUGGINS,
architectural technician.

© 01487 773412.

Case No: 1400138FUL (FULL PLANNING APPLICATION)

Proposal: CONVERSION INTO FOUR DWELLINGS INCLUDING DEMOLITION OF SINGLE STOREY GARAGE

Location: MARRON HOUSE MONTAGU SQUARE EYNESBURY

Applicant: MS J CROFT

Grid Ref: 518340 259689

Date of Registration: 18.03.2014

Parish: ST NEOTS

RECOMMENDATION - APPROVE

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 This application relates to Marron House, a large detached dwelling set back from the corner of Montagu Street and Luke Street. The existing dwelling is a modern, 2 storey, double fronted dwelling constructed of brick under a tiled roof. It is relevant to note that the lounge and 1 bedroom are on the 1st floor of this dwelling. The large first floor window on the southern elevation serves the existing lounge.
- 1.2 There is a large flat roofed garaged attached to the northern elevation which extends eastwards into the site. The rear element of this building has been converted into a substantial ancillary annex to Marron House. Vehicular parking is available forward of the dwelling, and accessed off Montagu Street and there is additional parking available to the south east (rear) of the dwelling which is accessed off Luke Street.
- 1.3 To the north of the site is a takeaway, known locally as the Yumi-Yumi restaurant. To the west is public highway and beyond that Montagu Square which is primarily used for car parking. To the south/south east, beyond the enclosed garden is Luke Street and to the south east are dwellings fronting Luke Street.
- 1.4 The proposal is to demolish the existing garage to make way for a 2.5 storey extension. It is then proposed to subdivide the site into 4 residential properties. The 2.5 storey extension will be subdivided into 2 dwellings, the existing dwelling will remain as 1 dwelling and the annex to the rear will be extended to form the 4th dwelling. The accommodation will comprise:
- 1 x 3 bed dwelling
 - 1 x 2 bed bungalow
 - 1 x 2 bed flat
 - 1 x 1 bed flat

- 1.5 The proposal includes 2 car parking spaces on site and refuse bin collection areas.

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)
- **En2** – The District Council will require that any development involving or affecting a building of special architectural or historic interest has proper regard to the scale, form design and setting of that building.
 - **En5** - Development within or directly affecting conservation areas will be required to preserve or enhance their character or appearance.
 - **En6** - In conservation areas, high standards of design are required, 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.
 - **En25** - New development will respect the scale, form, materials and design of established buildings within the locality.
 - **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 qualities of a Conservation Area or affect trees worthy of protection.
- 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 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.
- 3.4 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.
 - **Policy LP 2** ‘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.
 - **Policy LP 8’** Development in the Spatial Planning Areas
St Neots Spatial Planning Area is comprised of St Neots and Little Paxton. St Neots is the primary settlement within this SPA. 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.
 - **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 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, having regard to:
 - a. the potential to increase the use of alternative transport modes including public transport, walking and cycling;
 - b. highway safety;
 - c. servicing requirements;
 - d. the needs of potential users; and
 - e. the amenity of occupiers of nearby properties.

Parking provision should be considered as an integral part of the design process and its impact on the surrounding townscape and landscape minimised. Reference should be made to the Cambridgeshire Design Guide and the Huntingdonshire Design Guide or successor documents and to the Lifetime Homes standard.

Parking facilities may be shared where location and patterns of use permit. Careful consideration will be given to the siting and design of garaging, responding to the character and appearance of the area.

- **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 31** “Heritage Assets and their Settings”
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.

3.5 Supplementary Planning Document:

- **The Huntingdonshire Design Guide 2007.**

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

4. PLANNING HISTORY

4.1 There is no recent history for this dwelling.

5. CONSULTATIONS

5.1 **St. Neots Town Council** recommend REFUSAL [Copy Attached]

5.2 **Cambridgeshire County Council Highways Authority:** wishes to be confident with regards the following

* That the Local Planning Authority is happy with the loss of parking to the existing property

* That the Local Planning Authority is happy with only 1 space each (presumably for the 3 bed dwellings)

* No parking for the two bedroom or 1 bedroom flat therefore making both, car free developments and how this is controlled on site.

The highways officer also advises in his e-mail of the 7th May that there has not been a request for waiting restrictions on Luke Street since 2007.

6. REPRESENTATIONS

6.1 3 letters of objection from 67, 82 and 84 Luke Street on the grounds of:

- Increased overlooking of properties on Luke Street
- Obstruction of light
- Lack of car parking and impact on traffic management
- Congestion on Luke Street
- The dangerous location of one of the car parking spaces.
- Montagu Square is heavily used by the nursery during the day and used for parking cars in the evening.
- The Site is not on a public transport route.
- The impact of the construction/alterations to the bungalow on no. 84 Luke Street.
- The proposal represents overdevelopment of the site.
- Impact on property value
- Concerns about the ground floor bathroom window to 84 Luke Street.
- The neighbouring takeaway does not provide parking, contributing to parking difficulties in the area.
- Parking matters will be exacerbated if the pub on Montagu Street is converted to 7 dwellings.

7. SUMMARY OF ISSUES

7.1 The main issues in relation to this proposal are:
- The principle of development in this location

- The design and the impact upon the setting of the listed buildings (o. 84 Luke Steet and 1-4 Montagu Court) and the character and appearance of the Conservation Area.
- Residential Amenity
- Parking matters

- 7.2 In the first instance the Government advises that impact on property values are not material planning considerations to the determination of planning applications. However the issues that contribute to the perception of decreased property value are and will be discussed in more depth within this report.
- 7.3 The National Planning Policy Framework (NPPF) advises that at the heart of the NPPF is a presumption in favour of sustainable development which should be seen as a golden thread running both through plan making and decision taking.

The Principle of Housing Development:

- 7.4 This site lies in the built up area of St. Neots. Policy CS3 of the Huntingdonshire LDF Core Strategy defines St. Neots as a market town, where development of all scales may be appropriate within the built up area subject to traffic and environmental considerations. This view is echoed in policy LP8 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013). The dwelling is in a sustainable location in close proximity to the town centre.

The Design And The Impact Upon The Setting Of The Listed Building at No. 84 Luke Steet and 1-4 Montagu Court And The Character And Appearance Of The Adjacent Conservation Area:

- 7.5 The existing dwelling is a non-descript, modern dwelling occupying a prominent corner plot within the Conservation Area which lends itself to improvement. The proposal is to demolish the garage element of the building along the northern boundary and erect a 2.5 storey extension in its place. While the extension will not be subservient to the principal dwelling, the resultant building will have the appearance of a pair of semi-detached properties stepping down towards Luke Street.
- 7.6 3 of the proposed dwellings will be accessed from Montagu Square. It is considered that rendering the properties , introducing contrasting roofing material and re-arranging the boundary treatments to the frontage, while retaining landscaping will result in a visual change, rather than harm, to the to the setting and appearance of the listed buildings (No. 84 Luke Steet and 1-4 Montagu Court) and the wider Conservation Area
- 7.7 It is considered that the scheme as proposed complies with policies H33, En2, En5, En6 and En9 of the Huntingdonshire Local Plan 1995 and Policies LP13 and LP31 of Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013)

Residential Amenity:

- 7.8 The residential curtilage to Marron House runs eastwards, north of the gardens to 78-84 Luke Street and is separated from those

gardens by way of a brick wall approximately 2m in height. 78-84 Luke Street are 2 storey dwellings with north facing windows on the rear elevation.

- 7.9 Currently the lounge to Marron House is on the 1st floor with a south facing window, overlooking the public highway. There are 2 windows on the rear elevation above ground floor level that serve the stairwell and the bathroom. Due regard is had to the perception of overlooking into the gardens of 78-84 Luke Street. This scheme proposes 3 windows at 1st floor level on the rear elevation, in addition to the 2 existing windows and 1 small window at 2nd floor level.
- 7.10 The 2 additional windows at 1st floor level will serve a bathroom and bedroom. It is necessary and reasonable to condition the window serving the bathroom window is obscure glazed and top opening window only. The proposed bedroom will be along the northern boundary with the neighbouring take away with a view primarily over the roofscape of the bungalow and the courtyard serving the takeaway. The additional window at 2nd storey level is a small opening, will also serve a bedroom and again primarily overlook the bungalow. The bungalow itself will be single storey and will not overlook neighbouring properties. It is considered that the scheme can be made acceptable by way of planning conditions and therefore will not be significantly harmful to the amenity of neighbours by way of overlooking, loss of privacy or loss of light.
- 7.11 While there may be some overlooking from the existing dwellings into part of the amenity area dedicated to the bungalow, this is an existing arrangement, apparent to any future occupier and for that reason is not considered to be detrimental to the amenity of the future occupiers of the bungalow. Additional fenestration on the western elevation of the scheme as proposed will overlook the public highway.
- 7.12 On balance, this scheme complies with policies En25 and H32 of the Huntingdonshire Local Plan 1995 and policy LP15 of Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013)
- 7.13 Concerns have been expressed by 84 Luke Street regarding a ground floor bathroom window. It is evident from the site visit that the window overlooks the private parking area to Marron House. This matter relating to that bathroom window is a private civil matter between the owners of both properties.
- 7.14 Consideration is also given to the bungalow to the north east of Marron house, 10 Glenariff Close. The existing annex will be extended by approximately 6m eastwards to create a 2 bedroomed bungalow. The overall height of the resulting bungalow will be 2.3m. Due regard is had to the Town and Country (general Permitted Development) Order 1995 which allows for boundaries in rear gardens to be up to 2m in height. It is not considered that the single storey extension to the existing annex will be significantly harmful to the amenity of neighbours. It is also considered that the roofscape of the proposed bungalow will mitigate views eastwards toward dwellings within Glenariff Close.

Highway Matters:

- 7.15 Quantity of car parking provision should take account of location and access to alternative modes of transport. A balance needs to be struck and sustainable development should help to promote a shift towards other modes such as walking, public transport and cycles. Policy LP18 advises that a proposal will be supported where it incorporates appropriately designed vehicle and cycle parking with a clear justification for the level of provision proposed, having regard to:
- a. the potential to increase the use of alternative transport modes including public transport, walking and cycling;
 - b. highway safety;
 - c. servicing requirements;
 - d. the needs of potential users; and
 - e. the amenity of occupiers of nearby properties.
- 7.16 The Council's previous car parking standards were contained within Appendix 1 of the DPD: Proposed Submission 2010. If that basis were applied to this scheme then a maximum 8 car parking spaces would be required. However, these were maximum standards and fail to take into consideration the sustainable location of the proposal.
- 7.17 As already identified within this report the site is in an accessible location, close to the town centre which potential occupiers can access easily on cycle or on foot. The scheme proposes 2 car parking spaces, one for the 3-bedroom dwelling which will be to the front of the dwelling and 1 for the bungalow, utilising the existing vehicular access off Luke Street. It is noted that there are neighbour concerns about the safety of this access, however this is an existing access which can be used by vehicles. It is considered that 1 car parking space for each of these dwellings is acceptable in this sustainable location.
- 7.18 No parking is proposed for the 2 apartments. Concerns have been expressed regarding congestion on Luke Street and Montagu Square and one objection relates to the proposed redevelopment of the public house, known locally as The Plough situated at the northern end of Montagu Street. It is noted from visiting the area that there is unrestricted on-street parking available in Luke Street and Montagu Square, opposite the development. It is considered that there is scope to provide secure cycle storage within the site which can be secured by way of a planning condition. Given local concerns, officers specifically visited the site early morning during the working week and on a Friday evening, and found that there is capacity to park on the public highway and/or in Montagu Square. Having regard to this and the sustainable location of the proposal, it is not considered that a refusal of this scheme on the grounds of lack of on-site car parking would be sustainable.

Landscaping Matters:

- 7.19 There is no objection to the removal of the existing four trees. Some are dead/failing, and others are of insufficient merit to warrant retention or protection. There is no objection to this proposal subject to a condition to ensure that details of the hard and soft landscaping are submitted and agreed with the Local Planning Authority.

Conclusion:

- 7.20 This scheme is not considered to be significantly harmful to the residential amenity of nearby dwellings, highway safety or parking matters. The resulting dwellings have been designed to be in keeping with the locality and will not detract from the setting of the nearby listed buildings or the character and appearance of the wider Conservation Area.
- 7.21 This proposal accords with the NPPF, policies En2, En5, En6, En9, En25, En18, En20, H32, and H33 from the Huntingdonshire Local Plan 1995, Policy HL5 from the Huntingdonshire Local Plan Alteration 2002, Policy CS1 of the Local Development Framework Core Strategy 2009, Policies LP1, LP2, LP8, LP13, LP15, LP17, LP18, LP29, LP31 from the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013).

8. RECOMMENDATION - APPROVAL subject to condition to include the following

1. Time Limit
2. Materials to be carried out in accordance with Drawing No. 102 or as otherwise approved
3. Notwithstanding approved plans the details of the 1st floor bathroom window on the rear elevation to be agreed.
4. Hard and soft landscaping
5. Details of cycle storage

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 **Clara Kerr Development Management Officer**
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7th April 2104

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

Planning Application 1400138FUL – Marron House, Montagu Street, St Neots. PE19 2TL

At its meeting on 3 Apr 14 the Planning Committee of St Neots Town Council resolved to recommend that the subject application be refused. The reasons for this are as follows:

- Inadequate Parking
- Poor Design, Layout & Density of Building
- Lack of Highway Safety
- Loss of Trees
- Inadequate Road Access
- Overlooking and Loss of Privacy to Neighbouring Properties

E Reilly

St Neots Town Council
Planning Committee

Planning Applications considered at the meeting of 3 April 2014

Plan No.	Date Rec'd	Application Ref	Development	Location	Applicant	Proposer/Seconder	Decision	Comments
1	21/03/2014	1400138FUL	Conversion into four dwellings including demolition of single storey garage	Marron House, Montagu Square, Eynesbury PE19 2TL	Estia Building Consultants	Clr A Ruck/ Clr Prentice Abstention	Recommend REFUSAL	Town Clerk to write letter detailing objections
2	21/03/2014	1400291FUL	Erection of detached dwelling including access via Marlowe Court - revised scheme to 1301618FUL	Land at 169 Crosshall Road, Eaton Ford	Partners in Planning & Architecture Ltd	Clr Thompson/ Clr Wainwright Voting unanimous	Recommend APPROVAL	
3	21/03/2014	1400292FUL	Single storey front extension	Thomas House, St Neots Road, Eaton Ford PE19 7AL	Martin Cowling Architecture	Clr Prentice/ Clr Usher Voting unanimous	Recommend APPROVAL	
4	21/03/2014	1400181FUL	Demolition of existing garage court & construction of 6 new two storey houses and ancillary works	East of 2 Lammas Way, St Neots	Still Associates	Clr Wainwright/ Clr Prentice Voting unanimous	Recommend APPROVAL	
5	24/03/2014	1400430PACOU	Prior approval in respect of use of existing commercial building as dwelling	Shop 210, Great North Road, Eaton Socon, St Neots PE19 8ED	Longshen Properties			Poor plans - no location. Cannot make decision on documents supplied.
6	24/03/2014	1400351FUL	Erection of a mono pitched roof, entrance porch	18 Nightingale Way, St Neots PE19 1UG	MP Design	Clr Usher/ Clr Wainwright Voting unanimous	Recommend APPROVAL	
7	24/03/2014	1400290FUL	Extension of bedsit bungalow to create a 2 bedroom bungalow	31 Queens Court, Eaton Socon, St Neots PE19 8BZ	Simon Ward Architectural Design	Clr Prentice/ Clr Wainwright Voting unanimous	Recommend APPROVAL	
8	24/03/2014	1400388FUL	Single storey side extension, conversion of garage flat roof to dual pitched roof & addition of lean-to roof to existing porch	23 Green End Road, St Neots PE19 1SE	Chris Bailey	Clr D Ruck/ Clr Thompson Voting unanimous	Recommend APPROVAL	
9	26/03/2014	1400315FUL	Erection of bungalow	Land at and including 6 Willow Close, Eynesbury	GamPlan Associates	Clr Prentice/ Clr D Ruck Voting unanimous	Recommend APPROVAL	Clr Usher left the room for this application.
10	28/03/2014	1400356FUL	Installation of kitchen extraction system	1 Kester Way, St Neots PE19 6SL	Enki Architectural Design	Clr A Ruck/ Clr Prentice Voting unanimous	Recommend APPROVAL	
11	28/03/2014	1400275FUL	Proposed single storey extension to rear following demolition of workshop	101 St Neots Road, Eaton Ford, St Neots PE19 7AE	JLG Design	Clr D Ruck/ Clr Wainwright Voting unanimous	Recommend APPROVAL	Dropped kerb required.

Development Management Panel

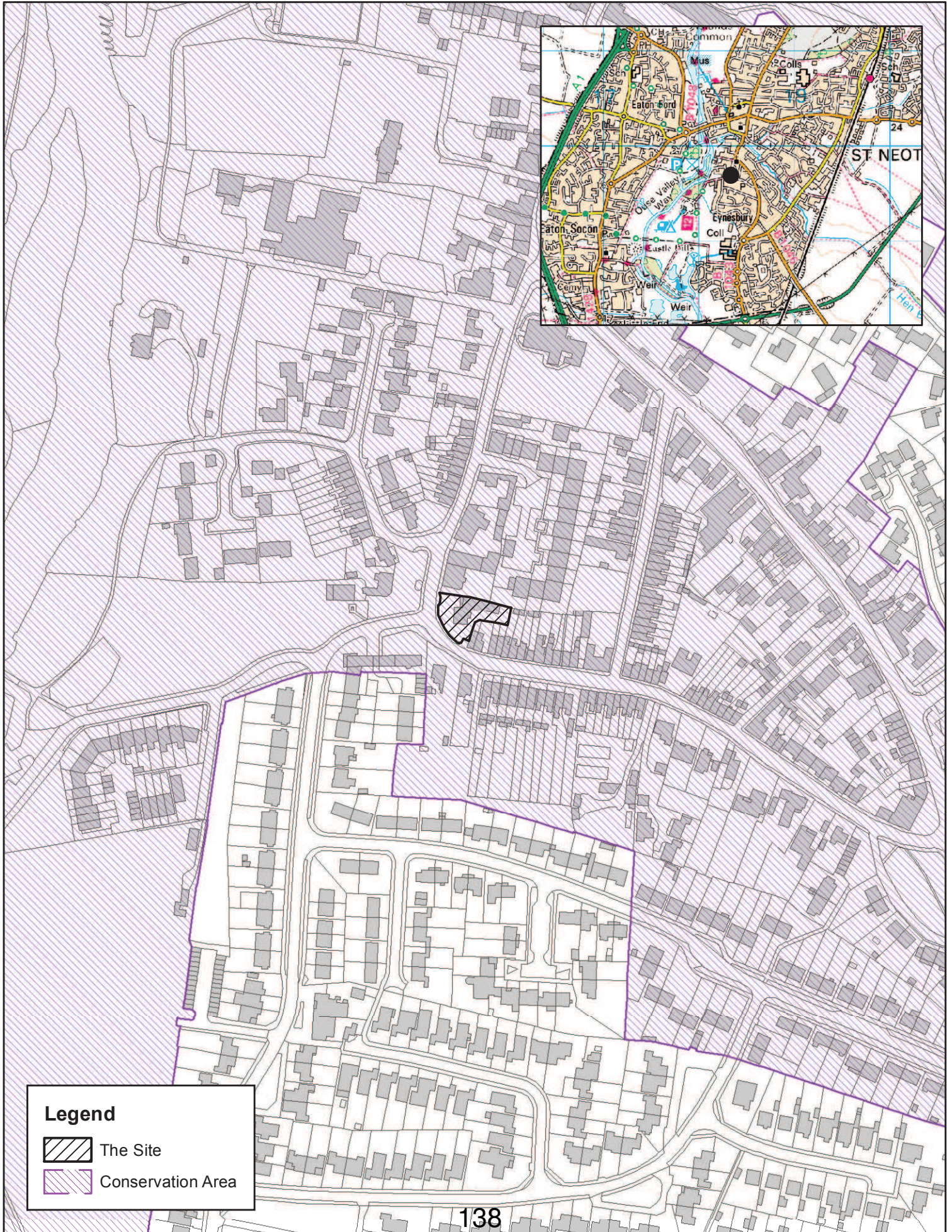


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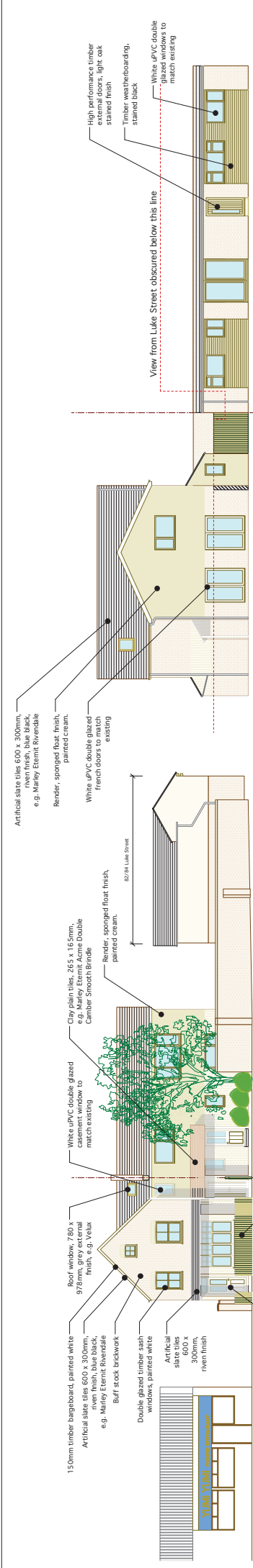
Application Ref: 1400138FUL

Location: St Neots



Legend

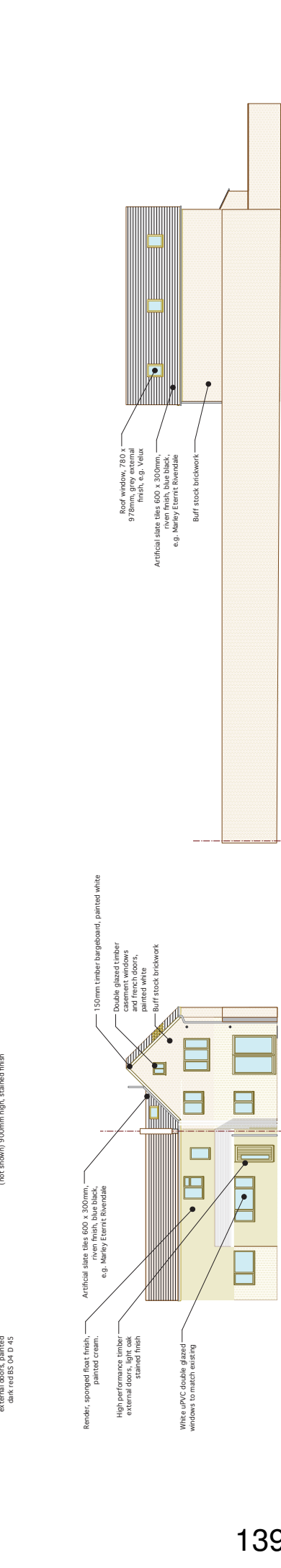
-  The Site
-  Conservation Area



Elevation 2

Elevation 1

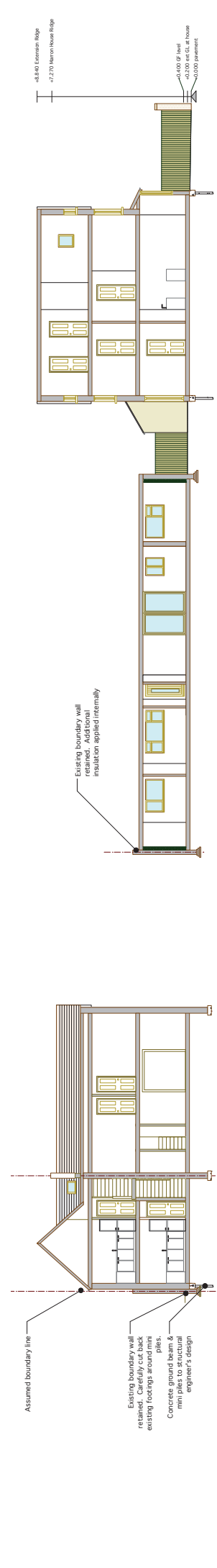
Elevation 3



Elevation 4

Elevation 3

Elevation 1



Section B-B

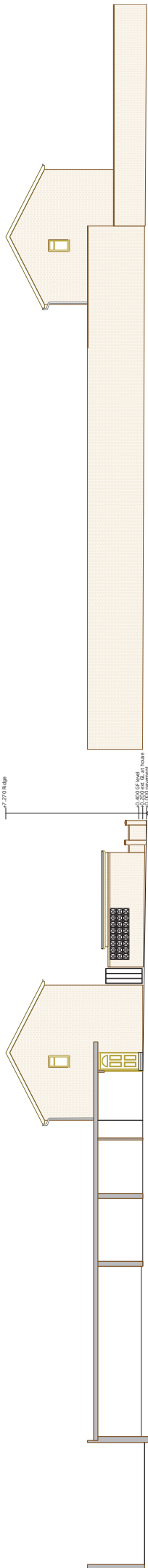
Section A-A

Rev.	Date	Remarks	Rev.	Date	Remarks

Status:		For Comment	
Job No.	13.022	Revision	
Scale:	1:100 @ A1	Date:	12.03.14
Drawn:	PDC	Checked:	

Project Site:	Marion House
Location:	Montagu Square
Proposed Elevation:	
Client:	Conversion 10 House, 1 Burglows, 2 Flats
Client:	Jeanette Croft

estia estate building consultants ltd 139 Dyerrow Road London N16 0DA Tel: 020 7249 9665	
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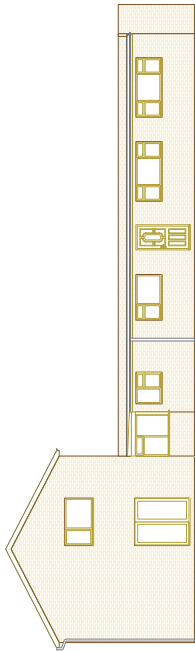


Section A-A

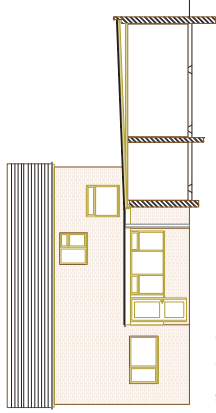
Elevation 4



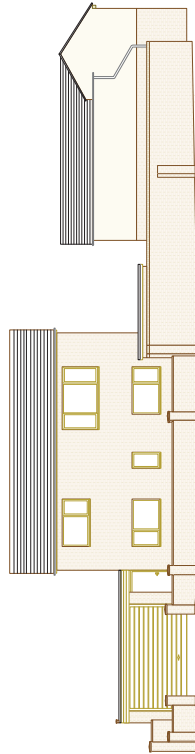
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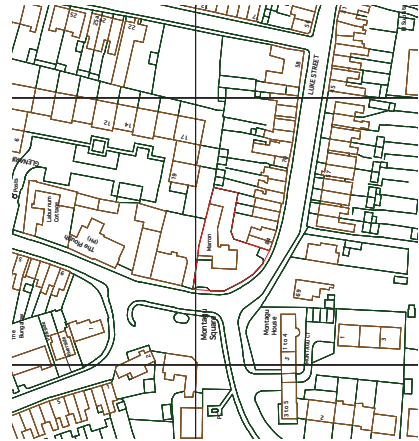
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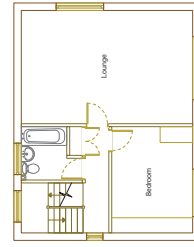
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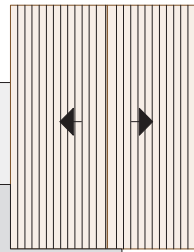
Elevation 1



Location Plan 1: 1:250



First Floor



Roof Plan

Rev.	Date	Comments	File	Date	Author
A	20.01.14	Section & roof plan added			

Notes		For Comment		Project Info	
1. Where applicable, this drawing is to be read in conjunction with the following:		Revision A		Project Name Marion House	
2. Check this drawing for the following:		Drawing No. 001		Existing Plans Location Map	
3. All dimensions to be checked on work. Contractors to report back any discrepancies found in site conditions.		Date 11.08.13		Client Jeanette Croft	
		Scale 1:100		Drawn PDC	
				Checked PDC	

estia
 estia building consultants ltd
 139 Dymore Road
 London N16 0DA
 Tel: 020 7249 9665

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DEVELOPMENT MANAGEMENT PANEL**16 June 2014**

Case No: 1400262FUL (FULL PLANNING APPLICATION)

Proposal: PROPOSED MEAT PROCESSING UNIT, OFFICES AND CHILL STORAGE/DISTRIBUTION (USE CLASS B2)

Location: PLOT 1A EAGLE BUSINESS PARK BROADWAY

Applicant: R P MEATS LTD

Grid Ref: 519667 293635

Date of Registration: 08.04.2014

Parish: YAXLEY

RECOMMENDATION - APPROVE**1. DESCRIPTION OF SITE AND APPLICATION**

- 1.1 The application site is an undeveloped plot of land within the boundary of the established Eagle Business Park in Yaxley village. The plot is located on the frontage of the business park to Broadway and abuts the landscaped earth bund. The site covers an area of 0.35 of a hectare and slopes down from west to east. Access is from the unadopted Kestrel Way spur road, which also serves the adjacent car sales premises on plot 1, the 'in' entrance to the Transforge industrial unit on plot 3 and the undeveloped plot 2 to the east of the application site.
- 1.2 Planning permission is sought to erect a building for use as a meat processing plant, along with associated hardstandings for vehicle servicing and parking. The use would mainly involve the butchery of animal carcasses and the wholesale of meat to commercial customers. Meat processing is classified as 'general industry' falling within use class B2 of the use classes order.
- 1.3 The proposed building would have an internal floor area of 1184 sq. metre, subdivided internally to provide fridge and freezer space and commercial customer collection point, along with first floor office and personnel facilities. Externally the building would measure approx. 34 x 26m in width and length, with the main eaves and ridge at 6m and 7.6m above ground level respectively. It would be clad predominantly in grey/silver metal profiled sheets with green coloured infill panels.
- 1.4 The building would be orientated to front Broadway with the loading areas to the north side and rear, and the commercial customer area to the southern side of the building. The site would be levelled and the finished floor level set at 14.65m ODN (Ordnance Datum Newlyn). 33 parking spaces are proposed of which 13 would be located within the gated servicing area and 20 at the 'front' of the building; 2 of which would be marked out for persons of restricted mobility.

- 1.5 The applicant and intended end user has operated from premises in Peterborough since the 1950's, sourcing and supplying meat to commercial customers, including local education authorities and restaurants. They intend to relocate to the application site to expand their business. 18 staff are employed by the company.
- 1.6 The applicant initially proposed to operate a meat 'cash and carry' from the premises but this was omitted and the floor plan amended on the advice of officers that it would not be practicable to control retailing from the premises to preclude sales to non trade customers.

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 Planning Practice Guidance 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)
- **E3** – 'Industrial site allocation' this site was previously shown on Inset Map 76B as an employment land allocation.
 - **E7** - "Small businesses" - will normally be supported subject to environmental and traffic considerations.
 - **E13** - "Industry, Warehousing or high technology and office developments" – will not be permitted where it would cause serious traffic noise or pollution problems or other damage to the environment.
 - **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.

- **En20:** Landscaping Scheme. - Wherever appropriate a development will be subject to the conditions requiring the execution of a landscaping scheme.
- **En25:** "General Design Criteria" - indicates that the District Council will expect new development to respect the scale, form, materials and design of established buildings in the locality and make adequate provision for landscaping and amenity areas.
- **CS8:** "water" – satisfactory 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)

- None relevant.

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.
- **CS7:** "Employment land" existing employment land commitments such as Eagle Business Park Yaxley, will contribute to the provision of employment land in the district.

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

- **Policy LP 1** – 'Strategy and principles for development': This development proposal will be expected to achieve the following criteria of policy LP1:
 - a. contribute to the creation or maintenance of mixed and socially inclusive communities by integrating development of homes, jobs, services and facilities;
 - b. make efficient use of land, buildings and infrastructure within existing settlements whilst preserving local character and distinctiveness;
 - c. support the local economy by providing a mix of employment opportunities suitable for local people.
 - e. reduce water consumption and wastage, minimising the impact on water resources and quality and managing flood risk; and

- **Policy LP 6 - Flood Risk and Water Management'**

Surface Water - A proposal will be supported where:

- a. 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;
- b. 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
- c. 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.

- **Policy LP 7 – 'The Great Fen':** A proposal that lies outside the Great Fen but within its Landscape and Visual Setting will be expected to demonstrate consideration of the visual and landscape impacts that the proposal could have on the Great Fen, such as how the proposal might affect the aims of the Great Fen project to establish an area where the experience gained by visitors will be one of a tranquil area of countryside unaffected by urban encroachment.

- **Policy LP 9 – 'Development in Key Service Centres':**

Employment Development in Yaxley, a designated Key Service Centre will be supported where it is appropriately located within the built-up area of the Key Service Centre, excluding a proposed office development in excess of 600m².

- **Policy LP 11 – 'The Relationship Between the Built-up Area and the Countryside':**

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.

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

- **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. This proposal will be expected to demonstrate that it complies with the following criteria:

- 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).

- **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. This proposal will therefore be expected to demonstrate how it addresses the following relevant criteria:

- a. availability of daylight and sunlight, particularly the amount of natural light entering homes, the effects of overshadowing and the need for artificial light;
- 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.

- **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, having regard to:

- a. the potential to increase the use of alternative transport modes including public transport, walking and cycling;

- b. highway safety;
- c. servicing requirements;
- d. the needs of potential users; and
- e. the amenity of occupiers of nearby properties.

Parking provision should be considered as an integral part of the design process and its impact on the surrounding townscape and landscape minimised. Reference should be made to the Cambridgeshire Design Guide and the Huntingdonshire Design Guide or successor documents and to the Lifetime Homes standard.

Minimum levels of car parking for disabled people as set out in national guidance will be required.

- **Policy LP 19** – ‘Supporting a Strong Local Economy’:

Areas of land and buildings that contribute to the local economy and provide on-going strategic employment opportunities have been designated as Established Employment Areas. Within Established Employment Areas a proposal will be required to show how:

- a. it affects the role and continuing viability of the Established Employment Area in providing for employment opportunities and as an attractive and suitable location for employment uses;
- b. it affects the range, availability and suitability of land and buildings for employment uses in the nearest Spatial Planning Area or Key Service Centre that the Established Employment Area relates to, considering market issues including existing and potential demand and lead-in times; and
- c. the extent to which the use or mix of uses proposed can give greater benefits to the community than the current or most recent use.

3.5 Huntingdonshire Design Guide SPD 2007 part 5 is also relevant.

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

4. PLANNING HISTORY

4.1 These permissions establish the principle of developing the business park for B1/B2 uses:

0601422S73 - variation of time limit of 0100989OUT permitted August 2006.

0100989OUT - erection of buildings for B1/B2 industrial, permitted August 2003.

Adjacent premises:

Plot 1 - the car showroom premises was approved in March 2012 ref. 1102057FUL

Plot 2 – the Transforge industrial premises was approved in April 2011 ref. 1100194FUL

Plot 20 – the building containing the units fronting Broadway (Enterprise Court) was permitted ref. 1100310FUL.

5. CONSULTATIONS

5.1 **Yaxley Parish Council** – recommend refusal (copy attached).

5.2 **County Council as Local Highway Authority** – no objection.

6. REPRESENTATIONS

6.1 None received.

7. SUMMARY OF ISSUES

7.1 The principle of developing the business park for employment uses within use classes B1 and B2 is firmly established.

7.2 B1 is the ‘business’ use class and it is subdivided in three sub-classes:

- offices: (use class B1a)
- research and development (use class B1b)
- light industry (use class B1c).

7.3 ‘Light industry’ (use class B1c) means a use of land or buildings that involve industrial processes that can be undertaken within any residential area without detriment to residential amenity as a result of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit are considered to be light industry.

7.4 Industrial uses that cannot be carried out within any residential area without detriment to residential amenity are grouped in use class B2 as ‘general industry’.

7.5 The use of the proposed development falls within class B2 ‘general industry’ and therefore has policy support, in principle, subject to other material planning consideration.

7.6 These considerations include the acceptability of the design of the building, the impact of the development on the character and appearance of the locality, impact on neighbouring land uses, parking provision and highway safety.

Design and impact on the character and appearance of the locality:

7.7 The design of the building is typical of the industrial architecture found on the business park and within this exclusively commercial (except for the small dwelling at Station Farm) area of the village. The building would relate satisfactorily to the existing buildings on the business park in terms of scale, form and appearance.

7.8 The business park is highly visible in the landscape and the application plot is considered to be one of the most prominent plots being relatively exposed on the approach to the village from Farcet.

- 7.9 In views of the application site on the approach to the village, the building would be viewed against the backdrop of the existing buildings on the business park. An analysis of the approximate building heights and land levels (listed as follows) indicates that the building would sit comfortably on the business park frontage without appearing unduly dominant in the street scene.
- roof height of the proposed building = 22m ODN
 - roof height of the car showroom on Plot 1 = 20m ODN,
 - roof height of the Transforge building on Plot 3 = 20.4m
 - roof height of the building (containing individual units) at Talon Court and fronting Broadway = 21.6m ODN.
- 7.10 Furthermore, the level of the Broadway carriageway on the approach to the village is approx. 19m ODN, falling to 17m ODN parallel to this plot. This gives a relative height difference of 5m between the Broadway carriageway and the roof line of the proposed building.
- 7.11 The conclusion reached is that the building would relate satisfactorily to its surroundings and it would not cause unacceptable harm to the character and appearance of the landscape or the landscape setting of the distant Great Fen project area.
- 7.12 The implementation of satisfactory details of hard surfacing and soft landscaping can be secured by condition along with a detailed external lighting scheme to control the effects of light pollution and glare.
- 7.13 The proposed green coloured weldmesh fence for the boundary treatment matches the existing plots on the business plot and is satisfactory in principle; however given that the loading area on the north side of the building would be more exposed, it is considered reasonable and necessary to secure a solid form of boundary treatment up to a sensible height 2-3m to screen, in the most part, materials, goods and packaging and the like that might be stored in the open.
- 7.14 Given the nature of the use and the regulations concerning the storage of food products, it is unlikely that the use described would involve significant storage in the open. Nevertheless, the premises could be put to an alternative B2 use without needing consent from the Local Planning Authority and consistent with other approvals on the Broadway frontage, open storage would be precluded except in accordance with a scheme confirming the location and heights of open storage to be considered and agreed by the Local Planning Authority.

Impact on neighbouring occupiers:

- 7.15 Meat processing falls within use class B2 'general industry' because it cannot, in theory due to the processes and effects arising therefrom, be undertaken within any residential area without detriment to residential amenity as a result of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.
- 7.16 The B2 use of the plot is compatible with the existing land uses granted within the business park, which are not especially sensitive to

the effects of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit. The car showroom may be more sensitive to grit and dust being deposited on displayed vehicles, but this is a matter for the showroom operators who chose to locate in an industrial area of the village.

- 7.17 The nearest residential dwellinghouse is located at Station Farm on the Broadway frontage (approx. 140m to the south west) and it is the only dwelling within the built up area of the village that is located on this (east) side of the railway line.
- 7.18 The industrial premises on the business park and closest to this dwelling are the subject of planning conditions that preclude B2 uses from being carried so as to safeguard residential amenity at Station Farm house.
- 7.19 The distance of separation between this plot and the dwellinghouse is sufficient to ensure that a B2 use on this plot would not have an unacceptable impact on residential amenity. Plot 3, which is a similar distance from the dwelling at Station Farm is currently in a B2 use.

Highway safety and parking provision:

- 7.20 The estate roads within the business park are not adopted as public highway, but they were designed to accommodate the traffic movements (including Heavy commercial vehicles) predicted to be attracted to the business park once fully developed.
- 7.21 The Kestrel Way spur road that leads to the application site measures approx. 6m wide by 70m wide long, with a 1.8m wide footway along its eastern side, and is lit by standard type street lights. It will ultimately serve 4 plots (1, 1A, 2 and 3) and is wide enough to accommodate the likely business park traffic without undue harm to safety within the public highway. The plot would be served by the existing footways from the public highway and the submitted drawings show a footway within the application site and to the side of the vehicle access.
- 7.22 Business parks inevitably generate significant HCV movements, especially successful ones and the junction of the Falcon Way estate road with the highway (Broadway) is adopted and it too was designed to the appropriate standards given the scale and nature of the business park.
- 7.23 Broadway through Yaxley is the subject of a weight limit, but this does not apply to vehicles travelling to and from destinations within the village itself.
- 7.24 Vehicle parking provision is to be judged on a case by case basis having regard to the use of a site and the conditions of its surroundings and context. The provision of 33 vehicle parking spaces appears to be a significant overprovision relative to the number of employees and likely visitors to the premises. However, this does not cause any specific harm and it is perhaps beneficial, given that double yellow lines (for private enforcement) have recently been marked out on both sides of the un-adopted Kestrel Way estate road to combat parking that obstructs HCV's from accessing premises, to overprovide now.

- 7.25 Overall, the proposal would not be significantly detrimental to highway safety.

Other matters:

- 7.26 Should permission be granted, the applicant has requested that the use of the premises need not be restricted to meat processing. The business park was planned from the outset as an industrial area and there is no justifiable reason to restrict the use of the premises to meat processing only. An unrestricted B2 use, allowing the noisiest, dirtiest and smelliest processes to be carried out from the premises, would not result in unacceptable harm to the amenities of neighbouring occupiers of land and buildings, which fall in either use class B2 or B1(c).
- 7.27 It is necessary to ensure that the development is connected to the on-site drainage infrastructure in the interests of not increasing flood risk.
- 7.28 The site is located close to a registered hazardous substance consent installation. The Health and Safety Executive PADHI+ self-assessment process confirms it would not advise against this proposal.

Summary of reasons for approval:

- 7.29 The proposed development is considered to be compliant with relevant national and local planning policy, and can therefore be approved as:
- the principle of the development is acceptable.
 - the character and appearance of the locality would not be significantly harmed.
 - the amenities enjoyed by neighbouring occupiers of land and buildings would not be significantly harmed
 - surface water drainage can be satisfactorily disposed of.
 - parking provision is satisfactory and the proposal would not significantly harm highway safety.
- 7.30 For these summary reasons the proposal is compliant with the National Planning Policy Framework 2012, policies E3, E7, E13, T18, T19, En20, En25 and CS8 of the Huntingdonshire Local Plan 1995, policies CS1 and CS7 of the Huntingdonshire Core Strategy 2009, policies LP1, LP6, LP7, LP9, LP11, LP13, LP15, LP18 and LP19 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013).

8. **RECOMMENDATION** - **APPROVAL** subject to conditions to include the following

- grant a B2 use of the premises.
- materials
- landscaping (including boundary treatment).
- provide and retain parking and turning space for all vehicles, including cycles.
- outside lighting
- open storage
- surface water drainage

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

CONTACT OFFICER:

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

To: DevelopmentControl[DevelopmentControl@huntsdc.gov.uk];
Subject: planning applications
Sent: Wed 4/9/2014 7:35:59 AM
From: clerk@yaxleypc.org.uk

Dear Sir/Madam

At last nights full Council meeting, the following planning applications were considere

Parish Council Consultation – Planning Application Ref:1400336FUL – erection of two storey rear extension at 87 Broadway, Yaxley – Parish Council recommend approval as in keeping with surroundings.

Parish Council Consultation – Planning Application Ref:1400174FUL – extension to existing building and reforming of balancing lagoon – 11 Imperial Way, Eagle Business Park, Yaxley –Parish Council recommend approval.

Parish Council Consultation – Planning Application Ref:1400262FUL – proposed meat processing unit, offices and chill storage/distribution with ancillary cash and carry – Parish Council recommend refusal on grounds of the HGV traffic movement onto the business park.

Parish Council Consultation – Planning Application Ref:1400304FUL – erection of a 2 storey 3 bedroom property and removal of existing vehicular gate and supporting brick pier to rear of 26A Church Street, Yaxley – Parish Council recommend refusal as over development.

Parish Council Consultation – Planning Application Ref:1400153FUL – erection of a 2 storey extension to dwelling and railing to form enclosure to front of 4 Bramble Close, Yaxley – Parish Council recommend approval.

Regards

Helen Taylor

On behalf of Yaxley Parish Council

Development Management Panel

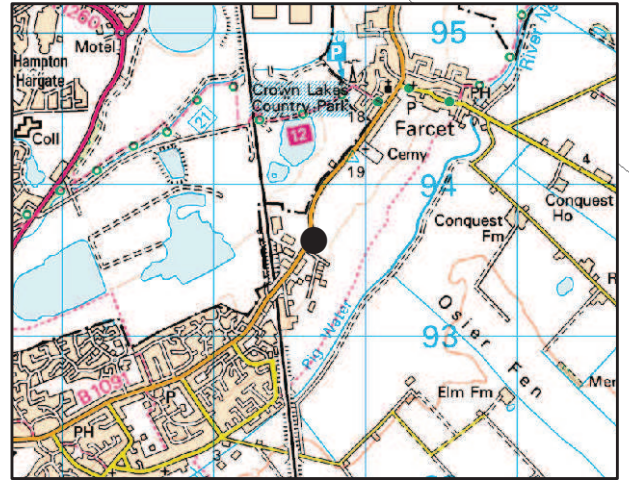
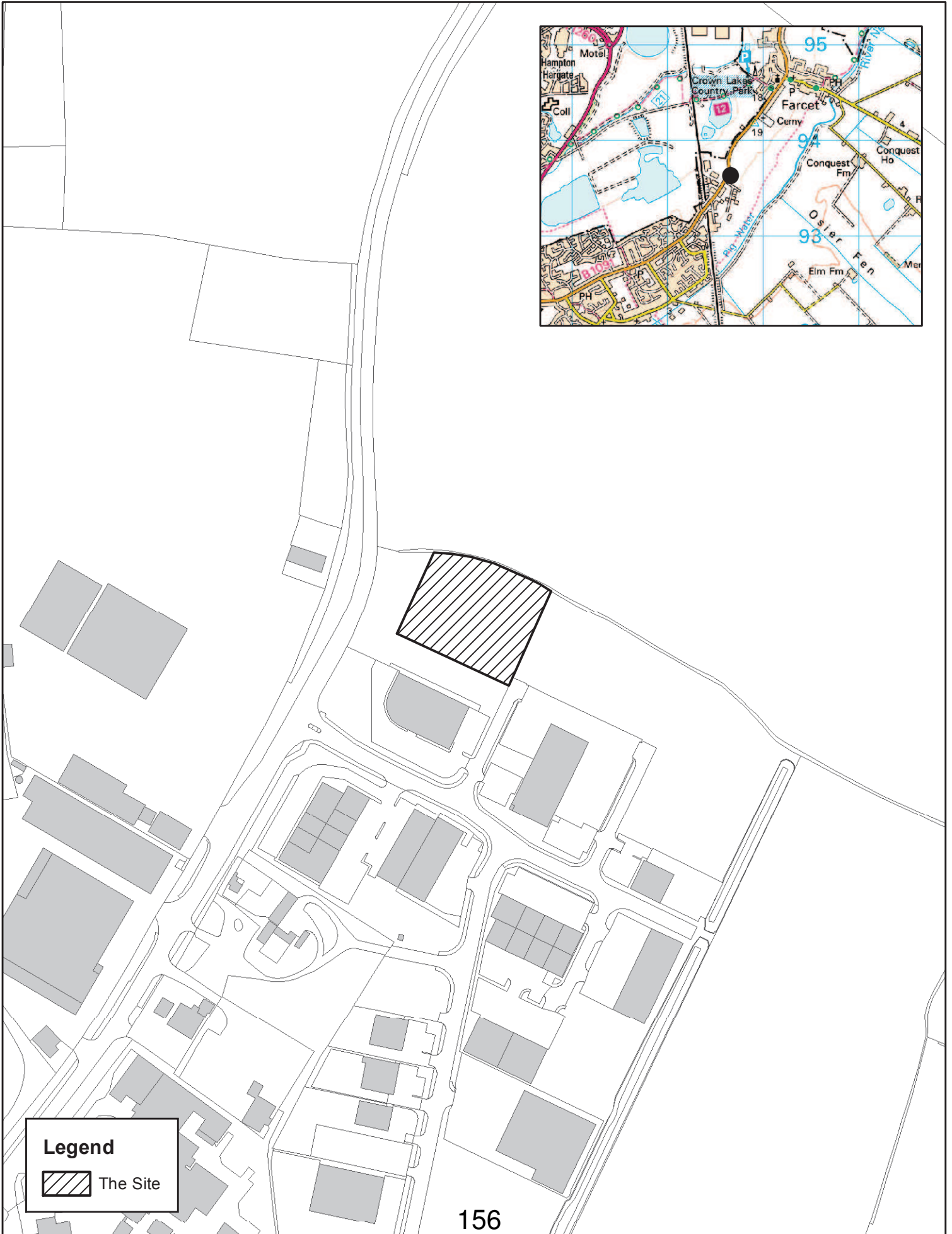


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Date Created: 03/06/2014

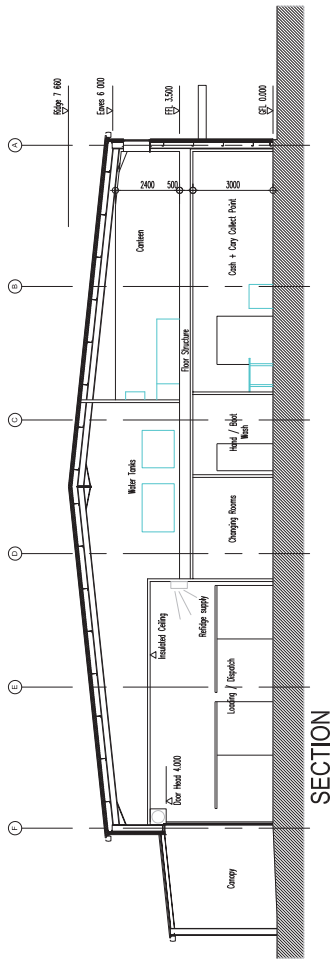
Application Ref: 1400262FUL

Location: Yaxley



Legend

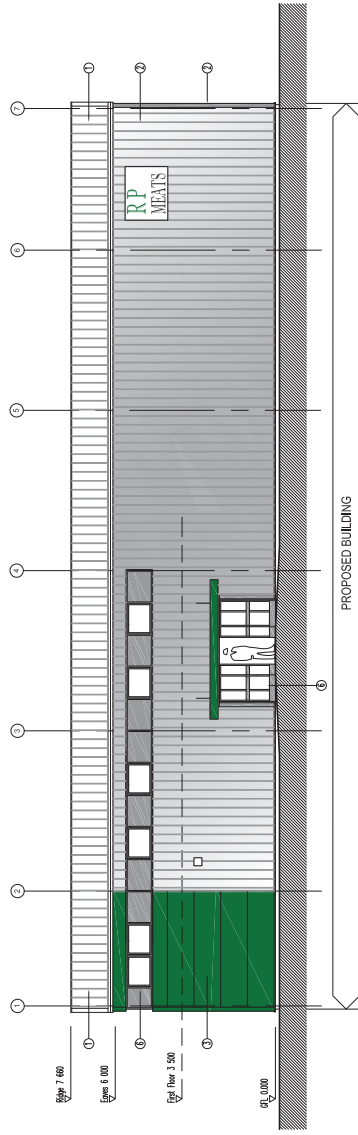
 The Site



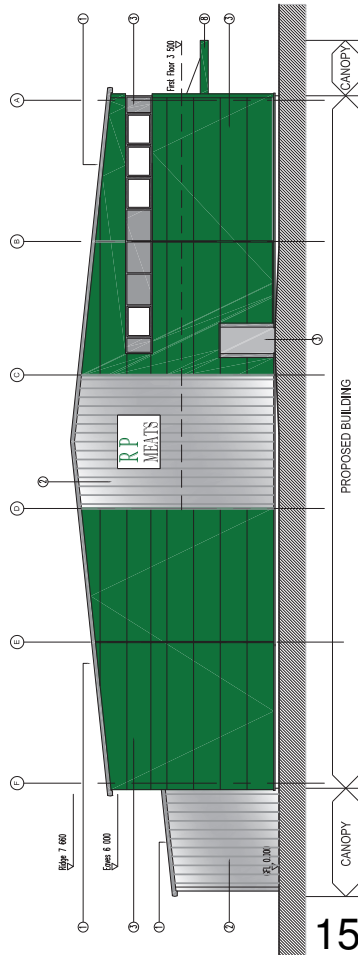
SECTION

PROPOSED MATERIALS

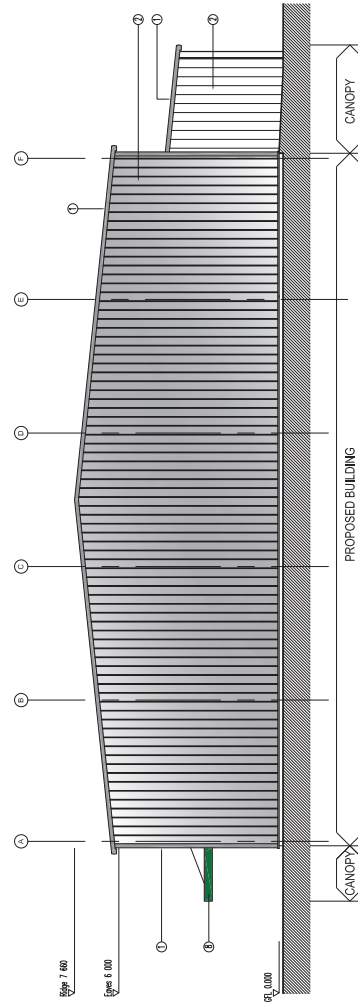
- 1 THIN SKIN OF CONCRETE INSULATED METALLIC ROOF SHEETS
COLOUR - COORDINATE S&P DESIGN WITH BLACK GRAY PA1 7012
FLASHINGS
- 2 THIN SKIN OF CONCRETE INSULATED METALLIC SHEETS (VERTICAL) -
COLOUR - SLURRY PA1 5006 WITH BLACK GRAY PA1 7012 FLASHINGS
WITH MATCHING FLASHINGS
- 3 HORIZONTAL INSULATED PANELS COLOUR - GREEN PA4002
- 4 FIN METAL FLASHING COLOUR - BLACK PA1 3000
- 5 ALUMINIUM CLUTTER AND DOWNPIPES COLOUR - BLACK PA1 3005
- 6 PROTECTED FINISHED COATED WOODWORK & SPANDECK PANELS
COLOUR - BLACK PA1 5005
- 7 PROTECTED FINISHED WOODWORK SYSTEMS, FASCIAED DOOR AND
FLASHINGS COLOUR - BLACK GRAY PA1 7012 FLASHINGS
- 8 ALUMINIUM DOWNPIPE CANOPY COLOUR - GREEN PA1 8002



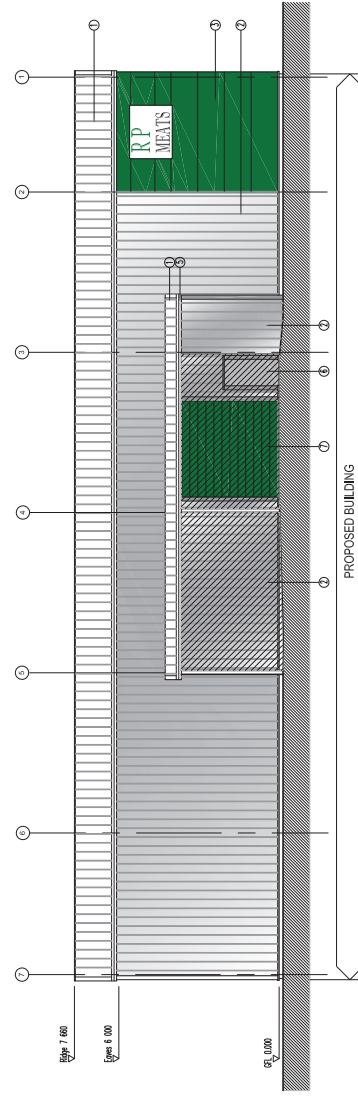
SOUTH WEST ELEVATION



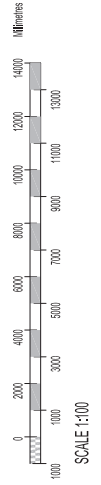
NORTH WEST ELEVATION



SOUTH EAST ELEVATION



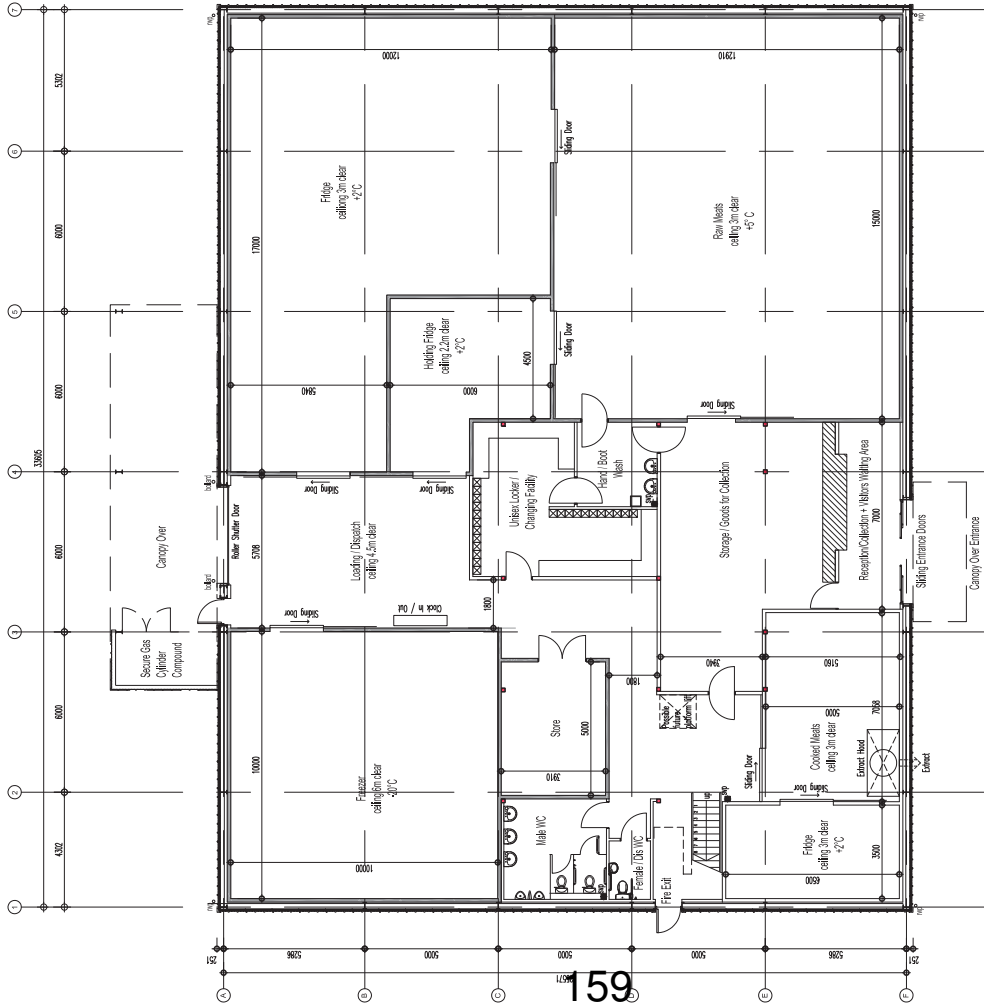
NORTH EAST ELEVATION



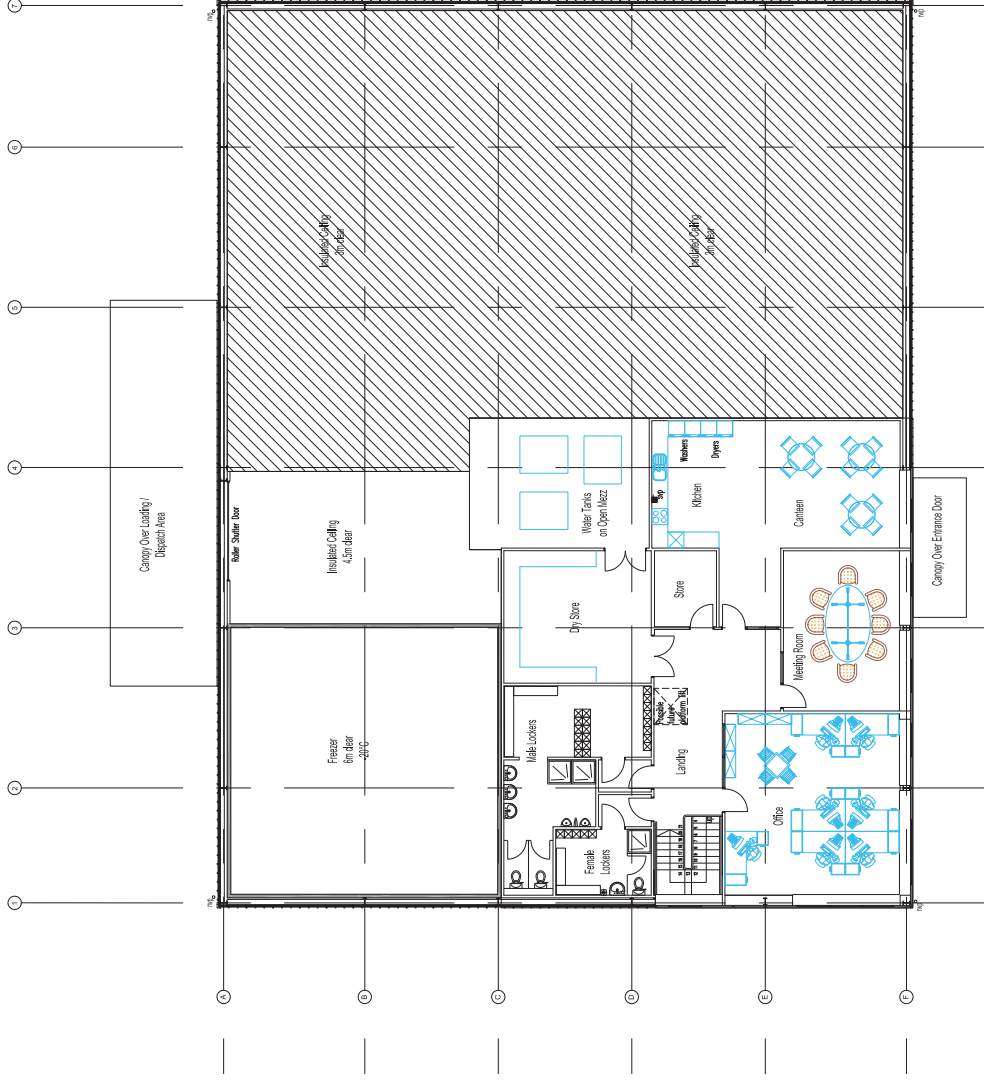
DAVID TURNOCK ARCHITECTS
Datum House 3 Commerce Road
Lynch Wood Peterborough PE2 6LR
Phone 01733 393010 Fax 01733 393013
Email info@dtarchitects.co.uk

Plot 1a Eagle Park Yaxley
R P Meats - Proposed Elevations
PROJECT No: 2082 SCALE: 1:100@A1
DRAWING No: AP0004 P02 DATE: February 2014

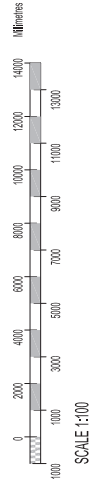




GROUND FLOOR PLAN 1:100
GEA.9635 ft 2 (895 m2)



UPPER FLOOR PLAN 1:100
GEA.3110 ft2 (289 m2)



DAVID TURNOCK ARCHITECTS
Datum House 3 Commerce Road
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Phone 01733 393010 Fax 01733 393013
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Plot 1a Eagle Park Yaxley
R P Meats - Proposed Floor Plans
PROJECT No: 2082 SCALE: 1:100@A1
DRAWING No: AP0002 P04 DATE: February 2014



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