

A meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** will be held in **THE CIVIC SUITE (LANCASTER/STIRLING ROOMS), PATHFINDER HOUSE, ST MARY'S STREET, HUNTINGDON, PE29 3TN** on **MONDAY, 20TH FEBRUARY 2023** at **7:00 PM** and you are requested to attend for the transaction of the following business:-

AGENDA

PLEASE NOTE THE ORDER OF THE AGENDA MAY CHANGE

APOLOGIES

1. MINUTES (Pages 5 - 10)

To approve as a correct record the Minutes of the meeting held on 23rd January 2023.

2. MEMBERS' INTERESTS

To receive from Members declarations as to disclosable pecuniary, other registerable and non-registerable interests in relation to any Agenda item. See Notes below.

3. APPLICATIONS REQUIRING REFERENCE TO DEVELOPMENT MANAGEMENT COMMITTEE

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

(a) St Ives - 22/01205/FUL (Pages 11 - 22)

Change of use of amenity land to form garden curtilage and erection of boundary fencing - 40 Nursery Gardens, St Ives, PE27 3NL.

(b) Somersham - 21/02861/FUL (Pages 23 - 56)

Change of Use of Land for the creation of 6no. Gypsy/Traveller pitches comprising the siting of 1no. Mobile Home, 1 no. Touring Caravan, and formation of hardstanding area, per pitch - Land West of East View to Llala, Parkhall Road, Somersham.

(c) St Neots - 21/02827/FUL (Pages 57 - 78)

Erection of a pair of semi-detached dwellinghouse to land rear of existing dwelling - 2 Potton Road Eynesbury PE19 2NP.

(d) St Neots - 22/01342/FUL (Pages 79 - 104)

Demolition of existing outbuildings and erection of detached dwelling - 5 Howitts Lane, Eynesbury, PE19 2JA.

(e) Alconbury Weston - 22/00298/FUL (Pages 105 - 126)

Demolition of stables and associated paraphernalia and erection of 3 no. dwellings - one pair of semi-detached (3 beds) and 1 detached (2 beds) with associated parking (cartlodges) – Stables, Hamerton Road, Alconbury Weston.

4. APPEAL DECISIONS (Pages 127 - 128)

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

LATE REPRESENTATIONS

8th day of February 2023



Head of Paid Service

Disclosable Pecuniary Interests and other Registrable and Non-Registrable Interests

Further information on [Disclosable Pecuniary Interests and other Registrable and Non-Registrable Interests is available in the Council's Constitution](#)

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Please contact Anthony Roberts, Democratic Services, Tel: 01480 388015 / email Anthony.Roberts@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 Committee/Panel.

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](#).

Emergency Procedure

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

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HUNTINGDONSHIRE DISTRICT COUNCIL

MINUTES of the meeting of the DEVELOPMENT MANAGEMENT COMMITTEE held in THE CIVIC SUITE (LANCASTER/STIRLING ROOMS), PATHFINDER HOUSE, ST MARY'S STREET, HUNTINGDON, PE29 3TN on Monday, 23rd January 2023

PRESENT: Councillor D L Mickelburgh – Chair.

Councillors R J Brereton, E R Butler, L Davenport-Ray, D B Dew, I D Gardener, K P Gulson, S R McAdam, J Neish, T D Sanderson, R A Slade, C H Tevlin and S Wakeford.

APOLOGIES: Apologies for absence from the meeting were submitted on behalf of Councillors S J Corney, P A Jordan and S Mokbul.

36 MINUTES

The Minutes of the meeting of the Committee held on 19th December 2022 were approved as a correct record and signed by the Chair.

37 MEMBERS' INTERESTS

Councillor D Mickleburgh declared a non-registerable interest in Minute Nos 40 (a) and 40 (b) by virtue of the fact that she and the applicant were Members of Godmanchester Town Council. Councillor Mickelburgh left the meeting and took no part in the discussion or voting on the items.

Councillor S Wakeford declared a non- registerable interest in Minute No 40 (c) by virtue of the fact that the District Council was the applicant and he was a Member of the Cabinet. Councillor Wakeford confirmed he would approach the item with an open mind and make a decision on the basis of the debate.

Councillor R Slade declared an other registrable interest in Minute No 40 (c) by virtue of the fact that he was a Member of St Neots Town Council.

Councillor L Davenport-Ray declared a non- registerable interest in Minute No. 40 (c) by virtue of the fact that the District Council was the applicant and he was a Member of the Cabinet. Councillor Davenport-Ray confirmed she would approach the item with an open mind and make a decision on the basis of the debate.

Councillor T Sanderson declared a non- registerable interest in Minute No. 40 (c) by virtue of the fact that the District Council was the applicant and he was a Member of the Cabinet. Councillor Sanderson confirmed he would approach the item with an open mind and make a decision on the basis of the debate.

38 APPLICATIONS REQUIRING REFERENCE TO DEVELOPMENT MANAGEMENT COMMITTEE

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 Committee. Members were advised of further representations, which had been received since the reports had been prepared. Whereupon, it was

RESOLVED

- a) **Construction of a boat slipway and access track, boat hut and jetty, part change of use of changing rooms and toilet block to café (Use Class E) and diversification of existing activities relating to the approved use of the site as a water-based activity centre - Liquid Skillz, Lake Ashmore, Gore Tree Road, Hemingford Grey, PE28 9BP - 20/01621/FUL**

(Councillor A Meredith, Hemingford Grey Parish Council, Councillor D Keane, Ward Member, and Mr J Mills, agent, addressed the Committee on the application).

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

- b) **Construction of a second wakeboard line and associated control shed and viewing hut, and erection of a linked decked walkway - Liquid Skillz, Lake Ashmore, Gore Tree Road, Hemingford Grey, PE28 9BP - 21/00044/FUL**

(Councillor A Meredith, Hemingford Grey Parish Council, Councillor D Keane, Ward Member, and Ms S Spark, applicant, addressed the Committee on the application).

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

At 8.54 pm the meeting was adjourned.

At 9.05 pm the meeting resumed.

39 **ELECTION OF CHAIR**

RESOLVED

that Councillor D B Dew be elected Chair for the following two items.

Councillor D B Dew in the Chair.

40 **APPLICATIONS REQUIRING REFERENCE TO DEVELOPMENT MANAGEMENT COMMITTEE**

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 Committee. Members were advised of further representations, which had been received since the reports had been prepared. Whereupon, it was

RESOLVED

a) Change of use from existing garages/stores (C3) to holiday lets (C1) - 18 Post Street, Godmanchester, PE29 2BA - 21/02060/FUL

(Councillor K Pauley, Godmanchester Town Council, Councillor S Conboy, Ward Member, and Mr J Tyres, agent, addressed the Committee on the application).

See Minute No 37 for Members' interests.

that the application be refused for the following reasons:

- a). The proposed removal of both pairs of double doors, and the infilling of the openings with glazed doors and the insertion of the rooflights on the rear roofslope would remove much of the special interest of the building. The proposal would therefore adversely affect the character and special interest of the Coach House Grade II Listed Building, and harm the character and appearance of the Godmanchester (Post Street) Conservation Area. The level of harm would be less than substantial. The public benefits arising from the scheme, which would include investment in the repair of the building and in helping to secure future use for the building, do not outweigh the level of harm to the heritage assets identified. The proposal is therefore contrary Policies LP11, LP12 and LP34 parts) f, g, h, i and j of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD (2017), the National Design Guide and the NPPF (2021) in this regard paragraphs 199, 202 and 203 of the NPPF 2021.
- b). Insufficient information has been submitted with the application to demonstrate that the building is capable of being converted without the need for structural works or significant internal works. It is not clear therefore whether the building can accommodate the proposals without any structural works, and depending upon how extensive these may be, whether they would be tantamount to rebuilding. The proposed development is therefore contrary to Policy LP34 of the Huntingdonshire Local Plan to 2036.
- c). Insufficient information has been submitted with the application to demonstrate that the proposal would not result in harm to protected species or wildlife. The proposal is therefore contrary to policy LP30 of the Huntingdonshire's Local Plan to 2036, The Wildlife and Countryside Act (1981), the Habitats and Protected Species Regulations (2017) and the National Planning Policy Framework (2021).

- d). Part H of the Developer Contributions Supplementary Planning Document (2011) and Policy LP4 of the Local Plan to 2036 require adequate provision to be made for refuse bins for new development. A Unilateral Undertaking securing funding for the provision of wheeled bins to serve the development was not submitted with the application. The proposal therefore fails to meet the requirements of Policy LP4 of the Local Plan to 2036 and the Developer Contributions SPD (2011).

b) To convert the existing garages/stores (C3) to Holiday lets (C1) - 18 Post Street, Godmanchester, PE29 2BA - 21/02573/LBC

(Councillor K Pauley, Godmanchester Town Council, Councillor S Conboy, Ward Member, and Mr J Tyres, agent, addressed the Committee on the application).

See Minute No 37 for Members' interests.

that the application be refused for the following reasons:

- a). The proposed removal of both pairs of double doors, and the infilling of the openings with glazed doors and the insertion of the rooflights on the rear roofslope would remove much of the special interest of the building. The proposal would therefore adversely affect the character and special interest of the Coach House Grade II Listed Building, and harm the character and appearance of the Godmanchester (Post Street) Conservation Area. The level of harm would be less than substantial. The public benefits arising from the scheme, which would include investment in the repair of the building and in helping to secure future use for the building, do not outweigh the level of harm to the heritage assets identified. The proposal is therefore contrary Policies LP11, LP12 and LP34 parts) f, g, h, i and j of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD (2017), the National Design Guide and the NPPF (2021) in this regard paragraphs 199, 202 and 203 of the NPPF 2021.
- b). Insufficient information has been submitted with the application to demonstrate that the building is capable of being converted without the need for structural works or significant internal works. It is not clear therefore whether the building can accommodate the proposals without any structural works, and depending upon how extensive these may be, whether they would be tantamount to rebuilding. The proposed development is therefore contrary to Policy LP34 of the Huntingdonshire Local Plan to 2036.

At this point in the meeting Councillor D L Mickleburgh resumed in the Chair.

- c) **Public realm improvements to existing park, including resurfacing of existing paths, footpath widening, creation of new shared cycleway/footpath, works to existing bridges including replacement bridge,**

installation of new and relocated street furniture, landscaping and other associated works – Riverside Park, St Neots Road, Eaton Ford - 22/00747/FUL

(Mr N Sloper, applicant, addressed the Committee on the application).

See Minute No 37 for Members' interests.

that, subject to the outcome of the public consultation and after consultation with the Chair and Vice-Chair, the Chief Planning Officer be authorised to approve the application subject to conditions to include those listed in paragraph 8 of the report now submitted or refuse the application.

41 APPEAL DECISIONS

The Committee received and noted a report by the Planning Service Manager (Development Management), which contained details of four recent decisions by the Planning Inspectorate. A copy of the report is appended in the Minute Book.

RESOLVED

that the contents of the report be noted.

Chair

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**DEVELOPMENT MANAGEMENT
COMMITTEE 20th FEBRUARY 2023**

Case No: 22/01205/FUL (FULL PLANNING APPLICATION)
Proposal: CHANGE OF USE OF AMENITY LAND TO FORM
GARDEN CURTILAGE AND ERECTION OF
BOUNDARY FENCING
Location: 40 NURSERY GARDENS, ST IVES, PE27 3NL
Applicant: MR AND MRS BAULK
Grid Ref: 531835 272222
Date of Registration: 27.06.2022
Parish: ST IVES

RECOMMENDATION – REFUSE

This application is referred to the Development Management Committee (DMC) because the Officer recommendation of refusal is contrary to St Ives Town Council’s recommendation of approval.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The application site is occupied by a two-storey detached dwelling which is orientated side-on to Nursery Gardens. Nursery Gardens is characterised by similar detached two storey dwellings with a mix of brick and render finishes and mock Tudor facades. Dwellings are generally set back from the road with front or side driveways and landscaped front gardens.
- 1.2 The site is located within the built-up area of St Ives and predominantly in Flood Zone 1 on the Environment Agency’s Flood Map for Planning, however a small section in the northwestern corner of the site falls within Flood Zone 2. The Council’s mapping system shows parts of the site falling within Flood Zone 2 and 3a of the Huntingdonshire Strategic Flood Risk Assessment 2017.
- 1.3 This application seeks permission for the change of use of amenity land to form garden curtilage and the erection of boundary fencing.
- 1.4 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (20th July 2021) (NPPF 2021) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2021 at paragraph 10 provides as follows: 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).
- 2.2 The NPPF 2021 sets out the Government's planning policies for (amongst other things):
- delivering a sufficient supply of homes;
 - building a strong, competitive economy;
 - achieving well-designed, beautiful and safe places;
 - conserving and enhancing the natural, built and historic environment
- 2.3 Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.

For full details visit the government website [National Guidance](#)

3. PLANNING POLICIES

- 3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
- LP2: Strategy for Development
 - LP7: Spatial Planning Areas
 - LP11: Design Context
 - LP12: Design Implementation
 - LP14: Amenity
 - LP17: Parking Provision and Vehicle Movement
 - LP30: Biodiversity and Geodiversity
 - LP32: Protection of Open Space
- 3.2 Supplementary Planning Documents (SPD) and Guidance:
- Huntingdonshire Design Guide Supplementary Planning Document (2017)
 - Huntingdonshire Landscape and Townscape SPD (2022)
 - Huntingdonshire Strategic Flood Risk Assessment (2017)
 - Cambridgeshire Flood and Water SPD (2017)
 - LDF Developer Contributions SPD (2011)

For full details visit the government website [Local policies](#)

4. PLANNING HISTORY

- 4.1 22/01204/CLPD – Insertion of rooflights on front and rear elevation – Approved

- 4.2 21/00344/FUL – Change of use from kerbside landscape to residential garden. Erection of boundary wall and fencing. – Application disposed of
- 4.3 8902354OUT – Residential development – Approved
- 4.4 9101578REM – Erection of 44 dwellings, roads, sewers and ancillary works – Approved

5. CONSULTATIONS

- 5.1 St Ives Town Council – Approval. No adverse impact on the street scene.
- 5.2 Highway Authority – No objections to that proposed as it would not have any impact on highway safety.

6. REPRESENTATIONS

- 6.1 None received at the time of determination.

7. ASSESSMENT

- 7.1 When determining planning applications, it is necessary to establish what weight should be given to each plan's policies in order to come to a decision. The following legislation, government policy and guidance outline how this should be done.
- 7.2 As set out within the Planning and Compulsory Purchase Act 2004 (Section 38(6)) and the Town and Country Planning Act 1990 (Section 70(2)) in dealing with planning applications the Local Planning Authority shall have regard to have provisions of the development plan, so far as material to the application, and to any other material considerations. This is reiterated within paragraph 47 of the NPPF (2021). The development plan is defined in Section 38(3)(b) of the 2004 Act as "the development plan documents (taken as a whole) that have been adopted or approved in that area".
- 7.3 In Huntingdonshire the Development Plan consists of:
- Huntingdonshire's Local Plan to 2036 (2019)
 - Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021)
 - St Neots Neighbourhood Plan 2014-2029 (2016)
 - Godmanchester Neighbourhood Plan (2017)
 - Houghton and Wyton Neighbourhood Plan (2018)
 - Huntingdon Neighbourhood Plan (2019)
 - Bury Village Neighbourhood Plan (2021)
 - Buckden Neighbourhood Plan (2021)

- Grafham and Ellington Neighbourhood Plan 2020-2036 (2022)

7.4 The statutory term ‘material considerations’ has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: *Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor* [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications.

7.5 The main issues to consider as part of this application are:

- Principle of development
- Design and Visual Amenity
- Residential Amenity
- Highway Safety
- Flood risk
- Biodiversity

Principle of development

7.6 The application site is located within an established residential area of St Ives which is defined as a Spatial Planning Area under Policy LP7 of Huntingdonshire’s Local Plan to 2036. However, in this case the proposed development does not fall into any of the categories detailed under Policy LP7 which concern residential and commercial development.

7.7 Policy LP32 of the Local Plan looks to avoid the loss of open space, outdoor recreation facilities, allotments and areas of garden land that provide amenity value. In this case, the area of land in question measures approximately 30 square metres comprising grass, shrubs and a lamp post. The land is not useable open space but serves as a soft landscape buffer within a residential area. There is no adopted Neighbourhood Plan and therefore it is not a Designated Local Green Space. Whilst the loss of this section of land is acknowledged, it is considered to be of low public value and would not be contrary to the aims of Policy LP32 of the Local Plan. The proposed is therefore considered to be acceptable in principle, subject to other material considerations.

Design and Visual Amenity

7.8 Nursery Gardens comprises 44 dwellings built in the 1990s pursuant to planning applications 8902354OUT and 9101578REM. As previously mentioned, the character of the cul-de-sac includes detached two storey dwellings with a mix of brick and render finishes and mock tudor facades which are mostly set

back from the road with front or side driveways and landscaped front gardens.

- 7.9 40 Nursery Gardens is orientated side-on to the road and has a shared access with 41 and 42 Nursery Gardens. There is a parking area to the front with a front garden consisting of low level planting and a tree. The side boundary of the site adjacent to the road comprises a solid brick wall (set in approximately 2 – 2.5 metres) with grass and shrubs between the boundary wall and the pavement. The brick wall begins at the rear elevation of the dwelling and bends round to the rear garden and boundary with 39 Nursery Gardens.
- 7.10 The proposal looks to incorporate a 30sqm strip of land comprising grass and shrubs into the garden of the application site which would involve the demolition of the existing brick wall, removal of the existing soft landscaping and the erection of a 1.8 metre close boarded fence. The proposed fence would extend approximately 14 metres in length which is around 5.5 metres greater in length than the existing brick wall as it would incorporate an area to the side of the dwelling which is not currently enclosed. A gap of 0.5 metres would be retained between the proposed boundary wall and the pavement to provide 6sqm of planting.
- 7.11 In terms of the change of use to garden land, officers have considered the impact of the loss of this small area of amenity land which is considered to have low public value. By its very nature, it does not appear that it was ever intended to be used as an area of usable open space.
- 7.12 However, it is considered that this area of land provides a visual soft landscaping buffer between the built form and hard surfaces within the residential area and contributes positively to the street scene in this respect. Whilst replacement planting is proposed, this would not be proportionate to the established shrubs, planting and grass to be removed.
- 7.13 With regard to the proposed boundary treatment, the Huntingdonshire Design Guide 2017 recommends the avoidance of close boarded fencing in locations facing the public realm. Given the positioning and close proximity to the highway, it is considered that the proposed fencing would be a visually prominent addition within the street scene. The small gap of 0.5 metres between the pavement and proposed fence would not be sufficient for replacement planting to establish and soften the impact of the solid boundary. With a total length of approximately 14 metres, the fencing would be a stark and overly dominant feature to the front and side of the dwelling in views from the north, east and west and would be harmful to the visual amenity and character of the area. It should be noted that the Permitted Development fallback for a boundary fence or similar by virtue of

the Town and Country Planning (General Permitted Development) (England) Order (2015) as amended in this case is a maximum height of 1 metre as the land is adjacent to the highway.

- 7.14 The applicant has provided Officers with examples of close boarded fences within Nursery Gardens. It is acknowledged that sections of close boarded fence are visible in the street scene, however these appear to side onto driveways/parking areas or do not directly front onto the road and are not as visually prominent as the proposed development. It is also acknowledged that there are long sections of close boarded fence as you enter Nursery Gardens from St Audreys Lane, however these are set in approximately 5 metres from the highway thereby reducing the impact on the visual amenity on the public realm.
- 7.15 In conclusion, taking all of the above factors into consideration, the proposal is considered to be contrary to Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 and the guidance contained within parts 3.6 and 3.8 of the Huntingdonshire Design Guide (2017).

Residential Amenity

- 7.16 Policy LP14 of the Local Plan to 2036 states that "a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings."
- 7.17 The proposed development will result in the land being used for activities related to the enjoyment of the dwelling. However, it is not considered the extended garden area will unduly impact the amenities of the neighbouring properties in terms of noise. Furthermore, having regard to the proposed boundary fence and the relationship with neighbouring properties, it is not considered that there would be any harmful overbearing impact created.
- 7.18 With the above, the proposal is considered to be acceptable with regard to its impact on residential amenity and therefore accords with Policy LP14 of Huntingdonshire's Local Plan to 2036.

Highway Safety

- 7.19 The proposed fence would be in close proximity to the highway. The Highway Authority have raised no objection to the proposal. As such, Officers do not consider that the proposal would give rise to any material highway safety issues in accordance with Policy LP17 of the Local Plan.

Flood risk

7.20 A small section of the site falls within Flood Zone 2 shown on the Environment Agency's flood map for planning and the northern part of the site where the development is proposed is shown as being in Flood Zone 3a of the Council's Strategic Flood Risk Assessment 2017. Development of this nature is not subject to the Sequential or Exception test, however paragraph 168 of the National Planning Policy Framework 2021 states that applications for some minor development and changes of use should still be accompanied by a site-specific flood risk assessment. However, Officers do not consider that the proposed change of use of the land and associated development is unlikely to increase the risk of flooding either on or off the site and therefore it is not considered that the absence of a site-specific flood risk assessment would warrant a reason for refusal. On balance, the proposal would comply with the aims of Policy LP5 of the Local Plan.

Biodiversity

7.21 Policy LP30 of the Local Plan states that a proposal should ensure there is no net loss in biodiversity. The land subject to the change of use is a maintained area of grass and shrubs in a residential area and therefore provides limited value in terms of biodiversity. The proposal would involve replacement planting, the species and number of plants has been provided on the proposed plans. Given the nature of the proposal, it is considered that the proposal would accord with the aims of Policy LP30 of Huntingdonshire's Local Plan to 2036 in this regard.

Conclusion

7.22 Having regard to all relevant material considerations, it is concluded that the proposal would not accord with local and national planning policy. Therefore, it is recommended that planning permission be refused.

8. RECOMMENDATION – REFUSAL for the following reason:

Reason 1. By virtue of its design, material and prominent siting within Nursery Gardens, the proposed close boarded fence would be a visually incongruous feature to the front and side of the dwelling and would be out of keeping with the character and appearance of the street scene. The proposal therefore fails to comply with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 and the guidance contained within parts 3.6 and 3.8 of the Huntingdonshire Design Guide (2017).

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388424 and we will try to accommodate your needs.

CONTACT OFFICER:

Enquiries about this report to **Lucy Pateman Senior Development Management Officer** – lucy.pateman@huntingdonshire.gov.uk

APPLICATIONS FOR PERMISSION FOR DEVELOPMENT
13 July 2022

Application No Applicant/Agent	Proposed Development	Recommendations
21/01368/FUL Mr Alan Tuohy 1 Green End Barns St Ives PE27 5RH	2 storey extension to existing dwelling to form self contained annex for ageing relations 1 Green End Barns St Ives	APPROVAL Would wish to see two replacement trees for the one to be felled
22/00033/FUL Mr Tim Adams Walsingham Planning Ltd Bourne House Cores End Road Bourne End SL8 5AR	New rear fire escape 13 Crown Street St Ives	APPROVAL No adverse impact on street scene Acceptable addition to premises
22/00926/TREE Mr David Brettell 19 Wilson Way St Ives PE27 6TG	Horse Chestnut Tree - reduce by 5-7metres 19 Wilson Way St Ives	APPROVAL Acceptable level of canopy reduction. Welcome the decision not to fell the tree.

22/00928/FUL Mr and Mrs Garrod JK Architecture The Gables Bury Road Bury Ramsey PE26 1ME	Proposed rear two storey extension 24 Brigham Crescent St Ives	APPROVAL Appropriate scale of development In keeping with the street scene
22/01007/FUL Miss Katrina Rees MWS Architectural Ltd 89 St John's Road Ely CB6 3BW	Proposed Single Storey Rear Extension 39 Houghton Road St Ives	APPROVAL Appropriate scale of development for the site
22/01059/FUL Mr Fida Hussain Richard Biddle 60 Maytrees St Ives PE27 5WZ	Amalgamation of two flats into one dwelling 11a Carlisle Terrace The Quadrant St Ives	APPROVAL No adverse impact on the street scene
22/01205/FUL Mr and Mrs Baulk JPT Design Consultants Ltd The Studio 23 Halifax Road Upper Cambourne CB23 6AX	Change of use of amenity land to form garden curtilage and erection of boundary fencing. 40 Nursery Gardens St Ives	APPROVAL No adverse impact on the street scene

Development Management Committee



Scale = 1:1,250

Application Ref: 22/01205/FUL

Date Created: 07/02/2023

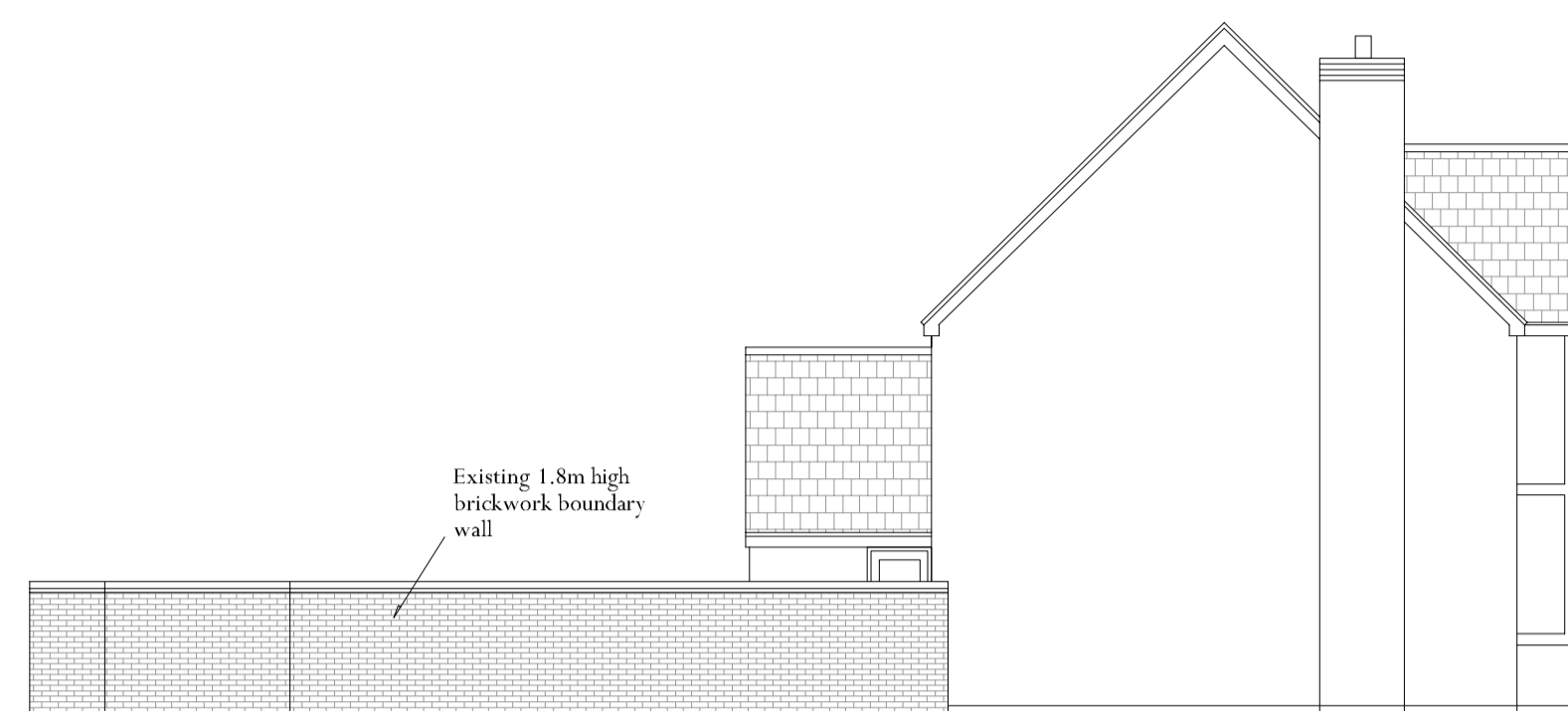
Location: St Ives

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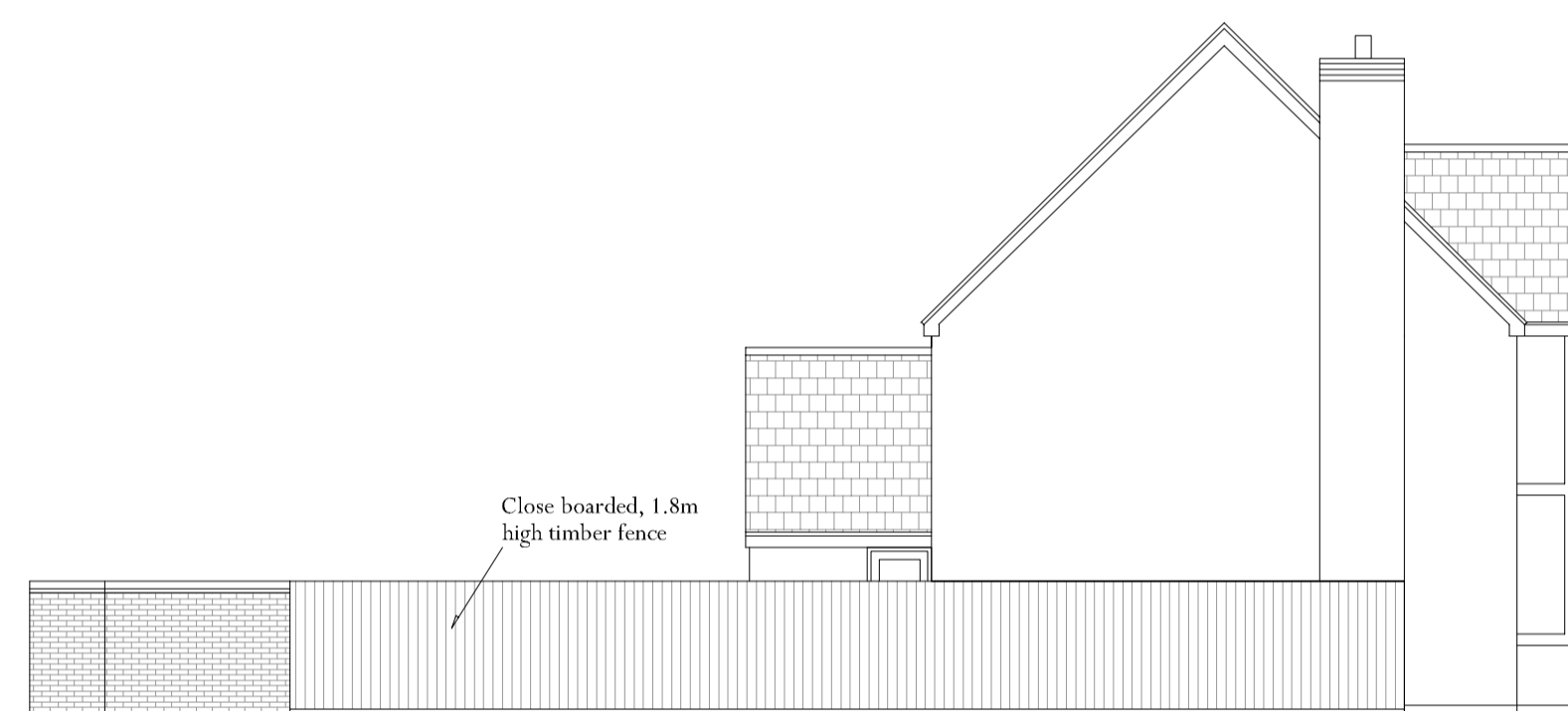


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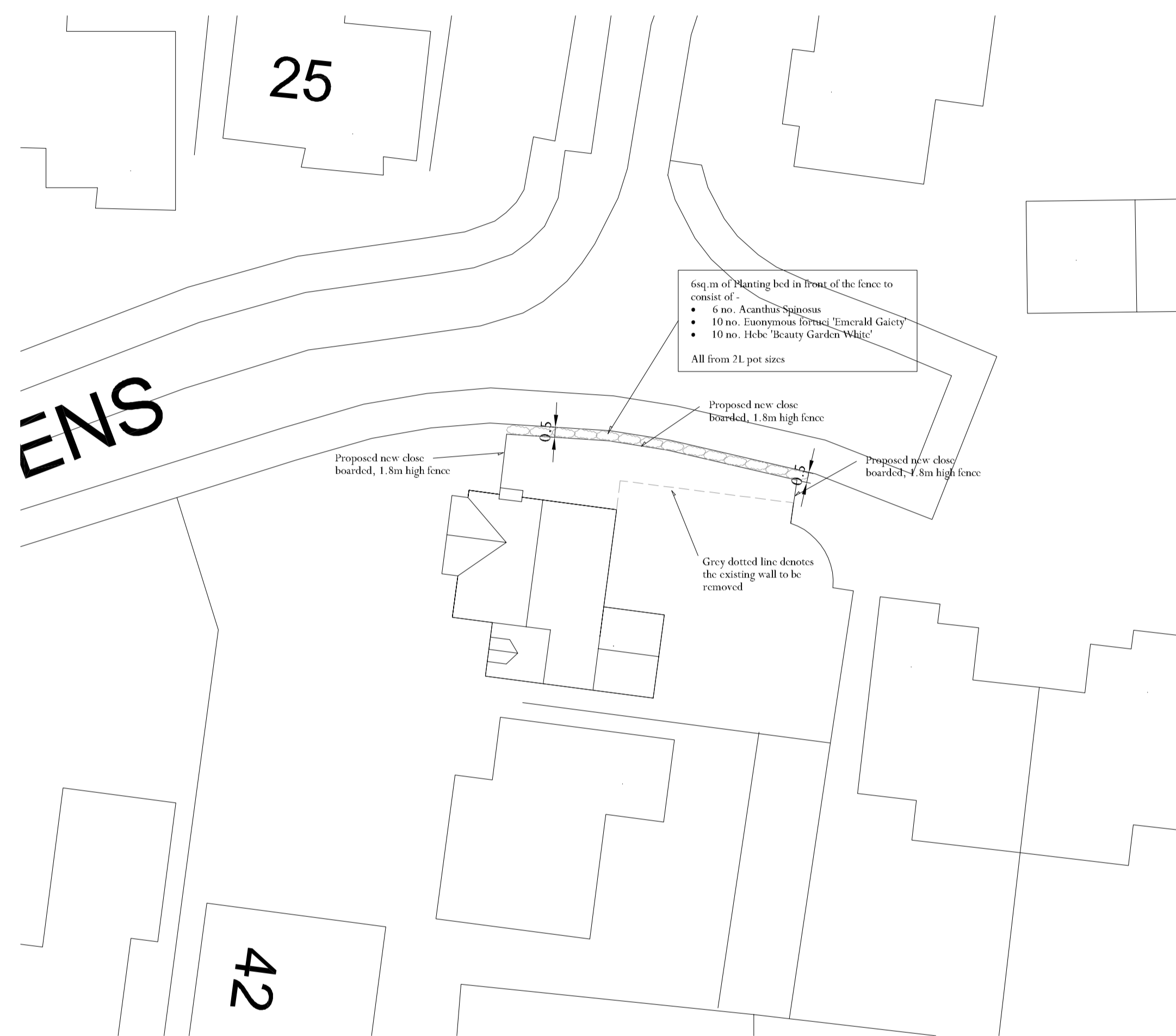
1. ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE STATED.
2. ALL PROPOSED MATERIALS WILL MATCH THOSE OF THE EXISTING HOUSE



EXISTING SIDE ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100



PROPOSED BLOCK PLAN (METRES)
SCALE 1:200

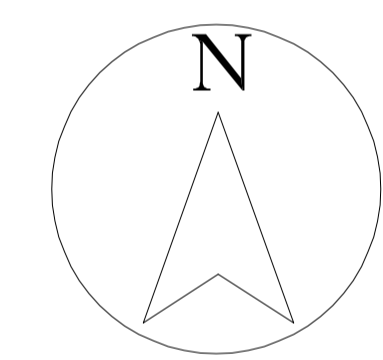
6sq.m of planting bed in front of the fence to consist of -

- 6 no. Aucuba 'Spineous'
- 10 no. Euonymus 'Emerald Gaiety'
- 10 no. Hebe 'Beauty Garden White'

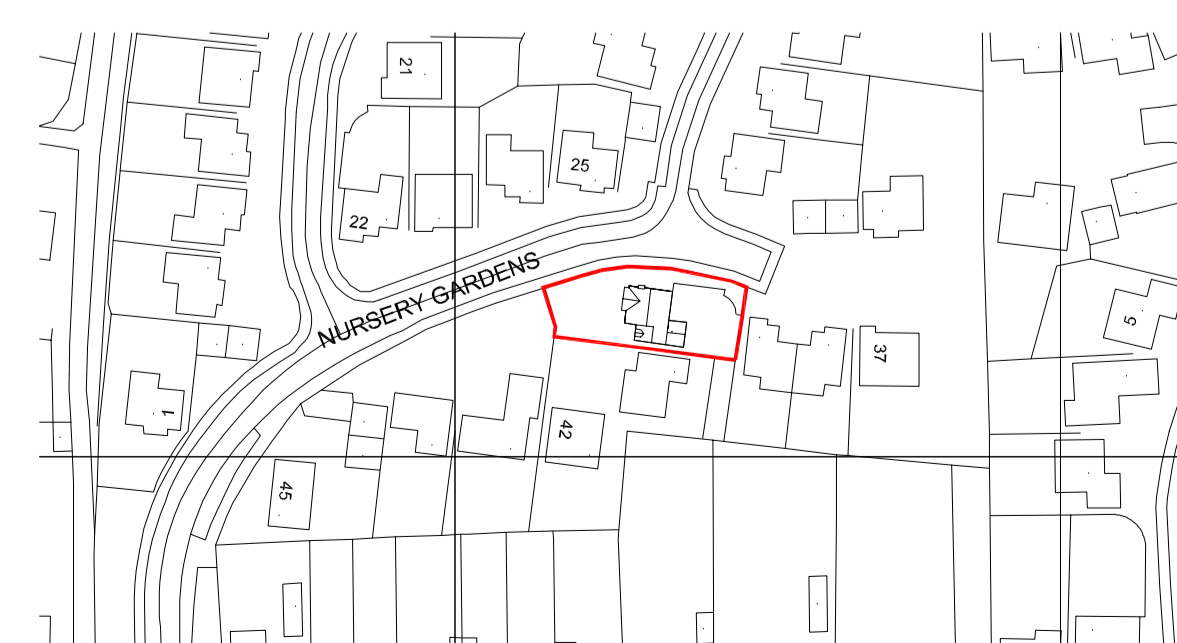
All from 2L pot sizes

Proposed new close boarded, 1.8m high fence

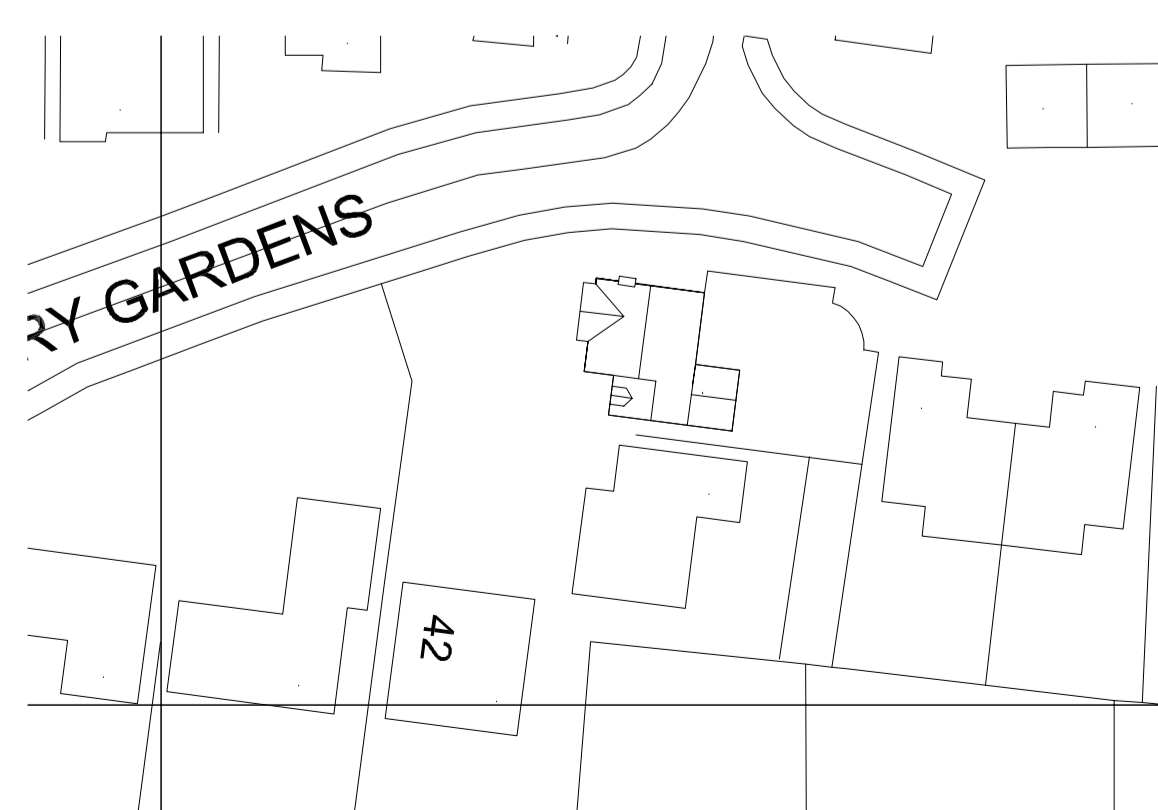
Grey dotted line denotes the existing wall to be removed



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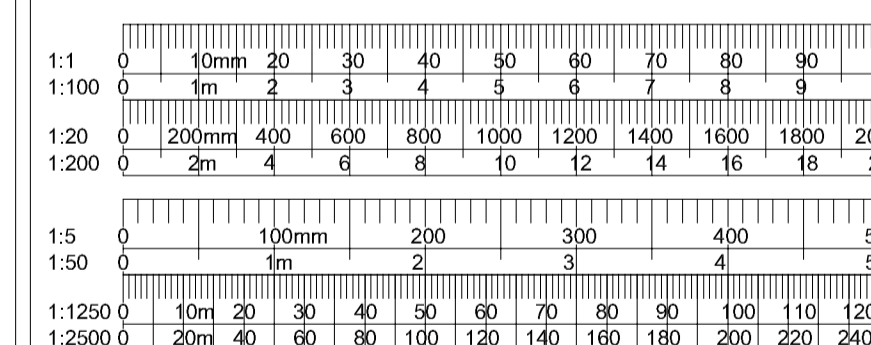


SITE LOCATION PLAN
SCALE 1:1250



SITE PLAN
SCALE 1:500

SCALE RULER



JPT DESIGN
RESIDENTIAL PLANNING & DEVELOPMENT ENGINEERING
THE STUDIO, 23 HALFAX ROAD, UPPER CAMBOURNE CB23 6AX
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Drawing Title -

EXISTING & PROPOSED ELEVATIONS AND SITE PLANS

Client - MR & MRS BAULK

Address - 40 NURSERY GARDENS, ST IVES

Scale - AS SHOWN @ A1

Date - MAY 22

Dwg. No. - JPT/BLK/0522/001

Rev. B



DEVELOPMENT MANAGEMENT COMMITTEE 20th FEBRUARY 2023

Case No: 21/02861/FUL

Proposal: Change of Use of Land for the creation of 6no. Gypsy/Traveller pitches comprising the siting of 1no. Mobile Home, 1 no. Touring Caravan, and formation of hardstanding area, per pitch

Location: Land West Of East View To Llala, Parkhall Road, Somersham

Applicant: Mr P Casey

Grid Ref: 536150 278933

Date of Registration: 17.02.2022

Parish: Somersham

RECOMMENDATION - APPROVE

This application is referred to the Development Management Committee (DMC) in accordance with the Council's Scheme of Delegation as Somersham Parish Council's recommendation of refusal is contrary to the Officer recommendation of approval.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The application site is located to the north of the settlement of Somersham, approximately 225 metres from the edge of the built-up area and is accessed via Parkhall Road and a private gated access track. Parkhall Road is unlined, has no pavement or street lighting but has broad grass verges to both sides. To the immediate north of the private access track are a group of nine residential dwellings that front Parkhall Road. The application site is located approximately 150 metres west of Parkhall Road. The site is within a countryside location. To the south-west of the site the opposite side of the access track is the existing Gypsy/Traveller site known as Rosefield. To the south-west is an arable field and dismantled former railway that is now heavily planted with trees and hedging.
- 1.2 This application proposes a Change of Use of Land for the creation of 6no. Gypsy/Traveller pitches comprising the siting of 1no. Mobile Home, 1 no. Touring Caravan, and formation of hardstanding area, per pitch.
- 1.3 The site is a 1-hectare rectangular parcel of Grade 2 Agricultural Land described as a paddock in the Application Form. Mature

trees contain the site to its northern, eastern and southern boundaries and it is relatively open to the west. At the time of the case officer's first site visit in March 2022, the site was occupied by families living in caravans with the installation of fencing subdividing pitches and hard surfacing formed by crushed materials. Permission for the change of use is therefore being sought retrospectively.

- 1.4 The site is located in Flood Zone 1 (lowest risk of flooding from river sources), is not susceptible to surface water flooding but has a high risk of groundwater flooding according to the Huntingdonshire Strategic Flood Risk Assessment 2017 maps and Environment Agency Flood Maps for Planning. There are no designated heritage assets which would be affected by the development.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (20 July 2021) (NPPF 2021) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2021 at paragraph 10 provides as follows: 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).'
- 2.2 The NPPF 2021 sets out the Government's planning policies for (amongst other things):
- delivering a sufficient supply of homes;
 - building a strong, competitive economy;
 - achieving well-designed, beautiful and safe places;
 - conserving and enhancing the natural, built and historic environment
- 2.3 Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.

For full details visit the government website [National Guidance](#)

3. PLANNING POLICIES

- 3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
- LP1: Amount of Development
 - LP2: Strategy for Development
 - LP3: Green Infrastructure
 - LP5: Flood Risk
 - LP6: Waste Water Management
 - LP8: Key Service Centres
 - LP10: The Countryside
 - LP11: Design Context
 - LP12: Design Implementation

- LP14: Amenity
- LP15: Surface Water
- LP16: Sustainable Travel
- LP17: Parking Provision
- LP27: Gypsies, Travellers and Travelling Showpeople
- LP30: Biodiversity and Geodiversity
- LP31: Trees, Woodland, Hedges and Hedgerows

- 3.2 Supplementary Planning Documents
- Huntingdonshire Design Guide (2017)
 - Cambridgeshire, Kings Lynn & West Norfolk, Peterborough and West Suffolk Gypsy and Traveller Accommodation Assessment 2016 (GTAA 2016)
 - Huntingdonshire Townscape and Landscape Assessment SPD (2022)
 - HDC Annual Monitoring Report
 - Cambridgeshire Flood and Water SPD 2017
 - Huntingdonshire Tree Guidance Note 3
 - ECAP CCC Waste Management Design Guide (CCC SPD) 2012
 - Developer Contributions SPD (2011)

Local For full details visit the government website [Local policies](#)

4. PLANNING HISTORY

- 4.1 No planning history for the application site. Individual parcels of land on the adjacent Rosefield Gypsy/Traveller site have been granted planning permissions in recent years:
- 4.2 17/01626/FUL - Change of use of the land to two residential pitches, one for Gypsies and Travellers who meet the planning definition, the other for a mix of Gypsies and Travellers who meet the planning definition and Romany Gypsies who do not, with the siting of six caravans of which no more than four would be static caravans, and the construction of two amenity blocks.
Permission granted 8th June 2018
- 4.3 18/01312/FUL - Change of use of the land to residential with the siting of three caravans of which no more than one would be static caravans, and the construction of an amenity block.
Permission granted 20th August 2019
- 4.4 20/00608/FUL - Change of use of the land to Gypsy and Traveller residential with the establishment of two residential pitches, each with the siting of two caravans of which no more than one can be static caravans and the construction of an amenity building.
Permission granted 17th July 2020

- 4.5 21/01491/FUL (same application site as 20/00608/FUL) - Use of the land for Gypsy and Traveller residential with the establishment of three residential pitches
Permission granted 13th December 2021
- 4.6 An application has also been submitted (22/00518/FUL) for “Change of use of land for the stationing of four mobile homes (static caravans) and eight touring caravans, to include establishment of hardstanding and fences on a temporary or permanent basis (partly retrospective)” on land to the rear (south) of the existing Rosefield site.
At the time of writing this application is pending consideration.

5. CONSULTATIONS

- 5.1 **Somersham Parish Council – Objection:** Councillors agreed to object to this application on the basis of over development of the site. The land has already undergone extensive work and is already in occupation without the necessary planning permissions and approval. Further, hardcore has been imported which is likely to have required a permit in the first instance to move to the site. In addition the council object to the access track being included within this planning application as the track should be available for access/egress for all users for this location.
- 5.2 **Cambridgeshire County Council Highways – No objection subject to conditions:** I note this application is in a similar location to a previous application (18/01312/FUL and 20/00608/FUL) to which the Highway Authority had no objection to. I therefore would request the same conditions as previously requested, so as the private track where it adjoins the public highway should be upgraded to that of a shared nature. Recommended conditions relate to:
- Access shall be a minimum width of 5m for 10m from the highway.
 - The access shall be constructed to CCC construction specification.
- 5.3 **HDC Environmental Health – Neither objecting or supporting:** I note Section 13 of the application form states that the applicants will be using a cess pit for foul sewage. A cess pit is a watertight holding tank and (depending on size) will need regular emptying, especially if it will be serving 6 households. Building Regulations have various requirements for this type of system, including ensuring there is sufficient capacity to store foul water until emptying. There are more modern methods available and the Building Regulations state ‘where no other option is feasible a cesspool may be acceptable’. I would therefore recommend that both Building Control and the Environment Agency are consulted to ensure the proposals are appropriate with regard to foul sewage disposal.

If it is intended that a different system will be utilised, the Environment Agency's (EA's) Binding rules (available at: <https://www.gov.uk/guidance/general-binding-rules-small-sewage-discharge-to-a-surface-water>) may need to be adhered to, and we would want to know the location and noise level of any potential aeration pumps.

I have no other issues to raise, however if permission is granted the applicant will need to apply to Huntingdonshire District Council for a caravan site license, to which conditions will be attached. For more information regarding this please contact envhealth@huntingdonshire.gov.uk

5.4 **Environment Agency – No comment:** See standing advice.

5.5 **HDC Building Control:** No comments received.

5.6 **HDC Landscape:** No comments received.

6. REPRESENTATIONS

6.1 1 neighbour representation has been received neither objecting to nor supporting the application.

6.2 East View, Parkhall Road, Somersham: I am a little concerned with the collection of rubbish. Reading the application, there does not appear to be any arrangement for its collection. I noticed a pile of waste bags at the end of the access road a few weeks ago. Although now removed I would hate to see this as a regular feature.

7. ASSESSMENT

7.1 The main matter to consider in assessing this application is whether there is any conflict with Development Plan policies. If there is any conflict, whether the application can be considered to be in accordance with the Development Plan when taken as a whole. If the application is not in accordance with the Development Plan, whether there are any material considerations, including the NPPF (2021), which indicate that planning permission should be granted. With this in mind, the report addresses the principal, important and controversial issues which are in this case:

- The Principle of Development
- Impact upon the Character and Appearance of the Area
- Residential Amenity
- Flood Risk and Drainage
- Highway Safety, Access, and Parking Provision
- Biodiversity

The Principle of Development

- 7.2 The application site is located in the countryside and therefore must be assessed against Policy LP10 of the Local Plan which states that *“Development in the countryside will be restricted to the limited and specific opportunities as provided for in other policies of this plan and that all development in the countryside must:*
- a. seek to use land of lower agricultural value in preference to land of higher agricultural value:*
 - i. avoiding the irreversible loss of the best and most versatile agricultural land (Grade 1 to 3a) where possible, and*
 - ii. avoiding Grade 1 agricultural land unless there are exceptional circumstances where the benefits of the proposal significantly outweigh the loss of land;*
 - b. recognise the intrinsic character and beauty of the countryside; and*
 - c. not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others.”*
- 7.3 With regard to part a, the proposal would result in the loss of approximately 1ha of Grade 2 Agricultural Land. This loss would conflict with Policy LP10 to a degree. However, 1ha loss would not be significant in terms of the availability of best and most versatile land across the district and would not have a detrimental impact upon current food or crop production. Further, it is recognised that the application site adjoins the gardens of several residential properties to the east and is located adjacent to several occupied Gypsy and Traveller pitches to the south such that a residential use as proposed would likely be more compatible with the adjacent existing land uses.
- 7.4 In terms of parts b and c, these matters are assessed in detail further below in ‘Principle of Development’ section of report against Policy LP27. Overall, subject to conditions, the proposal is considered to recognise the intrinsic character and beauty of the countryside and would not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others

Gypsy and Traveller Status

- 7.5 A preliminary consideration is whether planning policies relating to gypsies and travellers are relevant in the consideration of this application.
- 7.6 Annex 1 of the national Planning Policy for Traveller Sites (PPTS) document includes a number of definitions for the purposes of this planning policy including the terms ‘gypsies and travellers’, ‘travelling showpeople’, ‘travellers’, ‘pitch’ and ‘plot’. The definition of a Gypsy/Traveller was amended in 2015 and

reads: *For the purposes of this planning policy 'gypsies and traveller' means persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependant's educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.*

- 7.7 During the determination period of the application, the Court of Appeal Judgement *Lisa Smith v SSLUHC [2022] EWCA Civ 1391* was issued which found the 2015 definition of Gypsies and Travellers in Annex 1 of the PPTS to be discriminatory to those that ceased to travel due to health or disability and was therefore unlawful. The definition of a Gypsy/Traveller should therefore be *persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.*
- 7.8 Paragraph 2 of Annex 1 lists the following issues that should be considered in determining whether persons are "gypsies and travellers" for the purposes of this planning policy:
- a) whether they previously led a nomadic habit of life
 - b) the reasons for ceasing their nomadic habit of life
 - c) whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances.
- 7.9 The accompanying Personal Circumstance & Gypsy Status Statement submitted with the application describes the background of the families which make up the applicant group. The information includes details of their nomadic lifestyle, and it is noted that each pitch includes space for a touring caravan which meets with the stated intention to continue to travel in the future. The Personal Circumstance & Gypsy Status Statement also sets out the need, across all of the families that form the applicant group, for children to be in education, and the need for one member of the applicant group to regularly access to healthcare services to manage a chronic illness.
- 7.10 The test of the evidence is the balance of probabilities: that is, whether something is more likely than not. Having regard to the submitted Personal Circumstance & Gypsy Status Statement, it considered that the families who will be occupying the pitches fulfil the definition of gypsies and travellers.
- 7.11 When assessing the location of the site against the built-up areas definition and the tables on pages 53 to 55 of the Local Plan to 2036, the site lies outside the built-up area of Somersham, which is a Key Service Centre, the site is therefore considered to be within the countryside.

- 7.12 Local Plan policy LP27 relates to Gypsies, Travellers and Travelling Showpeople and its purpose, as stated in paragraph 7.33 of the Local Plan, is to enable the appropriate provision of sites to meet the specific needs of such groups. It states that new traveller sites outside of the built-up area will be supported in sustainable locations where they respect the scale of the nearest settled community and will be very strictly limited in open countryside that is away from existing settlements.
- 7.13 The Council will therefore support a proposal which contributes to the delivery of Gypsy and Traveller pitches where it satisfies each of criteria a) to j) of the policy.

Need for Gypsy and Traveller sites

- 7.14 The local Plan to 2036 does not specifically allocate any sites for gypsies, travellers or showpeople.
- 7.15 As stated above, the site is not located within the built-up area of Somersham, and therefore in planning policy terms it is in the open countryside where planning policies for the countryside apply. The Planning Policy for Traveller Sites (PPTS) published in August 2015 is not opposed in principle to traveller sites being located in the countryside, so long as they are not within Green Belt land. Huntingdonshire does not have any areas of Green Belt. Stipulations in the PPTS include: -
- * Local planning authorities should very strictly limit new traveller site development in open countryside that is away from existing settlements or outside areas allocated in the development plan; -
 - * Local planning authorities should ensure that sites in rural areas respect the scale of, and do not dominate, the nearest settled community, and avoid placing undue pressure on the local infrastructure’.
- 7.16 Paragraph 4 of the NPPF (2021) states that it should be read in conjunction with the Government's Planning Policy for Traveller Sites and that decisions on traveller sites should also have regard to the Framework so far as relevant. The Planning Policy for Traveller Sites (PPTS) sets out the Government's overarching aim to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community. The PPTS includes policies on plan-making and on decision-taking. Paragraph 23 of the PPTS states that local planning authorities should determine applications in accordance with the presumption in favour of sustainable development and the policies in the NPPF and PPTS.
- 7.17 Paragraph 24 of the PPTS states that when considering planning applications local planning authorities (LPAs) should consider the following:

- a) The existing level of local provision and need for sites,
- b) The availability (or lack) of alternative accommodation for the applicants,
- c) Other personal circumstances of the applicant,
- d) The locally specific criteria used to guide the allocation of sites in plans or which form the policy where there is no identified need for pitches/plots should be used to assess applications that may come forward on unallocated sites, and
- e) That LPAs should determine applications for sites from any travellers and not just those with local connections.

7.18 Paragraph 26 of the PPTS requires weight to be attached to factors such as:

- a) Effective reuse of brownfield land, untidy or derelict land;
- b) Sites which positively enhance the environment for example by soft planting;
- c) Promoting opportunities for healthy lifestyles, such as provision of adequate landscaping and play areas for children
- d) Not over enclosing or isolating a site with hard landscaping, walls and fences.

7.19 The criteria and means by which new traveller development is to be controlled is set out in further policies within the PPTS and in local policies which closely reflect the NPPF policies, and these are considered below.

7.20 Under the PPTS Policy B, planning authorities should, amongst other things, set pitch targets for gypsies and travellers which address likely needs in their area, working collaboratively with neighbouring local planning authorities. In producing their local plans, planning authorities should, amongst other things:

- a) identify and update annually, a supply of specific deliverable sites sufficient to provide five years' worth of sites against their locally set targets;
- b) identify a supply of specific, developable sites or broad locations for growth, for years six to ten and, where possible, for years 11-15:
- c) consider production of joint development plans that set targets on a cross-authority basis, to provide more flexibility in identifying sites;
- d) relate the number of pitches to the circumstances of the specific size or location of the site and the surrounding population's size and density;
- e) protect local amenity and environment.

7.21 Paragraph 11 of The PPTS (2015) sets out that criteria should be set to guide land supply allocations where there is identified need. Where there is no identified need, criteria-based policies should be included to provide a basis for decisions in case applications nevertheless come forward. Criteria based policies

should be fair and should facilitate the traditional and nomadic life of travellers while respecting the interests of the settled community.

- 7.22 Paragraph 13 of the PPTS (2015) requires LPAs to ensure that traveller sites are sustainable economically, socially and environmentally and includes the criteria that should be used in the setting of LPA policies.
- 7.23 Policy H, paragraph 22 of the PPTS (2015) notes that planning law requires applications for planning permission to be determined in accordance with the provisions of the development plan, unless material considerations indicate otherwise.

As such the following factors are considered:

- 7.24 **(a) The existing level of provision and need for traveller pitches:**
- 7.25 For the purposes of plan preparation, paragraph 9 of PPTS advises local planning authorities that they should set pitch targets which address the likely permanent and transit site accommodation needs of Travellers in their area, working collaboratively with neighbouring local planning authorities. Policy H, para 27 of the PPTS, states that the absence of a 5-year supply of deliverable sites should be a significant material consideration in any subsequent planning application when considering applications for the grant of temporary planning permission.
- 7.26 Policy LP27 of the Huntingdonshire Local Plan to 2036 refers to The Cambridgeshire, Kings Lynn & West Norfolk, Peterborough and West Suffolk Gypsy and Traveller Accommodation Assessment 2016 (GTAA 2016), which identified a need within Huntingdonshire for an additional 9 permanent residential Gypsy and Traveller pitches between 2016 and 2036, of which 5 were needed between 2016 and 2021. It was also identified that a further need of between 0-19 additional pitches may be required from existing households, although this did not form part of the GTAA process - although if the national average of 10% were to be applied this could be as few as 2 additional pitches.
- 7.27 It was identified that a total of 29 Gypsy and Traveller households did not meet the new definition as they were not able to provide information that they travel away from their usual place of residence for the purpose of work, or that they have ceased to travel temporarily due to children in education, ill health or old age. Some did travel for cultural reasons to visit fairs, relatives or friends, and others had ceased to travel permanently – these households did not meet the new definition.

- 7.28 Therefore, within paragraph 7.70, the GTAA recognised that further information may be made available at a later date to the Council that will allow for the new definition to be applied to the 'unknown' households, and the overall level of need could rise by up to 7 pitches on unauthorised sites and up to 12 pitches from new household formation.
- 7.29 Within the April 2019 appeal decision APP/H0520/W/18/3196305, it was concluded that despite the Council's position in terms of being able to demonstrate that they had met the baseline need for 9 pitches in terms of the 5-year supply being met for Gypsy and Traveller sites, it is still recognised that there is still an unmet need for the 'unknown' households which may be for the 19 pitches identified, or a greater level than anticipated.
- 7.30 The Council's Annual Monitoring Report (AMR) Part 1 (Housing Supply) published 24th October 2022 states that between the base date of the GTAA at 1 February 2016 and 31 March 2022, 43 pitches were granted permission across 12 sites. The AMR states that as of 31st March 2022 there were 9 planning applications under consideration for Gypsy and Traveller pitches totalling 16 pitches across 9 sites although the AMR doesn't take into account this application which was valid and pending consideration from 17th February 2022. Therefore, the total of applications under consideration as of 31st March was for 22 pitches across 10 sites. At the time of writing all of those applications under consideration as of 31st March 2022 are still pending consideration.
- 7.31 The HDC Planning Policy Team have confirmed that the GTAA 2016 is now dated as a source of evidence and the numbers in it should not be treated in any way as a ceiling. Work to replace his document is currently underway in accordance with the requirement for a periodical review in section 8 of the Housing Act 1985. Therefore, the target in the GTAA is not considered to be a ceiling, and applications which meet the criteria of Policy LP27 would be considered on their merits.
- 7.32 This view has been supported by the recent appeal decision ref: APP/V01510/W/19/3243732 (Mr James Douglas against the decision of East Cambridgeshire District Council) decision date 11st August 2022. Within the allowed appeal decision, it is noted that the appellant challenged the findings of the GTAA and provided reasons why they considered there to have been a significant underestimation of need. These reasons included inaccuracies in recording the number of households in the district with planning permission at the base date, the belief that households were not accurately identified that were doubled up, concealed or over-crowded, and a failure to establish an accurate number of gypsies living in brick & mortar houses who would instead prefer to be resident in mobile homes. The appeal

decision states that the Council's witness, when faced with these assertions, did not convincingly counter the claims due to a lack of empirical evidence and detail available. The Inspector therefore considered that there is strong likelihood that the GTAA has underestimated the local need for new sites. The Inspector concluded that the absence of a 5-year supply of sites and an apparent unmet need for gypsy & traveller sites are matters which are afforded considerable weight.

7.33 It should also be noted that the GTAA 2016 was based on the PPTS 2015 definition of Gypsy/Travellers discriminatory since found to be discriminatory and unlawful. Therefore, there is likely additional need for those who were excluded from the GTAA 2016 process based on the 2015 definition.

7.34 **b) the availability (or lack) of alternative accommodation for the applicants:**

7.35 Based on the status of the GTAA 2016 and absence of allocated sites for Gypsies and Travellers within the Local Plan together with the amount of retrospective planning applications granted permission and pending consideration since the publication of the GTAA 2016, it is considered that there is a shortage of Gypsy and Traveller sites in Huntingdonshire, and therefore there is still an unmet need within the district. In this instance the accompanying Personal Circumstance & Gypsy Status document describes why the occupiers of the 6 pitches have, prior to becoming aware of the site and occupying it following a group purchase, struggled to find a suitable permanent base and have largely led a roadside existence, and in some cases have been on waiting lists for Council pitches without success.

7.36 **c) other personal circumstances of the applicant:**

7.37 The accompanying Personal Circumstance & Gypsy Status document sets out that each of the families occupying the proposed pitches have children who are currently in full time education or young children who will soon be enrolling in full time education. One applicant has a medical issue requiring regular access to refrigerated medication which needs constant management.

7.38 **d) that the locally specific criteria used to guide the allocation of sites in plans, or which form the policy where there is no identified need for pitches, should be used to assess applications that may come forward on unallocated sites:**

7.39 The criteria within policy LP27 is therefore relevant and is discussed within material considerations below.

7.40 **e) that they should determine applications for sites from any travellers and not just those with local connections.**

7.41 In this instance, these are applicants who originate from the region and also applicants who have continuously travelled across the country before becoming aware of the site. The applicants appear to fulfil the definition of Gypsy and Travellers. Policy LP27 of Huntingdonshire's Local Plan to 2036 is therefore relevant and the application will be assessed with regard to any travellers not just those with local connections.

Sustainability in terms of Policy LP27 of Huntingdonshire's Local Plan to 2036:

7.42 Policy LP27 of the Local Plan to 2036 sets out a range of criteria to be satisfied. These are set out below, and the scheme is subsequently assessed against the provisions of each of these criteria:

7.43 *a. The location is within 1.5 miles of a primary school and 2 miles of a GP surgery* – the proposal accords with this requirement. The site is 0.5 mile from Somersham Primary School and less than a mile from Somersham health centre. However, the policy also indicates distances from amenities i.e. schools, should be used as a guide rather than a fixed limit, and that account will also be taken of qualitative aspects, and in particular the nature of the route to the nearest primary school, including the presence or lack of pavements and/or cycle paths.

7.44 It is acknowledged that there is no pedestrian footpath along this part of Parkhall Road, and no lighting. The applicants would therefore likely be reliant on the use of a motor car to transport to the school or doctors. However, the trips by car are expected to be short journeys only in order to access the local surgery, schools and other shops and facilities. The village of Somersham is also within cycling distance so that older children and adults would be able to access facilities by bicycle, and not just by car. The benefits to the families would include a stable home base where the family members would benefit from access to health care and educational facilities in a reasonably sustainable location having moved from a primarily roadside existence. Therefore, on balance, the location of the site is considered acceptable against this criterion.

7.45 *b. The character and appearance of the wider landscape would not be significantly harmed* – the site is well screened by existing trees to the northern, southern and eastern boundaries. The application is accompanied by an Arboricultural Impact Assessment which assesses the impact of the proposed hardstanding within the root protection areas of retained tree groups. The report considers the impacts to the retained tree groups can be mitigated to an acceptable degree through 3D

cellular confinement system within the root protection areas. Full details of which can be secured by condition.

- 7.46 A Tree Protection Plan also accompanies the application which provides assurance that the trees will be protected from damage during construction of the hardstanding areas near the boundaries. The proposed site plan features indicative low hedging and 1.2m post and rail fencing separating the pitches with planting to western boundary which is predominately open at present. While the extent of hardstanding proposed is noted, the site does not have significant prominence in the public realm due to its containment from existing trees and set back behind the long residential gardens of properties fronting Parkhall Road. An appropriate scheme of soft landscaping could reinforce and enhance the existing soft enclosed appearance of the site and mitigate the visual impact of hard surfacing within it, while providing biodiversity benefits. The submitted Arboricultural Impact Assessment was undertaken when the site had already been occupied and crushed materials had been laid to form temporary hard surfacing. As the permanent hardstanding works are yet to be implemented, the proposed tree protection measures and 3D confinement system should still be implemented during works for permanent hardstanding. Subject to conditions securing compliance with the proposed tree protection plan, full details of the 3D cellular confinement system prior to the installation of hardstanding within the root protection areas of trees, and a detailed landscaping scheme, the proposal would not have a detrimental effect on the character and appearance of the wider landscape and would recognise the intrinsic character and beauty of the countryside.
- 7.47 *c. The location and scale of sites does not dominate the nearest settled community, when the proposal is considered collectively with other nearby traveller sites - LP27, criterion c)* is based on the national Planning Policy for Traveller Sites (2015) paragraphs 14 and 25. Paragraph 25 states that: "Local planning authorities should ensure that sites in rural areas respect the scale of, and do not dominate the nearest settled community, and avoid placing an undue pressure on the local infrastructure." No definition is provided of what should be considered the 'nearest settled community'. In terms of criterion c), Somersham has a population of approximately 3,780 and a dwelling stock of around 1,650. The 2011 Census showed around 0.12% of the usually resident population of Huntingdonshire identified as being gypsies and travellers, significantly lower than the 0.22% average of the GTAA 2016 study area.
- 7.48 Other Gypsy and Traveller sites around Somersham are the adjoining pitches at Rosefield located off the same access road, 3 pitches at Hilltop Orchard approximately 1.5 kms south west of the village and 3 pitches at Legacy Park approximately 2 kms east of Somersham. At Rosefield adjacent to the application site

there are 7 permanent Gypsy and Traveller pitches with planning permission and 4 pitches subject to planning application 22/00518/FUL which was made on a part-retrospective basis and is currently pending consideration. At Hilltop Orchard there are 4 pitches with permanent planning permission and 3 pitches subject to planning application 22/01658/FUL which was made on a retrospective basis and is currently pending consideration. At Legacy Park there are 4 pitches with permanent planning permission and 4 pitches subject to planning application 18/00840/FUL which is currently pending consideration.

In terms of the overall community of Somersham, the 15 existing and permitted Gypsy and Traveller pitches together with the 6 proposed under this application, would equate to 21 pitches and 1.27% of the dwellings in the parish. This is higher than the average Gypsy and Traveller representation across the district. However, seven of the pitches are at least 1.5kms distant from the main settled community; the Rosefield pitches and those proposed through this application are the only pitches in close proximity to the main settled community in Somersham and would not dominate it.

7.49 A group of 9 dwellings is situated to the east of the site, also within the open countryside. The houses have large gardens which separate the application site from the houses by around 100 metres for the most part with the exception of the adjacent barn converted under permitted development rights. Paragraph 7.41 of the Local Plan states that it is anticipated the new sites will be small family sized sites of up to 4 pitches and recognises that up to 8 pitches may be appropriate depending on local circumstances. At 6 pitches on approximately 1ha of land the proposal is low density in itself and comprises less than the upper suggestion of 8 pitches. When considered collectively with the pitches already established at Rosefield, it is recognised that this development would create more permanent Gypsy/Traveller pitches than the number of houses in the immediate locality to the east of the site. However, the Gypsy/Traveller sites would retain significant visual separation from the small group of dwellings and such separation would minimise amenity impacts. Further, in this instance, the scale of the development in proximity to everyday services and facilities within the Key Service of Somersham is not considered to place undue pressure on the local infrastructure. It is therefore considered that the proposal is acceptable against this criterion.

7.50 *d. The proposed boundary treatment provides a good balance between minimising the development's impact on surrounding countryside and its integration into the local community* – The boundary trees to the northern, eastern and southern boundaries of the site minimise the visual impact of the development and the caravans and structures that are proposed but does not represent a barrier between the site and the local community. The boundary treatments proposed within the site including 1.2m

post and rail fencing with low hedging would be appropriate to this countryside location. Full details of the outer boundary treatments and landscaping can be secured by condition and would not preclude integration into the local community. The balance referred to in criterion d) can therefore be achieved.

- 7.51 *e. There will not be a significant adverse effect on the amenity of nearby residents or the effective operation of adjoining uses -*
The application site is located at significant distance from the main living areas of the adjacent residential dwellings to the east and would not have an unneighbourly relationship with the existing Gypsy and Traveller pitches such that there would be no significant impacts on the amenity of nearby residents or the effective operation of adjoining uses through noise, disturbance, obtrusive light, dust, odour, pollution and loss of privacy in accordance with criterion e and Policy LP14 of the Local Plan. One representation has been received with regard to the collection of refuse waste. The applicant has stated they would prefer for this to be done as per the settled population but do not have refuse containers on site due to a lack of planning permission in place and the Council refusing to supply these. The applicant has stated they are willing to agree to a condition for details to be agreed for bin stores within each pitch and a collection day point for the site as a whole.
- 7.52 The Environmental Health team raise the issue of potential noise from alternative means of foul drainage other than the proposed cesspit. The applicant has stated the use of cesspits is not uncommon for Gypsy & Traveller sites, as they are equipped with alarms and emptied on a monthly/bi-monthly basis. They are also fairly temporary in nature, so typically reflect the potential of a time limited consent being granted. It is for these reasons, coupled with lack of clarity over whether a mains connection could be achieved, that the applicant proposes to install the system as opposed to seeking mains drainage connections. It has been suggested by the applicant that the concerns of noise from alternative means of foul drainage can be controlled by condition, and subject to the type of permission which is granted by the committee, if any, then an appropriate solution could be found. The condition suggested by the applicant would require that no other method of drainage be used without the written approval of the local planning authority.
- 7.53 *f. The site provides a high level of residential amenity for the proposed residents, for example in relation to protection from noise and provision of play facilities –* Gypsy and Traveller sites tend to be self-sufficient sites. Children would play within the relatively large pitch areas without the need to be located near to formal recreation facilities. Meadowlands Park is located less than 500 metres from the application site. Given the countryside location of the site, it is considered that the proposal would result in a high standard of residential amenity for future occupiers.

- 7.54 *g. The health and safety of occupants is not put at risk, including through unsafe access to sites, poor air quality, contamination or unacceptable flood risk* - The site is located in flood zone 1 and at a low risk of flooding. The access is considered safe subject to improvements requested by the Highway Authority which can be secured by condition. Within their consultation response, HDC Environmental Health have raised no concerns regarding contamination. Therefore, it is not considered that the health and safety of occupants is put at risk.
- 7.55 *h. There is adequate space for operational needs, including the parking and turning of vehicles* - The proposed plans demonstrate there is adequate space for vehicles to park, and enter and leave in a forward gear.
- 7.56 *i. There are appropriate management arrangements in place, where the site may have multiple owners or tenants or be used for transit purposes* - The site is owned by the applicant group who are part of a wider close family unit.
- 7.57 *j. The site can be safely and adequately serviced by infrastructure* – The adjoining site is served by mains water and mains electricity, and as such it is considered feasible for the proposed development to also be served by these utilities. Small package sewage treatment plants are the preferred means of waste disposal when connection to mains drainage is not possible or impractical.
- 7.58 Overall, while the proposed development does not meet with any of the specific opportunities for development in the countryside as set out in Paragraph 4.110 of the Local Plan, it is considered that the proposal is acceptable against the primary aims and objectives of Policy LP10 and accords with the Local Plan’s Gypsy, Travellers and Travelling Showpeople Policy LP27. Therefore, the site is considered to be in a sustainable location for the scale and nature of the development proposed. Having regard to the NPPF, the PPTS and Policy LP27 of the Huntingdonshire Local Plan to 2036, as well as the personal circumstances of the applicants and shortage of alternative Gypsy and Traveller pitches in the district, the principle of the development is considered acceptable, subject to all other material planning considerations, which are discussed below.

Impact upon the Character and Appearance of the Area

- 7.59 Policies LP11 and LP12 of the Local Plan and the Huntingdonshire Design Guide SPD (2017) set out key principles of good design to support proposals that respond positively to their context, integrate successfully with the surrounding built form and create well designed and sustainable developments

that are functional to meet the needs of present and future occupiers.

- 7.60 The site is well screened when approached from Somersham to the south along Parkhall Road. When approaching from the north the site is also well screened by trees and hedgerows and the existing houses that front on to Parkhall Road. The caravans and hardstanding would erode the pre-existing verdant character of the site. However, given the effective screening, the overall impact when viewed from any publicly accessible location is considered to be minimal in nature.
- 7.61 The further soft landscaping proposed would further minimise the impact of the additional caravans and hardstanding on the site. This would allow the site to be considered visually acceptable within the surrounding area, as its visual impact outside the site would be very limited. Details of soft landscaping and boundary treatments can be secured by condition.
- 7.62 Elevations have not been provided to show the appearance of the mobile homes and caravans, but these are subject to change. The caravans would remain within the legal definitions regarding the maximum size of caravans. There is no requirement, therefore, for the plans and elevations of mobile homes and caravans, which are to be located on the site, to be provided as they are considered mobile structures.
- 7.63 Subject to the imposition of conditions relating to landscaping, the application would meet the requirements of policies LP10, LP11, LP12 and criteria b) and d) of Policy LP27 of The Huntingdonshire Local Plan to 2036.

Residential Amenity

- 7.64 Policy LP14 of the Local Plan states, *“A proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings.”*
- 7.65 As discussed above in paragraph 7.49, the scale of the proposed development in relation to the separation distance to the adjacent residential properties would not give rise to any significant amenity impacts. In addition, occupiers of the application site would benefit from a high standard of amenity with relatively spacious pitches.
- 7.66 Conditions can be imposed to address the raised concerns of refuse waste disposal and potential noise associated with foul drainage. Overall, it is considered that the proposed development would provide a high standard of amenity for future occupiers and maintain a high standard of amenity for users and

occupiers of neighbouring land and buildings in accordance with Policy LP14 of the Local Plan and the NPPF 2021 in this regard.

Flood Risk and Drainage

- 7.67 The site is located in an area at the lowest identified risk of flooding from river sources and surface water. The site is shown within the Huntingdonshire Strategic Flood Risk Assessment (SFRA) 2017 as highly susceptible to groundwater flooding.
- 7.68 Paragraph 159 of the NPPF 2021 states that Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere. Paragraph 162 of the NPPF 2021 states that the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source and that development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding.
- 7.69 With regard to the sequential test, Policy LP5 of the Local Plan states that *“A proposal will only be supported where all forms of flood risk, including breaches of flood defences or other defence failures, have been addressed, as detailed in the National Planning Practice Guidance and with reference to the Cambridgeshire Flood and Water Supplementary Planning Document (SPD), such that: a. the sequential approach and sequential test are applied and passed, having regard to actual and residual flood risk and including consideration of the impact of climate change;”*
- 7.70 The application is accompanied by a Flood Risk Assessment (FRA) carried out by Flume Consulting Engineers dated January 2023. As set out above, the SFRA indicates groundwater flooding as the only source of potential flood risk at the site. Paragraph 5.4 of the SFRA states that mapping of groundwater flood risk has been based on the Areas Susceptible to Groundwater (AStGW) dataset. The AStGW dataset is a strategic-scale map showing groundwater flood areas on a 1km square grid. It shows the proportion of each 1km grid square, where geological and hydrogeological conditions indicate that groundwater might emerge. It does not show the likelihood of groundwater flooding occurring and does not take account of the chance of flooding from groundwater rebound. This dataset covers a large area of land, and only isolated locations within the

overall susceptible area are actually likely to suffer the consequences of groundwater flooding.

- 7.71 The submitted FRA provides a more detailed assessment of the site-specific risk of groundwater flooding using UK FloodMap4 by Ambiental. Ambiental Groundwater Flood Risk combines comprehensive data on geology, permeability, and historic groundwater levels to provide insight into the actual risk of groundwater flooding for a 1 in 100-year return period. Flooding risk is expressed using a 5-point scoring system from negligible (0) to high (4). The more detailed groundwater flood risk model using Ambiental mapping demonstrates that the site is within a region of 1 / *very low* and within close proximity to 0 / *negligible*.
- 7.72 The FRA states that groundwater flooding is an important consideration for subterranean basements, but this is a relatively small site where no below ground structure or basement is proposed. Groundwater flooding as a sole source is deemed to be relatively low risk to the site. The FRA states any adjustment in external proposed levels will be designed to ensure surface water is directed away from thresholds, should groundwater migrate to surface level. Overall, the FRA concludes that the likelihood of groundwater flooding is low.
- 7.73 In terms of flood mitigation measures, the FRA states that permeable paving and other SuDS features should be promoted within the design. External ground levels immediately outside of the respective buildings will fall away from thresholds, ensuring the minimisation of storm water ingress. This can be achieved by either reducing the external ground levels below internal floor levels, and/or incorporating channel drainage system along the entrance into the buildings to positively drain overland flows. The works carried out at the site to date are temporary in nature and will be subject to change as part of a permanent development scheme secured by condition. Full details of hard landscaping and surface water drainage of the site can be secured through the conditional information process to ensure the risk of flooding is minimised taking into account the recommendations of the FRA.
- 7.74 With regard to the sequential test for flooding, the submitted FRA together with the SFRA and Environment Agency maps, demonstrate that the risk of flooding from all sources is low. The Council has no allocated Gypsy and Traveller sites and is not aware of more sequentially preferable and deliverable sites to accommodate the development. Therefore, the proposal is considered acceptable with regard to the sequential test for flooding. As a 'More Vulnerable' development in Flood Zone 1, the exceptions test is not required in accordance with the Planning Practice Guidance.

- 7.75 Subject to conditions relating to landscaping and drainage, to incorporate the flood mitigation measures recommended in the FRA, the proposed development is considered to be acceptable in terms of flood risk and drainage in accordance with Policies LP5 and LP15 of the Huntingdonshire Local Plan to 2036 and the NPPF 2021 in this regard.

Highway Safety, Access, and Parking Provision

- 7.76 Vehicular access to the site is proposed via a private track from Parkhall Road. Within their consultation comments, Cambridgeshire County Council Highways raised no objection to the proposed development but recommend conditions to ensure the access be upgraded to accommodate two-way vehicle movements.
- 7.77 Within the site there are two car parking spaces per pitch and adequate areas of hardstanding so that vehicles can turn and exit the site in a forward gear. It is considered that the amount of space for the parking and turning of vehicles within the site is acceptable in relation to the scale of the proposed development.
- 7.78 Subject to conditions, the proposal is considered to be acceptable with regard to highway safety, access and parking provision in accordance with Policies LP16 and LP17 of the Huntingdonshire Local Plan to 2036.

Biodiversity

- 7.79 Policy LP30 of the Local Plan states that a proposal will be required to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated. A proposal that is likely to have an impact, either direct or indirect, on biodiversity or geodiversity will need to be accompanied by an appropriate appraisal, such as a Preliminary Ecological Appraisal, identifying all individual and cumulative potential impacts on biodiversity and geodiversity. A proposal will ensure no net loss in biodiversity and provide a net gain where possible, through the planned retention, enhancement and creation of habitats and wildlife features, appropriate to the scale, type, and location of development.
- 7.80 The application is accompanied by a biodiversity checklist which does not identify any significant biodiversity constraints which necessitate the submission of a Preliminary Ecological Assessment. Although the biodiversity value of the site is considered to be generally low, the pre-existing condition of the site was a green field used as a horse paddock, and the loss of grassland through the laying of hard surfacing would have decreased the biodiversity value of the site. As discussed above, the existing boundary trees are to be retained and the proposed

site plan indicates grass paddock and amenity areas with new hedge planting.

- 7.81 Reinforcement of the existing boundary trees and hedging and delineation of pitches with new hedge planting, which can be secured as part of the conditional soft landscaping scheme, would contribute to the biodiversity value of the site. It is considered that other common ecological enhancements such as tree hung bat and bird boxes could be implemented to further enhance the value of the site from its current condition. It is considered that subject to an appropriate soft landscaping scheme, similar to that indicatively shown, and the provision of ecological enhancements to be secured by condition, the proposal would retain the pre-existing biodiversity value of the site in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036 and the NPPF 2021 in this regard.

Conclusion and Planning Balance

- 7.82 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. In assessing applications, it is necessary to first consider whether the proposal accords with the Development Plan as a whole, notwithstanding non-compliance that may occur with individual policies, and having regard to the reasoning for those policies together with others in the Local Plan.
- 7.83 In this case, the proposed development would result in the loss of some best and most versatile agricultural land and the site is located in the countryside where new Gypsy / Traveller sites are strictly limited. However, the site is in a reasonably sustainable location in terms of access to everyday services and facilities, and at a low risk of flooding. Further, the proposal is not considered to dominate the nearest settled community, would not have a significant adverse impact on the character and appearance of the area, and would not result in any significant adverse residential amenity impacts. The proposed pitches are spacious and would provide a high standard of amenity for occupiers with sufficient space for the parking and turning of vehicles. It is considered that the proposal meets the criteria of Policy LP27 of the Huntingdonshire Local Plan to 2036 'Gypsies, Travellers and Travelling Showpeople' and accords with the Development Plan when assessed as a whole.
- 7.84 The applicants have demonstrated that they meet the definition of Gypsy / Travellers set out in the PPTS and each have personal circumstances, including for their children to enrol in full-time education, which indicate that a permanent base is required. It has been established that there is a shortage of Gypsy and Traveller sites in the district and a lack of alternative

accommodation which would mean, if the application is refused, the applicant group would return to a roadside existence.

7.85 The conditions set out below would ensure future occupiers meet the definition of Gypsy / Travellers, would safeguard against the intensification of the site and minimise the likelihood of adverse amenity impacts, would secure a landscaping scheme, ecological enhancements, external lighting, access improvements, tree retention, bin storage and collection points, and details of foul and surface water drainage.

7.86 Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is therefore recommended that planning permission should be granted subject to the imposition of appropriate conditions.

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

1. Approved plans: The development hereby permitted shall be carried out in accordance with the approved plans listed in the table above.

Reason: For the avoidance of doubt to ensure that the development is carried out in accordance with the approved plans.

2. Maximum number of caravans: On each of the six pitches hereby approved there shall be no more than two caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, stationed at any time. Of the two permitted caravans per pitch, only one shall be a residential mobile home or static caravan.

Reason: To define the scope of this planning permission in accordance with Policy LP27 of the Huntingdonshire Local Plan to 2036.

3. Occupancy criteria: The site shall not be occupied by any persons other than Gypsies and Travellers, defined as persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

Reason: The site is in an area where the stationing of caravans and mobile homes is not normally permitted. An exception has been made to provide accommodation solely for those who

satisfy these requirements in compliance with Policy LP27 of the Huntingdonshire Local Plan to 2036.

4. Site development scheme: The residential use hereby permitted shall cease and all caravans, structures, equipment and materials brought onto the land for the purposes of such use shall be removed within 28 days of the date of failure to meet any of the requirements set out in a) to d) below:

- a) Within 3 months of the date of this decision a scheme for:
- the means of surface water drainage of the site;
 - proposed and existing external lighting on the boundary of and within the site;
 - any proposed means of enclosure(s),
 - proposed and existing tree, hedge and shrub planting including details of species, plant sizes and proposed numbers and densities;
 - ecological enhancements including specification and location
 - bin storage and collection

(hereafter referred to as the site development scheme) shall have been submitted for the written approval of the local planning authority and the scheme shall include a timetable for its implementation.

b) if within 11 months of the date of this decision the local planning authority refuse to approve the scheme or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State.

c) If an appeal is made in pursuance of b) above, that appeal shall have been finally determined at the submitted scheme shall have been approved by the Secretary of State.

d) The approved scheme shall have been carried out and completed in accordance with the approved timetable.

Upon implementation of the approved scheme specified in this condition, that scheme shall thereafter be retained.

In the event of a legal challenge to this decision, or a decision made to the procedure set out in this condition, the operation of the time limits specified in this condition will be suspended until that legal challenge has been finally determined.

Reason: In the interests of visual amenity, flood risk and biodiversity and to enhance the character and appearance of the site in accordance with Policies LP5, LP10, LP11, LP12, LP14, LP15, LP27 and LP30 of the Huntingdonshire Local Plan to 2036.

5. Maintenance of planting and enhancements: At the same time as the site development scheme required by condition 4 above is submitted to the local planning authority there shall be submitted a schedule of maintenance for a period of 5 years of the proposed planting and ecological enhancements beginning at the completion of the final phase of implementation as required by that condition. The schedule shall make the provision for the replacement, in the same position, of any ecological enhancement measure, tree, hedge or shrub that is removed, uprooted or destroyed or dies within 5 years of implementation or, in the opinion of the local planning authority, becomes seriously damaged or defective, with another of the same type, species and size as that originally implemented. The maintenance shall be carried out in accordance with the approved plans.

Reason: In the interests of visual amenity and biodiversity and to enhance the character and appearance of the site in accordance with Policies LP10, LP11, LP12, LP14, LP27 and LP30 of the Huntingdonshire Local Plan to 2036.

6. Removal of permitted development rights: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any Order revoking or re-enacting that Order with or without modification) no sheds or amenity/utility buildings, or other buildings or structures, walls, fences or other means of enclosure other than those approved under condition 4 shall be erected on the site unless details of their size, materials and location have previously been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To protect the general amenity and character of the area in accordance with policies LP10, LP11, LP12 and LP27 of the Huntingdonshire Local Plan to 2036 and Policy B and H of the Planning Policy for Traveller Sites, 2015.

7. Visitors caravans: On not more than 28 days in any calendar year, of which no more than 14 shall be consecutive days, not more than 1 additional caravan which is capable of being lawfully moved on the public highway without division into separate parts may be stationed on each pitch.

Reason: To protect the general amenity and character of the area in accordance with policies LP10, LP11, LP12 and LP27 of the Huntingdonshire Local Plan to 2036 and Policy B and H of the Planning Policy for Traveller Sites, 2015 and to limit, for the avoidance of doubt, the scale and nature of the development to that applied for whilst making specific provision for visitors and to

allow attendance at family or community events in accordance with policy H of the Planning Policy for Traveller Sites, 2015.

8. No commercial activities: No commercial activities shall take place on the land, including the storage of materials.

Reason: To protect the general amenity and character of the area in accordance with policies LP10, LP11, LP12 and LP27 of the Huntingdonshire Local Plan to 2036 and Policy B and H of the Planning Policy for Traveller Sites, 2015.

9. Commercial vehicles: No vehicle over 3.5 tonnes shall be stationed, parked or stored on this site. No more than one commercial vehicle per pitch shall be kept on the land for use by the occupiers of the caravans hereby permitted, and they shall not exceed 3.5 tonnes in weight. No person other than a permanent resident of the pitch to which this planning permission relates shall bring a laden commercial vehicle to the site, or park, or keep laden commercial vehicles on the site.

Reason: To protect the general amenity and character of the area in accordance with policies LP10, LP11, LP12 and LP27 of the Huntingdonshire Local Plan to 2036 and Policy B and H of the Planning Policy for Traveller Sites, 2015.

10. Foul drainage: No method of foul drainage other than Cesspits shall be used at the site unless details, including if necessary, the location and noise level of any aeration pumps, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To prevent pollution of the water environment and in the interest of residential amenity in accordance with Policies LP6, LP14 and LP27 of the Huntingdonshire Local Plan to 2036.

11. Tree protection plan: The development hereby permitted shall be undertaken in accordance with the submitted tree protection measures detailed within Appendix III of the accompanying Arboricultural Impact Assessment carried out by Connick Tree Care, received by the Local Planning Authority on 17th February 2022. The measures shall be implemented prior to the laying of any permanent hardstanding, site clearance or other preparatory operations including excavations. They shall be retained intact for the duration of the construction works.

Any trees, shrubs or hedges covered by the protection measures which die or become severely damaged within five years from the completion of the construction works shall be replaced with trees, shrubs or hedge plants of similar size and species unless

the Local Planning Authority gives written approval to any submitted alternative details.

Reason: To safeguard the retained trees at the site in the interests of visual amenity, and to enhance the character and appearance of the site in accordance with Policies LP10, LP11, LP12, LP27 and LP31 of the Huntingdonshire Local Plan to 2036.

12. 3D cellular confinement system: Prior to the installation of permanent hardstanding to the access driveway and driveway of the southernmost pitch, details of a 3D cellular confinement system within the root protection areas of retained trees shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the retained trees at the site in the interests of visual amenity, and to enhance the character and appearance of the site in accordance with Policies LP10, LP11, LP12, LP27 and LP31 of the Huntingdonshire Local Plan to 2036.

13. Access improvements: Within 3 months of the date of this decision, the vehicular access from Parkhall Road shall be hard surfaced, sealed and drained away from the public highway for a minimum width of 5 metres for a minimum distance of 10 metres measured from the near edge of the highway carriageway.

Reason: In the interest of highway safety in accordance with Policies LP16 and LP17 of the Huntingdonshire Local Plan to 2036.

14. External lighting: No external lighting, other than that approved under condition 4 shall be provided without the prior written permission of the Local Planning Authority.

Reason: To protect the general amenity and character of the area in accordance with policies LP10, LP11, LP12, LP14 and LP27 of the Huntingdonshire Local Plan to 2036 and Policy B and H of the Planning Policy for Traveller Sites, 2015.

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

CONTACT OFFICER: Lewis Collins
Enquiries lewis.collins@huntingdonshire.gov.uk

From: developmentcontrol@huntingdonshire.gov.uk
Sent: 06 September 2022 08:36
To: DevelopmentControl
Subject: Comments for Planning Application 21/02861/FUL

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 06/09/2022 8:36 AM from Mrs Penelope Bryant.

Application Summary

Address:	Land West Of East View To Llala Parkhall Road Somersham
Proposal:	Change of Use of Land for the creation of 6no. Gypsy/Traveller pitches comprising the siting of 1no. Mobile Home, 1 no. Touring Caravan, and formation of hardstanding area, per pitch
Case Officer:	Lewis Collins

[Click for further information](#)

Customer Details

Name:	Mrs Penelope Bryant
Email:	clerk@somersham-pc.gov.uk
Address:	The Norwood Building, Parkhall Road, Somersham PE28 3HE

Comments Details

Commenter Type:	Town or Parish Council
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	<p>Councillors continue to object to this application as per the previous comments made on the basis of over development of the site.</p> <p>The land has already undergone extensive work and is already in occupation without the necessary planning permissions and approval. Further, hardcore has been imported which is likely to have required a permit in the first instance to move to the site.</p> <p>In addition the council object to the access track being included within this planning application as the track should be available for access/egress for all users for this location.</p>

From: developmentcontrol@huntingdonshire.gov.uk
Sent: 15 March 2022 10:49
To: DevelopmentControl
Subject: Comments for Planning Application 21/02861/FUL

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 15/03/2022 10:48 AM from Mrs Penelope Bryant.

Application Summary

Address:	Land West Of East View To Llala Parkhall Road Somersham
Proposal:	Change of Use of Land for the creation of 6no. Gypsy/Traveller pitches comprising the siting of 1no. Mobile Home, 1 no. Touring Caravan, and formation of hardstanding area, per pitch
Case Officer:	Lewis Collins

[Click for further information](#)

Customer Details

Name:	Mrs Penelope Bryant
Email:	clerk@somersham-pc.gov.uk
Address:	The Norwood Building, Parkhall Road, Somersham PE28 3HE

Comments Details

Commenter Type:	Town or Parish Council
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Councillors agreed to object to this application on the basis of over development of the site. The land has already undergone extensive work and is already in occupation without the necessary planning permissions and approval. Further, hardcore has been imported which is likely to have required a permit in the first instance to move to the site.

Kind regards

Development Management Committee



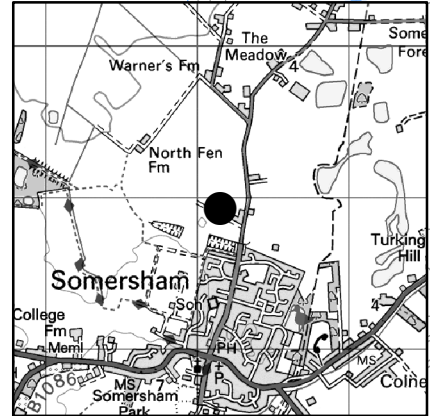
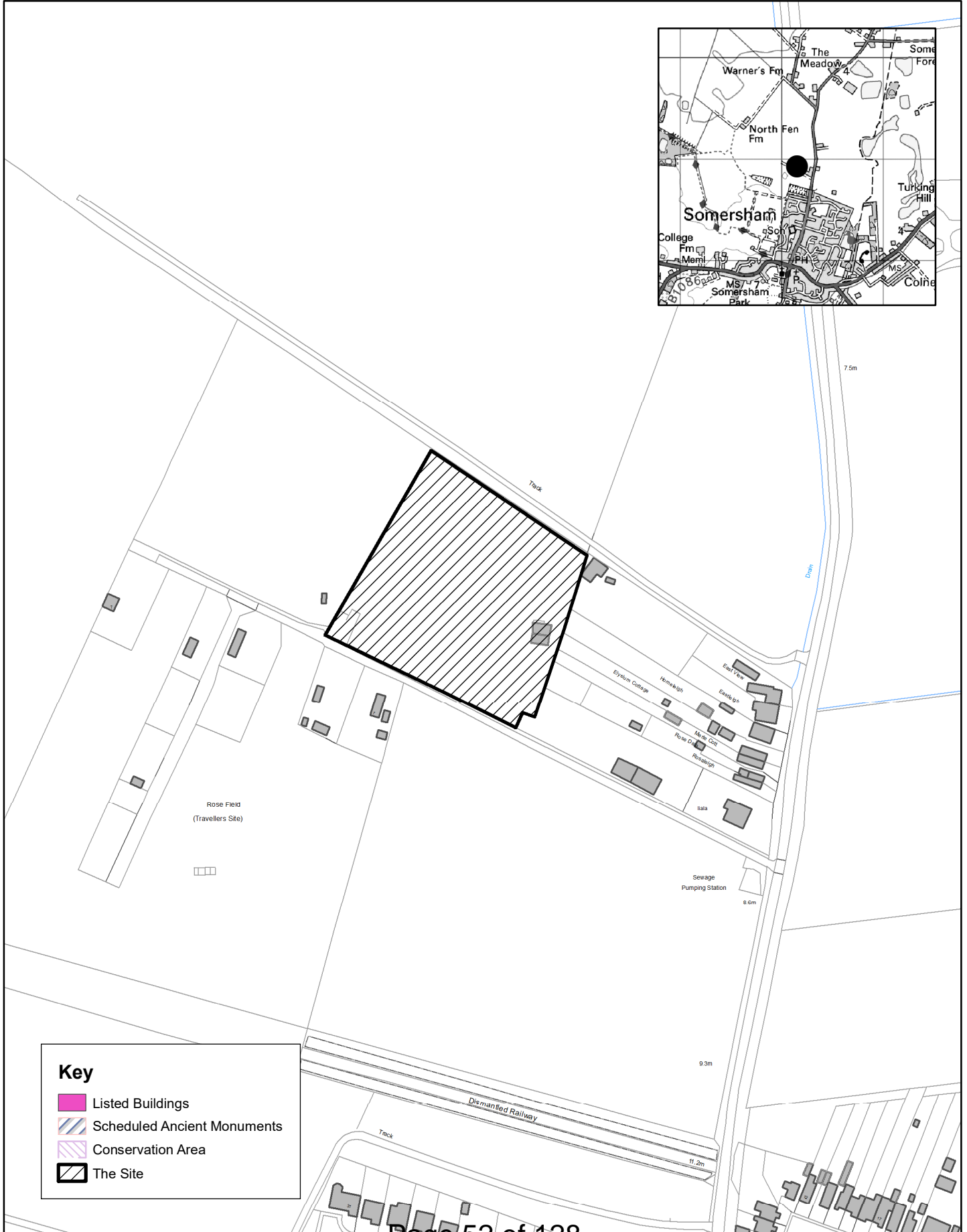
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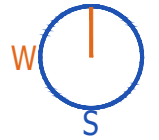
Application Ref: 21/02861/FUL

Date Created: 07/11/2022

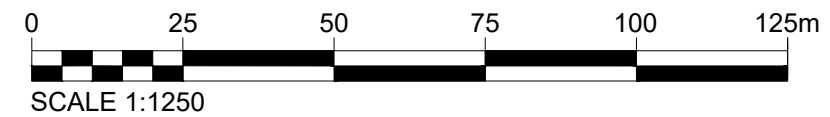
Location: Somersham

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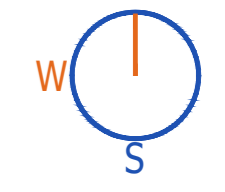


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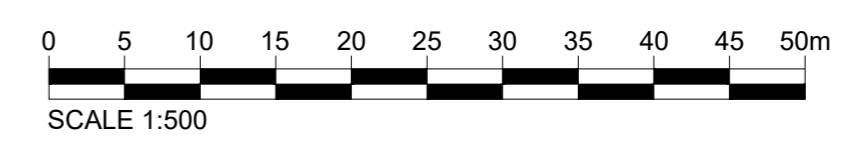
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Date December 2021		Drawn By MR
Scale 1:1250@A3		Checked BW
Client Mr P Casey		
Project Land at Parkhall Road, Somersham, Huntingdon, PE28 3HF		
Title Site Location Plan		
Drawing No. J004077-DD-01		Rev. A

Do not scale from this drawing, except for planning purposes.
 Any discrepancies are to be reported to WS Planning & Architecture.
 Refer to Structural Engineers details for all structural design criteria.
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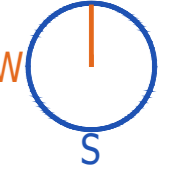


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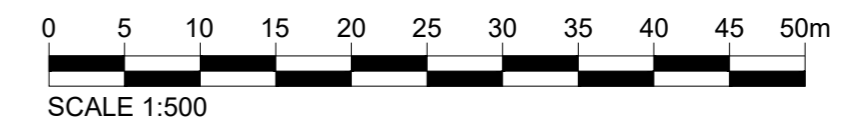
As Proposed Site Plan



Rev	Date	Description
A	27.10.2022	Paddock area labelled
Sumner Office 5 Pool House Bancroft Rd Ringing RH12 7BP		London Office No.11 Croydon 12-16 Addiscombe Rd Croydon CR0 0XT
Date December 2021		Drawn By MR
Scale 1:500@A2		Checked BW
Client Mr P Casey		
Project Land at Parkhall Road, Somersham, Huntingdon, PE28 3HF		
Title As Proposed Site Plan		
Drawing No.	Rev.	
J004077-DD-03	A	



As Existing Site Plan



Rev	Date	Description
<small> Surrey Office: 5 Pool House, Ringme, RH12 7BP </small>		<small> London Office: No.11 Croydon, 12-16 Addiscombe Rd, Croydon, CR0 0XT </small>
<small> T: 01737 225711 T: 02038 281188 www.wspa.co.uk admin@wspa.co.uk </small>		
Date:	December 2021	Drawn By: MR
Scale:	1:500@A2	Checked: BW
Client:	Mr P Casey	
Project:	Land at Parkhall Road, Somersham, Huntingdon, PE28 3HF	
Title:	As Existing Site Plan	
Drawing No.:	J004077-DD-02	Rev:

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**DEVELOPMENT MANAGEMENT
COMMITTEE 20th FEBRUARY 2023**

Case No: 21/02827/FUL (FULL PLANNING APPLICATION)
Proposal: ERECTION OF A PAIR OF SEMI-DETACHED
DWELLINGHOUSE TO LAND REAR OF EXISTING
DWELLING
Location: 2 POTTON ROAD EYNESBURY PE19 2NP
Applicant: MR ADRIAN ALBONE
Grid Ref: 518968 258588
Date of Registration: 24.01.2022
Parish: ST NEOTS

RECOMMENDATION - REFUSE

This application is referred to the Development Management Committee (DMC) because the Officer recommendation of refusal is contrary to St Neots Town Council's recommendation of approval.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The application site is located within a residential area within the built-up area of Eynesbury, which is located within St Neots Spatial Planning Area as identified within Policy LP7 within Huntingdonshire's Local Plan to 2036. The site is located within the existing residential garden of number 2 Potton Road. The proposed access would be taken from the residential access road serving properties off Potton Road, B1046, which currently serves the host property. The property is surrounded by residential properties with the railway line to the southeast of the site. The residential dwellings within the vicinity of the site are mainly two-storey semi-detached dwellings. The application site is not located in close proximity of any designated heritage assets.
- 1.2 The site is within flood zone 1 as shown on the Environment Agency's flood mapping.
- 1.3 Planning permission is sought for the erection of a pair of semi-detached dwellings on land to the rear of 2 Potton Road.
- 1.4 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (20th July 2021) (NPPF 2021) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2021 at paragraph 10 provides as follows: 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).
- 2.2 The NPPF 2021 sets out the Government's planning policies for (amongst other things):
- delivering a sufficient supply of homes;
 - building a strong, competitive economy;
 - achieving well-designed, beautiful and safe places;
 - conserving and enhancing the natural, built and historic environment
- 2.3 Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.

For full details visit the government website [National Guidance](#)

3. PLANNING POLICIES

- 3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
- LP1: Amount of Development
 - LP2: Strategy for Development
 - LP4: Contribution to Infrastructure Delivery
 - LP5: Flood Risk
 - LP6: Wastewater Management
 - LP7: Spatial Planning Areas
 - LP11: Design Context
 - LP12: Design Implementation
 - LP14: Amenity
 - LP15: Surface Water
 - LP16: Sustainable Travel
 - LP17: Parking Provision and Vehicle Movement
 - LP25: Housing Mix
 - LP30: Biodiversity and Geodiversity
 - LP31: Trees, Woodland, Hedges and hedgerows
- 3.2 Neighbourhood Plans:
St Neots Neighbourhood Plan (2016)
- Policy A3: Design
 - Policy PT1: Sustainable modes of transport
 - Policy PL2: Parking
 - Policy P4: Sustainable Drainage Systems

If you need to view please visit:

<https://www.huntingdonshire.gov.uk/planning/neighbourhood-planning/>

- 3.3 Supplementary Planning Documents (SPD) and Guidance:
- Huntingdonshire Design Guide Supplementary Planning Document (2017)
 - Huntingdonshire Landscape and Townscape SPD (2022)
 - Huntingdonshire Strategic Flood Risk Assessment (2017)
 - Cambridgeshire Flood and Water SPD (2017)
 - LDF Developer Contributions SPD (2011)

Local Policies. For full details visit the government website [Local policies](#)

4. PLANNING HISTORY

- 4.1 None relevant planning history post 1948.

5. CONSULTATIONS

- 5.1 St Neots Town Council – Approval. Makes efficient use of the site. Satisfactory proposal in terms of scale and pattern of development.
- 5.2 Highway Authority – Comments on the access not being able to provide the appropriate width driveway and visibility splays and recommends refusal.

On receipt of amended plans: The access is now proposed to close off the service road's southern access onto Potton Road and create a new access in front of house number 10 as shown in Drawing 21-21-205 Rev. E. This has the required visibility of 2.4m x 43m. I note that comments have been received regarding the loss of parking amenity but this will be considered by the LPA. The access to the parent property and new dwellings is between 3.6m and 3.8m wide for the first 5m and then widens to 5m to provide a passing place. This does not meet the requirements for a shared access but, as it will be at a dead end with no passing vehicles, it is acceptable. The applicant should be informed that in order to carry out the works within the highway a short form 278 agreement will need to be entered into with the highway authority. Recommends conditions.

- 5.3 Network Rail - Network Rail has no objection in principle to the development, but some requirements which must be met, especially given the location of the proposed site at the top of the railway embankment and in proximity to high voltage overhead line equipment. Request conditions.

6. REPRESENTATIONS

- 6.1 The application was advertised by the sending out of letters to neighbouring properties.
- 6.2 Four representations have been made to the proposed development, objecting on the following grounds;
- Closing access and opening new access not viable due to gas pipeline for the street runs under the verge
 - Risk to pedestrians
 - Lack of parking/restricting parking
 - Affects access to properties
 - Additional properties to Potton Road will increase traffic and foot flow
 - Insufficient space in the site for the movement of six vehicles
 - Access does not meet the width requirements for an access
 - The width of the access does not take account of Network Rail Requirements
 - Vehicles will need to reverse out
 - The application is not supported by a planning statement to explain proposal or context
 - Overbearing impact on neighbouring properties
 - Over intensive development
 - Not responding to the context of the surrounding area
 - Overdevelopment of a backland site
 - Impact on daylight and overshadowing to property and garden

7. ASSESSMENT

- 7.1 When determining planning applications, it is necessary to establish what weight should be given to each plan's policies in order to come to a decision. The following legislation, government policy and guidance outline how this should be done.
- 7.2 As set out within the Planning and Compulsory Purchase Act 2004 (Section 38(6)) and the Town and Country Planning Act 1990 (Section 70(2)) in dealing with planning applications the Local Planning Authority shall have regard to have provisions of the development plan, so far as material to the application, and to any other material considerations. This is reiterated within paragraph 47 of the NPPF (2021). The development plan is defined in Section 38(3)(b) of the 2004 Act as "the development plan documents (taken as a whole) that have been adopted or approved in that area".
- 7.3 In Huntingdonshire the Development Plan consists of:
- Huntingdonshire's Local Plan to 2036 (2019)

- Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021)
- St Neots Neighbourhood Plan 2014-2029 (2016)
- Godmanchester Neighbourhood Plan (2017)
- Houghton and Wyton Neighbourhood Plan (2018)
- Huntingdon Neighbourhood Plan (2019)
- Bury Village Neighbourhood Plan (2021)
- Buckden Neighbourhood Plan (2021)
- Grafham and Ellington Neighbourhood Plan 2020-2036 (2022)

7.4 The statutory term ‘material considerations’ has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: *Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor* [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications.

7.5 The main issues to consider as part of this application are:

- Principle of development
- Design and Visual Amenity
- Residential Amenity
- Highway Safety
- Flood risk and surface water
- Biodiversity and trees
- Water Efficiency
- Accessible and adaptable homes
- Developer Contributions

Principle of development

7.6 The site is considered to be within the built-up area Eynesbury which is a part of St Neots Spatial Planning Area and located in a sustainable location in terms of bus routes, walking and cycling distances with access to a range of facilities, so the proposal can be supported on accessibility grounds. It is therefore considered that the proposal meets the objectives of the NPPF, which includes proactively supporting sustainable economic development.

7.7 The proposal therefore accords with Policy LP7 of the Huntingdonshire Local Plan to 2036 and the NPPF (2021) in this regard and the principle of the proposal is therefore acceptable in spatial planning terms, subject to other material considerations.

Design and Visual Amenity

- 7.8 Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036 state that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity.
- 7.9 The site is located within a residential area where there are predominately two storey semi-detached dwellings and whilst some dwellings in the area have been extended over time, they are all of similar scale, bulk and design.
- 7.10 The application proposes the erection of a pair of semi-detached dwellings which would be similar in character and appearance to surrounding properties. Set back into the site behind properties fronting Potton Road and to the west of the railway line, the proposed dwellings would not be unduly prominent.
- 7.11 Properties on Potton Road take a predominantly linear form, however, there are properties to the north which are orientated to address the railway line. To the south are properties on Philip Gardens and to the east is the railway line. Whilst the properties would be sited to the rear of No. 2 which fronts Potton Road the development would not appear out of character with the pattern and grain of the area and would face the railway line, similar to properties to the north and south.
- 7.12 The proposal would not result in overdevelopment of the site and would contribute positively to the areas character and identify, respecting the character and appearance of the general area. Therefore, the proposal would accord with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 in this regard.

Residential Amenity

- 7.13 Policy LP14 of the Local Plan to 2036 states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings.
- 7.14 The neighbour representations have been considered in full. The main matters for consideration in terms of residential amenity impacts are the overlooking, overshadowing and overbearing impacts upon No.4 Potton Road, No. 44 Philip Gardens, No. 45 Philip Gardens and No.45a/b Philip Gardens, as well as the standard of residential amenity that would be experienced by potential future users and occupiers of the proposed development and the host dwelling No.2 Potton Road.

- 7.15 Huntingdonshire District Council use the 25-degree & 45-degree tests from the BRE Site Layout Planning for Daylight and Sunlight, 2011, second edition (BRE Digest 209) to assess potential loss of daylight and sunlight to neighbouring dwellings. The Huntingdonshire District Council Design Guide (2017) recommends a general separation distance of 21 metres between habitable windows of dwellings directly opposite each other.
- 7.16 Impact upon No. 4 Potton Road - No. 4 Potton Road is the adjoining property to the application site. It is sited to the northwest of the development and due to the separating gardens and orientation of the dwellings the proposal would not have any detrimental impact on the residential amenities of No. 4 Potton Road.
- 7.17 Impact upon No. 44 Philip Gardens - Due to the orientation and distance separation to No. 44 the proposal would not have any adverse impact on the occupant of No. 44 Philip Gardens.
- 7.18 Impact upon No. 45 Philip Gardens - No. 45 Philip Gardens lies to the south west of the proposed development. The side, south west elevation, of the proposed dwelling would be in close proximity, 1.45m, to the rear boundary of No. 45. Furthermore, there would only be a distance separation of 12.66m from the rear of No. 45 to the side gable of the proposed dwelling.
- 7.19 The proposed dwelling has been designed with a gable end facing No. 45 and whilst there are only secondary windows proposed at first floor (serving a bathroom and ensuite) due to the scale and mass of the proposed dwelling and proximity to the boundary it is considered that the size, scale and height of the proposed dwellings in proximity to the rear boundary of No. 45 Philip Gardens would have a cumulatively significant overbearing impact upon the rear amenity space and outlook to No.45 and would fail to maintain a high standard of amenity for the occupiers of No.45 Philip Gardens, contrary to Policy LP14 of the Huntingdonshire Local Plan to 2036.
- 7.20 Officers note that the proposed development would just have bathroom windows facing No.45 Philip Gardens on the south-west first floor elevation. As such, a condition could be imposed if planning permission was to be granted for the proposed development to ensure obscure glazing. Having regard to the current relationship between No.45 Philip Gardens and adjacent properties it is recognised that the proposed dwellings would not result in direct overlooking nor loss of privacy subject to condition. However, the proposed development would result in a perception of overlooking of the private amenity space of No.45 Philip Gardens.

- 7.21 Overall, it is considered that the proposed dwellings, by virtue of their scale, siting and design in close proximity to the rear garden of No.45 Philip Gardens would introduce a dominating 2 storey dwelling of significant mass within close proximity of the common boundary that would lead to an oppressive and poor physical relationship between the proposed dwellings and the private amenity space of number No. 45 Philips Gardens. This would be through the combination of the perception of being overlooked from the south west facing first floor windows and the scale of the proposed building within 1.45 metres of the proposed boundary of No. 45 Philip Gardens. This would lead to significant levels of overbearing impact upon the rear garden of No. 45 Philip Gardens and would fail to maintain a high standard of amenity for users and occupiers of No. 45 Philips Gardens contrary to Policy LP14 of the Huntingdonshire Local Plan to 2036, Paragraph 130 (f) of the NPPF (2021) section H2 of the National Design Guide in this regard. Impact upon No.45a/b Philip Gardens
- 7.22 Impact upon No.45a/b Philip Gardens - No. 45a and 45b Philip Gardens are a pair of semi-detached dwellings sited to the southwest of the proposed dwellings. A number of windows are proposed on the southwest elevation but these serve bathrooms and ensuites at first floor and a hall and w.c to the ground floor. There would be no direct overlooking to the rear of No. 45a and 45b and the first floor windows could be conditioned to be obscurely glazed to protect the amenities of these properties. Due to the orientation of the dwelling and intervening rear gardens the proposal would not have any adverse impact on the occupiers of No's 45a and 45b Philip Gardens.
- 7.23 Impact on the host property No. 2 Potton Road - With regards to No. 2 Potton Road, the proposed dwelling would be orientated to the south of the host property and at sufficient distance so as not to have any adverse impact on the occupant of No. 2. However, the proposed access drive to serve the dwelling would abut the side elevation of No. 2 and extend past the frontage of the property. As a result the proposed development would lead to vehicle movements in close proximity to the northern (principal elevation) and south eastern side of No. 2 Potton Road. This could result in detrimental impact on the amenity of No. 2 Potton Road by virtue of unacceptable noise impact and lights from vehicles.
- 7.24 Impact upon the future occupiers of the proposed development - Officers note that there is only limited private amenity space for the proposed development, particularly plot 1, and officers therefore questions whether or not the proposal would ensure a satisfactory level of private amenity space for the future occupiers of the proposed development. However given that there are no minimum standards in relation to private amenity set out within

Huntingdonshire's Local Plan to 2036 nor in any supplementary guidance officers considers that the proposal would comply with Policy LP14 of the Local Plan to 2036.

- 7.25 The proposed dwellings would front a railway line to the southeast of the site. Given the proximity to the railway line it is necessary to consider the impact on potential occupiers from noise and disturbance. A noise Impact Assessment has not been submitted with the application and therefore it is not possible to fully determine the potential noise impact. Although it is accepted that there are other properties in the vicinity of the railway line it is considered that there is a potentially harmful impact to new occupiers of the proposed dwellings and no information has been submitted to demonstrate that the development would not result in significant harm to the future occupants in line with Policy LP14.
- 7.26 Overall, the proposed development is considered contrary to Policy LP14 of the Local Plan to 2036 (2021), paragraph 130(f) of the NPPF 2021 which seeks a high standard of amenity for existing and future place users, H1 of the National Design Guide and the guidance within part 3.7 Building Form of the Huntingdonshire Design Guide Supplementary Planning Document (2017).

Highway Safety

- 7.27 Policy LP17 of the Local Plan to 2036 seeks to ensure that new development incorporates appropriate space for vehicle movements, facilitates access for emergency vehicles and service vehicles and incorporates adequate parking for vehicles and cycles.
- 7.28 The proposed dwellings are to be accessed from the service road off the B1046 Potton Road to the northeast of the site. The service road serves a number of residential properties along Potton Road. The site is then proposed to be served via a driveway to the southeast of the host property with parking and turning provided within the site.
- 7.29 During the course of the application amended plans were received to include the closure of the service road's southern access onto Potton Road and create a new access in front of house number 10. The highway authority has confirmed that this access would be able to provide the required visibility of 2.4m x 43m and have raised no objection.
- 7.30 A number of objections have been raised with regards to loss of parking as a result of the new access, however, properties along Potton Road have off street parking to the frontage of properties and the new access would not result in the loss of this parking

and the remainder of the service road would still be available for parking, where appropriate.

- 7.31 The access driveway to serve the proposed semi-detached property would be between 3.6m and 3.8m wide for the first 5m and then widens to 5m to provide a passing place. It has been noted that this does not meet the requirements for a shared access, however, the highway authority have advised that as it will be at a dead end with no passing vehicles, it is acceptable.
- 7.32 Adequate parking provision has been provided within the site to serve the host property and the proposed dwellings.
- 7.33 Therefore, subject to appropriate conditions the proposal is considered acceptable in terms of its impact on highway safety and therefore accords with Policy LP17 of Huntingdonshire's Local Plan to 2036 in this regard.

Flood risk

- 7.34 Given that the site is in Flood Zone 1 with no susceptibility to surface water flooding and comprises less than 1 hectare of land, the sequential and exceptions tests for flooding nor the submission of a flood risk assessment are considered necessary in this instance in accordance with the NPPF and NPPG.
- 7.35 The application form states that surface water would be disposed via soakaway and that the method for foul water drainage is mains sewer. Given the low flood risk and minor scale of development, officers are satisfied that full details of the surface and foul water drainage can be secured as part of building regulations and other relevant legislative requirements in this instance.
- 7.36 The proposal is therefore considered acceptable with regard to Policies LP5, LP6 and LP15 of the Huntingdonshire Local Plan to 2036 and the NPPF 2021 in this regard.

Biodiversity

- 7.37 Policy LP30 of the Local Plan to 2036 requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated. Policy LP30 of the Local Plan to 2036 also requires development proposals to ensure no net loss in biodiversity and provide a net gain in biodiversity where possible.
- 7.38 There is an area of trees and shrubs to the southeast of the site creating a buffer between the railway and the application site. The landscaping is outside the site and is not proposed to be affected by the development. The application site is residential

garden land and the siting of the proposed dwellings is unlikely to impact on the wider landscaped area. There is opportunity to enhance the biodiversity value of the site through soft landscaping and ecological enhancements which could be secured by condition.

- 7.39 It is therefore considered that subject to conditions, the arboricultural and ecological implications of the development are acceptable and there would be no contravention of Policies LP30 and LP31 of the Local Plan and the NPPF 2021 in this regard.

Water Efficiency

- 7.40 Policy LP12 of the Local Plan to 2036 states that new dwellings must comply with the optional Building Regulation requirement for water efficiency set out in Approved Document G of the Building Regulations. Whilst confirmation of compliance from the Applicant/Agent has not been sought given the concerns raised with regards to aspects of the application, a condition could be attached to any approval decision to ensure compliance with the above.

Accessible and Adaptable homes

- 7.41 Policy LP25 of the Local Plan states that proposals for new housing will be supported where they meet the optional Building Regulation requirement M4(2) 'accessible and adaptable homes' unless it can be demonstrated that site specific factors make this impractical or unviable. While confirmation of compliance from the Applicant/Agent has not been sought given the concerns raised with regards to aspects of the application, a condition could be attached to any approval decision to ensure compliance with the above.

Developer Contributions

- 7.42 The application is not accompanied by a completed Unilateral Undertaking for the provision of wheeled bins and therefore fails to comply with part H of the Developer Contributions Supplementary Planning Document (2011) and Policy LP4 of the Local Plan to 2036.

Other Matters

Community Infrastructure Levy (CIL)

- 7.43 The development would be CIL liable in accordance with the Council's adopted charging schedule; CIL payments will cover footpaths and access, health, community facilities, libraries and lifelong learning and education.

Conclusion and Planning Balance

- 7.44 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 7.45 The principle of the development is supported and it has been demonstrated that the proposal can be accommodated without having an adverse impact on the character of the area and highway safety.
- 7.46 Other material planning considerations have been considered during the application including the contribution the development would make to market housing delivery and the economic benefits including job creation through construction.
- 7.47 However, it is considered that the proposed development would have a detrimental impact on the residential amenities of No. 45 Philip Gardens and No. 2 Potton Road, the host property. Furthermore, the application is not accompanied by a completed Unilateral Undertaking for the provision of wheeled bins.
- 7.48 Taking national and local planning policies into account, and having regard for all relevant material considerations, it is concluded that the proposed development is contrary to policy and not acceptable. The proposed development is considered to be in conflict with the Development Plan when taken as a whole and is not acceptable. There are no overriding material considerations that indicate that permission should be granted in this instance. Therefore, it is recommended that the application be refused.

Conclusion

- 7.49 Having regard to all relevant material considerations, it is concluded that the proposal would not accord with local and national planning policy. Therefore, it is recommended that planning permission be refused.

8. **RECOMMENDATION - REFUSAL for the following reasons:**

Reason 1 - The proposed dwellings, by virtue of their scale, siting and design in close proximity to the rear garden of No.45 Philips Garden would introduce a dominating 2 storey dwelling of significant mass which would lead to an oppressive and overbearing impact between the proposed dwellings and the private amenity space of No. 45 Philip Gardens. This would be through the combination of the perception of being overlooked from the southwest facing first

floor windows and from the scale of the proposed building within 1.45 metres of the boundary and would fail to maintain a high standard of amenity for users and occupiers of No. 45 Philips Garden. The proposal is therefore contrary to Policy LP14 of Huntingdonshire's Local Plan to 2036, Paragraph 130 (f) of the NPPF (2021) section H2 of the National Design Guide.

Reason 2 - The proposed access would lead to vehicle movements in close proximity to the northern (principal elevation) and south eastern side of No. 2 Potton Road. This would result in detrimental impact on the amenity of No. 2 Potton Road by virtue of unacceptable noise impact and lights from vehicles. The proposal is therefore contrary to Policy LP14 of the Huntingdonshire Local Plan to 2036, Paragraph 130 (f) of the NPPF (2021) section H2 of the National Design Guide.

Reason 3 - The application is not accompanied by a completed Unilateral Undertaking for the provision of wheeled bins and therefore fails to comply with part H of the Developer Contributions Supplementary Planning Document (2011) and Policy LP4 of the Huntingdonshire Local Plan to 2036.

Reason 4 - The proposed development, by virtue of insufficient information, fails to demonstrate what potentially harmful impact from noise would result due to the proximity to the railway line and is therefore not considered to be in accordance with Policy LP14 of the Local Plan to 2036 and paragraph 127(f) of the NPPF (2019).

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 **Lewis Collins Senior Development Management Officer** – lewis.collins@huntingdonshire.gov.uk

No.	Reference	Development	SNTC Decision	Notes
1	21/02729/HHFUL	Mrs A Houghton 12 The Crescent Eaton Socon, St Neots Single storey rear/side extension and new rear bay to replace original	Approve	Improves the property. Makes efficient use of its site.
2	21/02758/FUL	Ms Jennie Roos The White House, St Neots Road Eaton Ford Boundary Fence	Approve	Subject to approval from HDC conservation officer.
3	21/02802/HHFUL	Mr David Werrett 149 Crosshall Road, Eaton Ford St Neots, PE19 7GB Conversion of roof space over existing carport to provide home office, including external Access.	Approve	Subject to meeting any HDC planning conditions previously place on this property.
4	21/02215/FUL	David Moore 106 Great North Road, Eaton Socon St Neots Demolition of a single dwelling and replacement with three dwellings and creation of parking area	Refuse	Over development in a conservation area.
5	21/02787/HHFUL	Mr Salvatore Sanfilippo 62 The Broad Walk Eynesbury St Neots Two storey rear extension, single storey side extension and new boundary wall	Refuse	Scale of development for the site. Overshadowing of neighbouring property rear garden due to proposed 2 storey extension.
6	21/02419/HHFUL	Mr R Green 5 Pashley Court Eynesbury St Neots Single storey rear extension	Approve	Satisfactory proposal in terms of scale and pattern of development. Improves the property.
7	22/00114/S73	Mr S Hildrew 11 The Paddock Eaton Ford, St Neots Variation of condition 2 (Plans) to 21/01795/HHFUL to add an additional front extension for a storage room.	Approve	Improves the property.
8	21/00212/FUL HDC Appeal Ref: 22/00002/REFUSL	AWJ Usher & Sons Ltd Land Adjacent 31 Luke Street Eynesbury Erection of seven dwellings and associated works	Refuse	Following the review of the Decision Notice, SNTC would like to withdraw our previously submitted comments. We support HDC decision to refuse.
9	22/00027/HHFUL	Mr Tim Jupp 41A Kings Road St Neots PE19 1LD Proposed single storey extension.	Approve	Improves the property.

No.	Reference	Development	SNTC Decision	Notes
10	21/02767/HHFUL	Chris King 52 Andrew Road Eynesbury St Neots PE19 2QE Ground floor internal layout alterations. Ground floor kitchen extension to East elevation	Approve	Improves the property. Makes efficient use of its site.
11	21/02724/HHFUL	Mr & Mrs Roper 173 Crosshall Road Eaton Ford St Neots Proposed double storey front extension, garage conversion, first floor side extension, single storey side and rear extensions, detached carport and associated alterations	Approve	Improves the property. Makes efficient use of its site.
12	21/02827/FUL	Mr Adrian Albone 2 Potton Road Eynesbury St Neots Erection of a pair of semi-detached dwellinghouse to land rear of existing dwelling	Approve	Makes efficient use of its site. Satisfactory proposal in terms of scale and pattern of development.
13	21/02584/FUL	Mr Ferda Djemal 23 Huntingdon Street St Neots PE19 1BG Change of use from Hair Dressers E (c) (ii) to Hot food Takeaway Sui Generis. Addition of an extractor flue to the south elevation	Defer	Due to the prominent location of the flue, we request a photo showing the materials and type of flue to be installed.
14	21/02852/FUL	AWJ Usher & Sons Ltd Land At The Granary Ackerman Street Eaton Socon Demolition / Removal of existing storage containers & pre-fab and erection of two bungalows and associated works	Refuse	Concerns over highway safety due to access to and from the highway. Adequacy of loading/turning.

Committee Chairperson

Development Management Committee



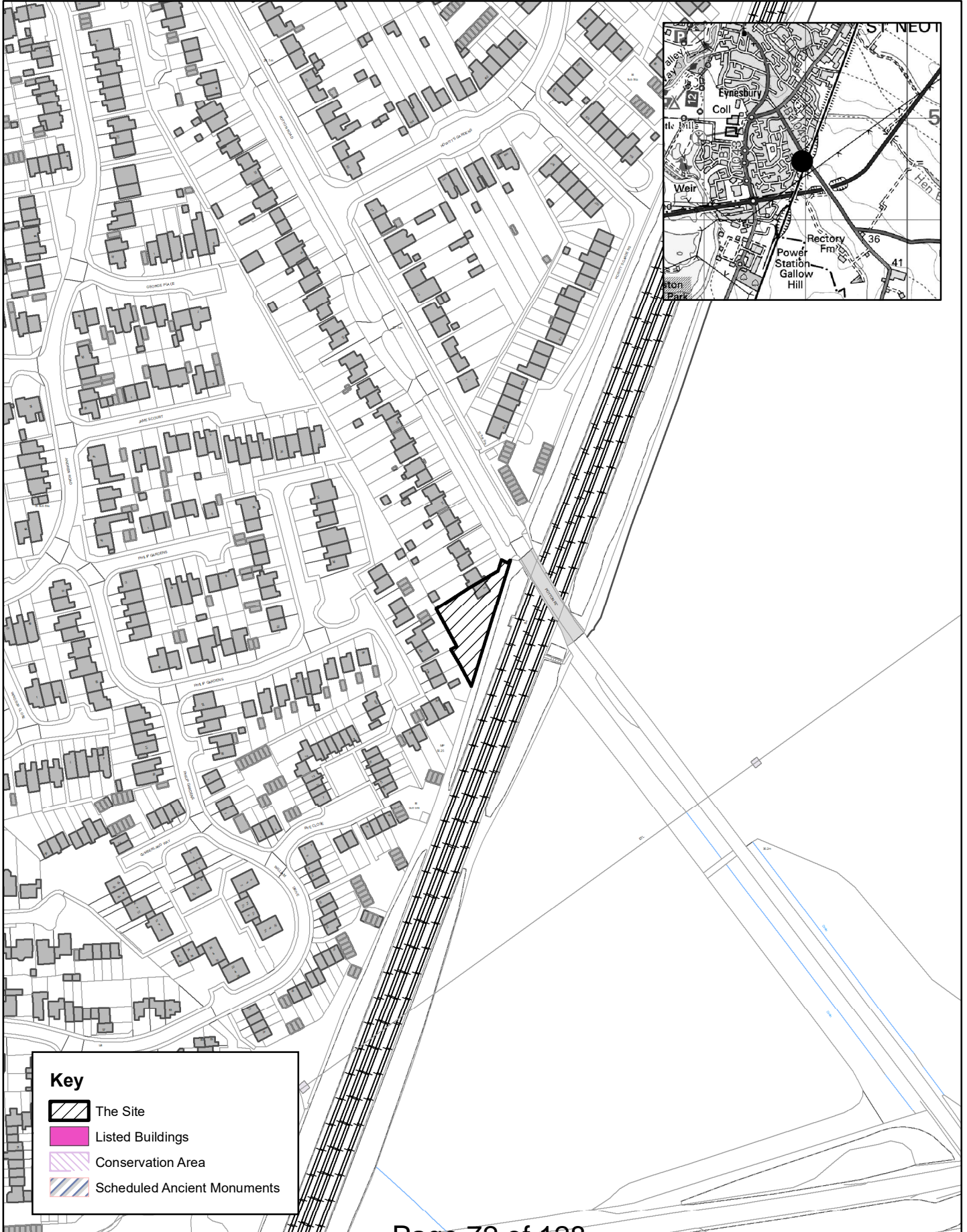
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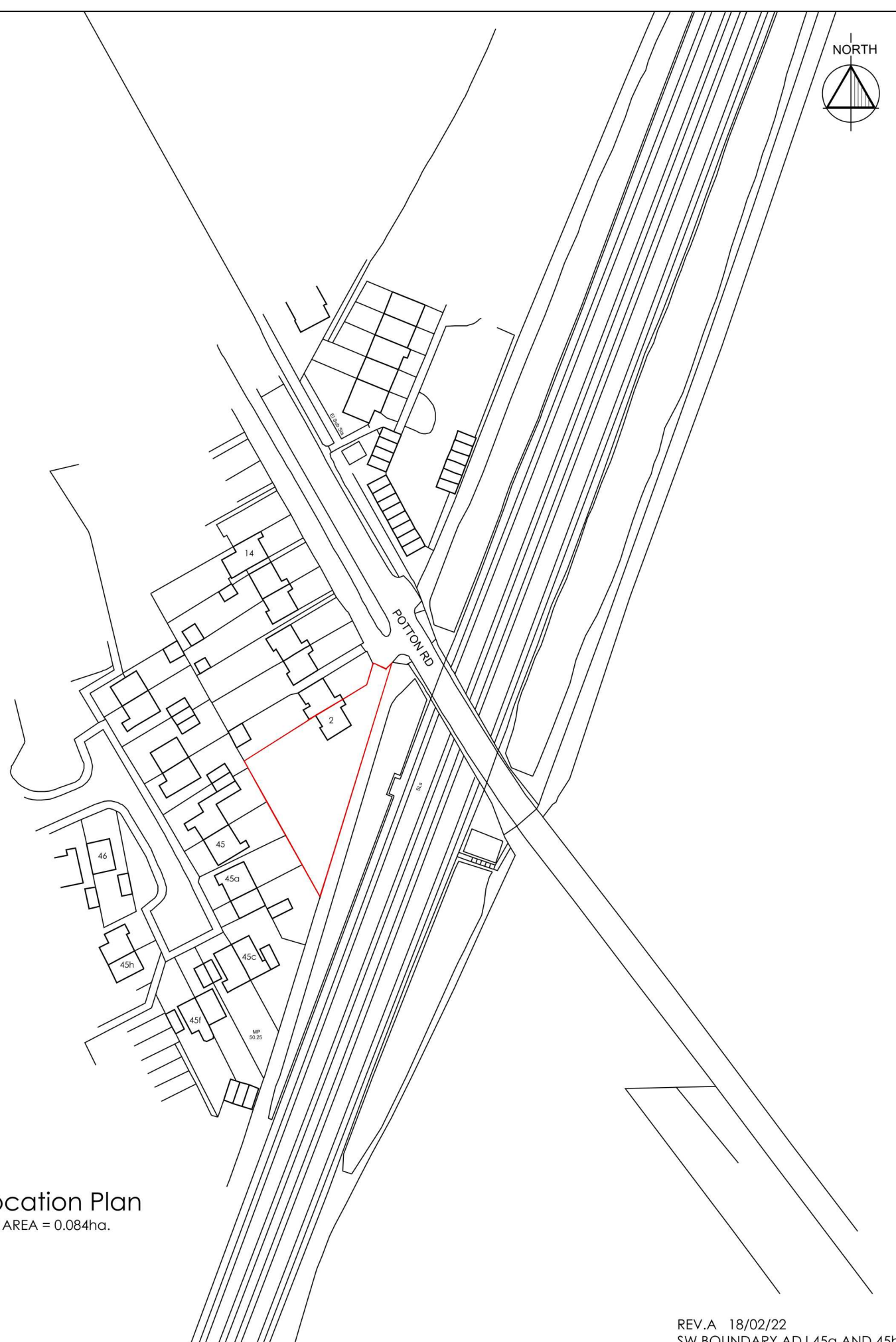
Application Ref: 21/02827/FUL

Date Created: 07/02/2023

Location: St Neots

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Ordnance Survey HDC 100022322





Location Plan

SITE AREA = 0.084ha.

REV.A 18/02/22
SW BOUNDARY ADJ.45a AND 45b

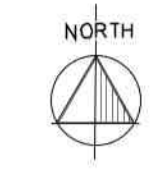
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10.0 20.0 30.0 40.0 50.0

PROJECT
No.2 Potton Road, St Neots PE19 2NP

DWG. No.
21-21-200 A



Page 74 of 128



- LEGEND**
- LAWN
 - BLOCK PAVIORS
 - SANDSTONE PAVING SLABS
 - TARMACADAM
 - 2 SPACE LOCKABLE CYCLE SHED
 - BINS
 - EXISTING TREES
 - PROPOSED LANDSCAPING
 - EXISTING SITE SPOT LEVELS
 - PROPOSED SPOT LEVELS

"Armco or similar barrier to be installed - Development shall not commence until a construction methodology has been submitted to and approved in writing by the Local Authority. The construction methodology shall demonstrate consultation with the Asset Protection Project Manager at Network Rail. The development shall thereafter be carried out in accordance with the approved construction methodology unless otherwise agreed in writing by the Local Planning Authority."

Existing access to be stopped up through installations of 600mm verge lined with Vergemaster Marker Posts and new access to be installed to county council standards

REV	DATE	BY	REVISION NOTES
B	01/07/22	SD	Proposed access widened to match existing, Armco noted added
B	22/02/22	NFM	Parking Plat 2 Revised, D.p.c. level reduced
A	18/02/22	NFM	South West boundary adj, 45A and 45B revised

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St Ives,
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PROJECT
Proposed residential development adjacent No.2 Potton Road St Neots Cambridgeshire, PE19 2NP

CLIENT
Mr A Albone

DRAWING TITLE
Proposed Block Plan
2 Three Bed Semi Detached Dwellings

DRAWN BY NFM	SCALE 1:200 @ A1
DATE 19/11/21	DWG. No. 21-21-201
	REV. c



Existing access to be stopped up through installations of 600mm verge lined with Vergemaster Marker Posts and new access to be installed to county council standards

Extent of Public Highway

"Armco or similar barrier to be installed - Development shall not commence until a construction methodology has been submitted to and approved in writing by the Local Authority. The construction methodology shall demonstrate consultation with the Asset Protection Project Manager at Network Rail. The development shall thereafter be carried out in accordance with the approved construction methodology unless otherwise agreed in writing by the Local Planning Authority."

REV	DATE	BY	REVISION NOTES
E	01/07/22	SD	Proposed access widened to match existing, Armco noted added
D	01/06/22	SD	30mph signs added
C	10/05/22	QC	Revised parking layout
B	05/05/22	QC	Proposed scheme inserted.
A	29/04/22	QC	Revised layout and extent of public highway shown

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PROJECT
Proposed residential development
adjacent No.2 Potton Road
St Neots
Cambridgeshire, PE19 2NP

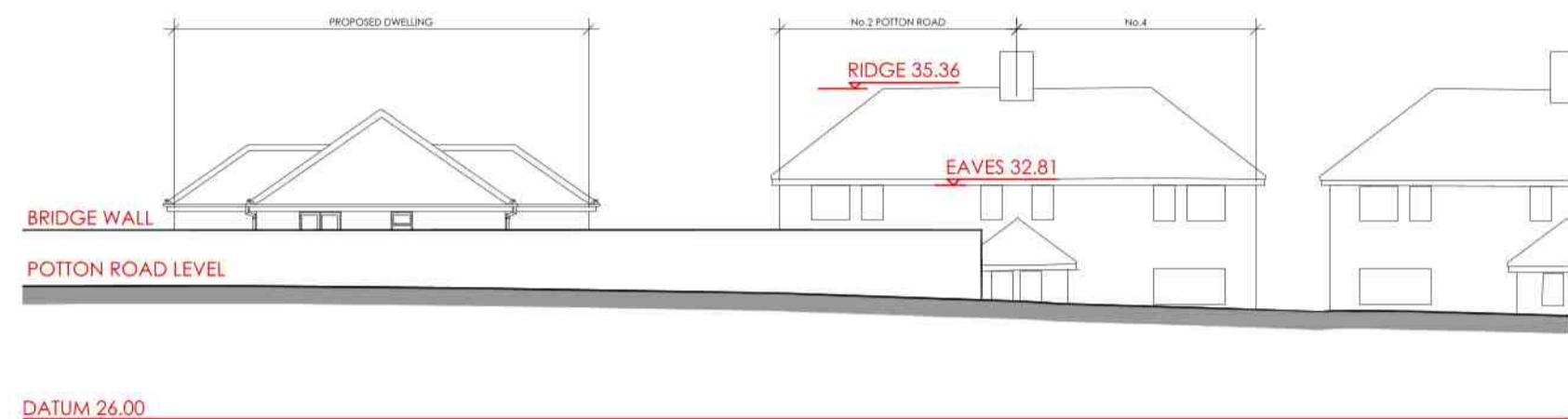
CLIENT
Mr A Albone

DRAWING TITLE
Proposed Access Layout Onto
Potton Road

DRAWN BY	SCALE	1:200 @ A1
NFM	2.0	6.0 10.0
DATE	DWG. No.	REV.
10/03/22	21-21-205	E



ELEVATION A - A



ELEVATION B - B



ELEVATION C - C



Page 76 of 128

REV	DATE	BY	REVISION NOTES
B	01/07/22	SD	Block plan updated, section lines added
A	22/02/22	NFM	Dwelling D.p.c. level revised

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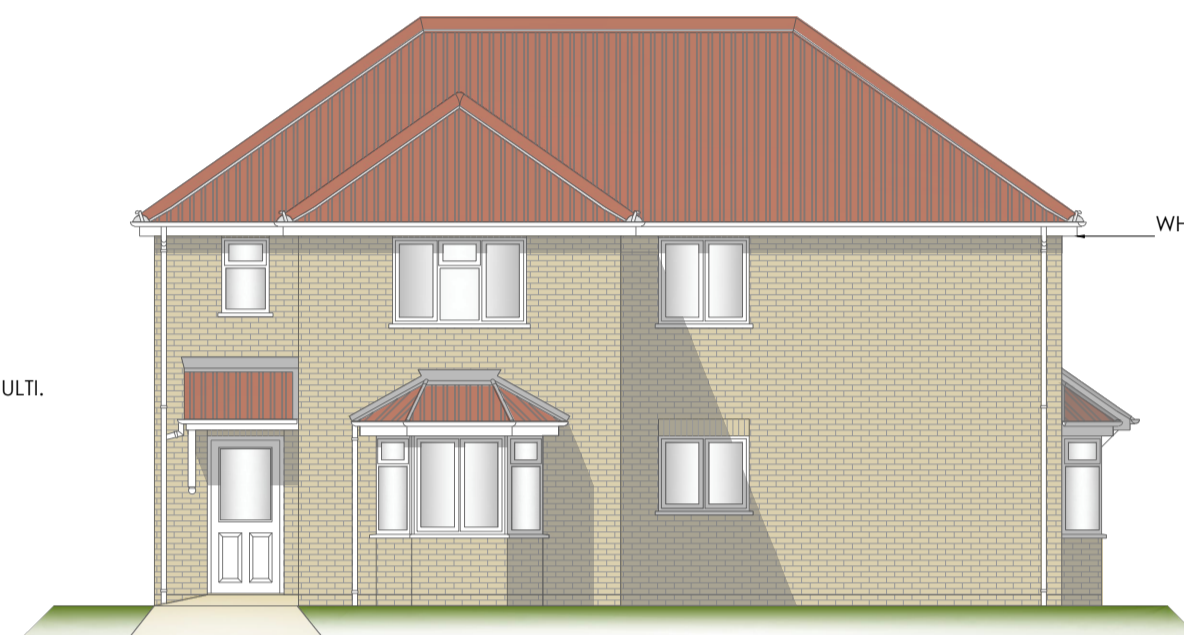
PROJECT
Proposed residential development
adjacent No.2 Pottin Road
St Neots
Cambridgeshire, PE19 2NP

CLIENT
Mr A Albone

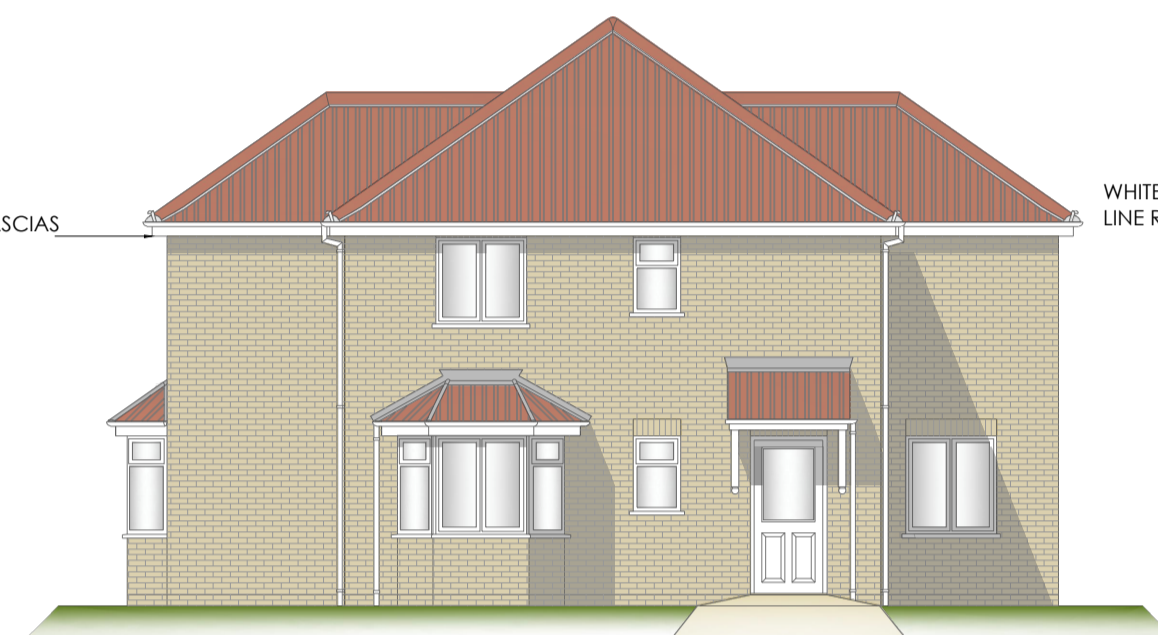
DRAWING TITLE
Site Sections and Street Scenes

DRAWN BY NFM	SCALE 2.0 6.0 10.0	1:200 @ A1
DATE 19/11/21	DWG. No. 21-21-203	REV. B

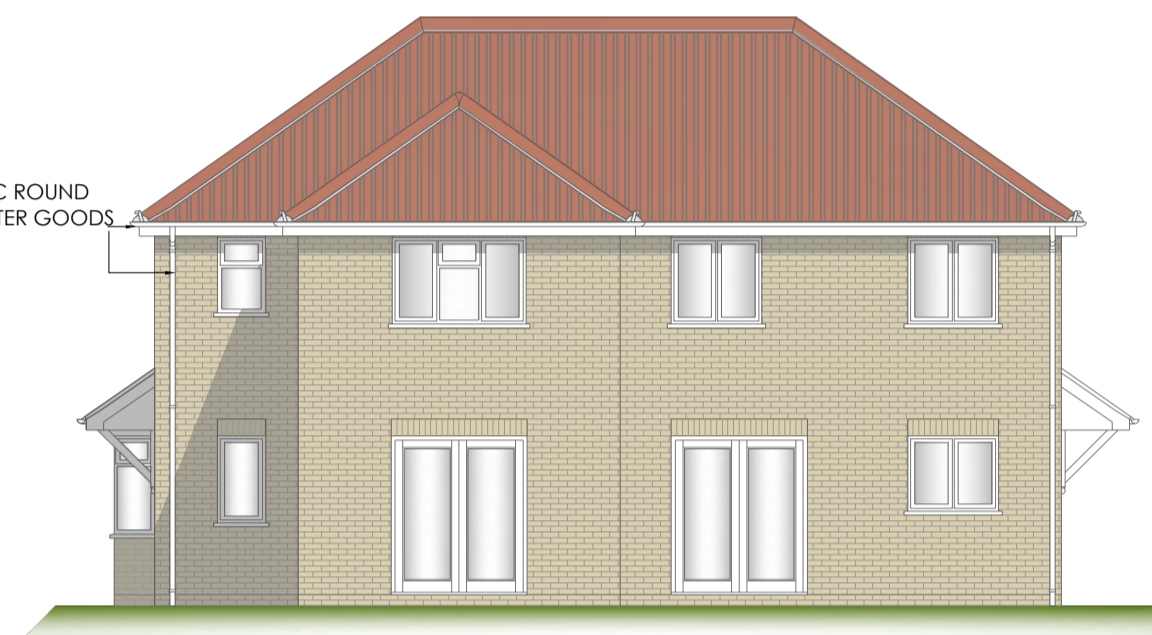
- MATERIALS**
- BUFF FACING BRICKS
 - CONCRETE INTERLOCKING TILES, RED MULTI.
 - WHITE UPVC JOINERY



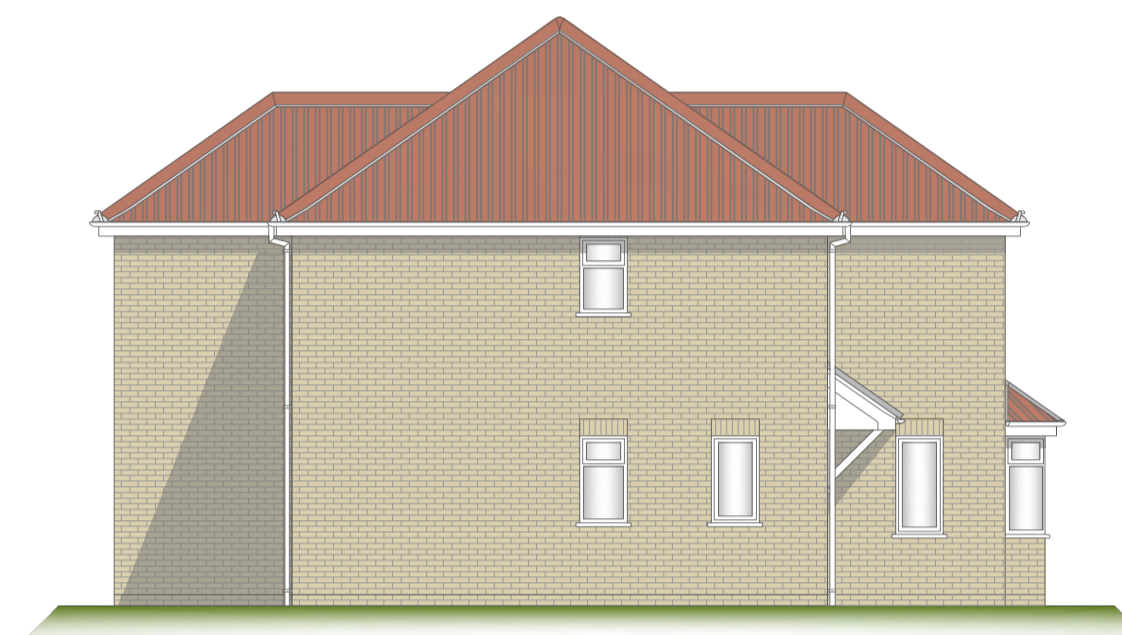
SOUTH EAST ELEVATION



NORTH EAST ELEVATION



NORTH WEST ELEVATION

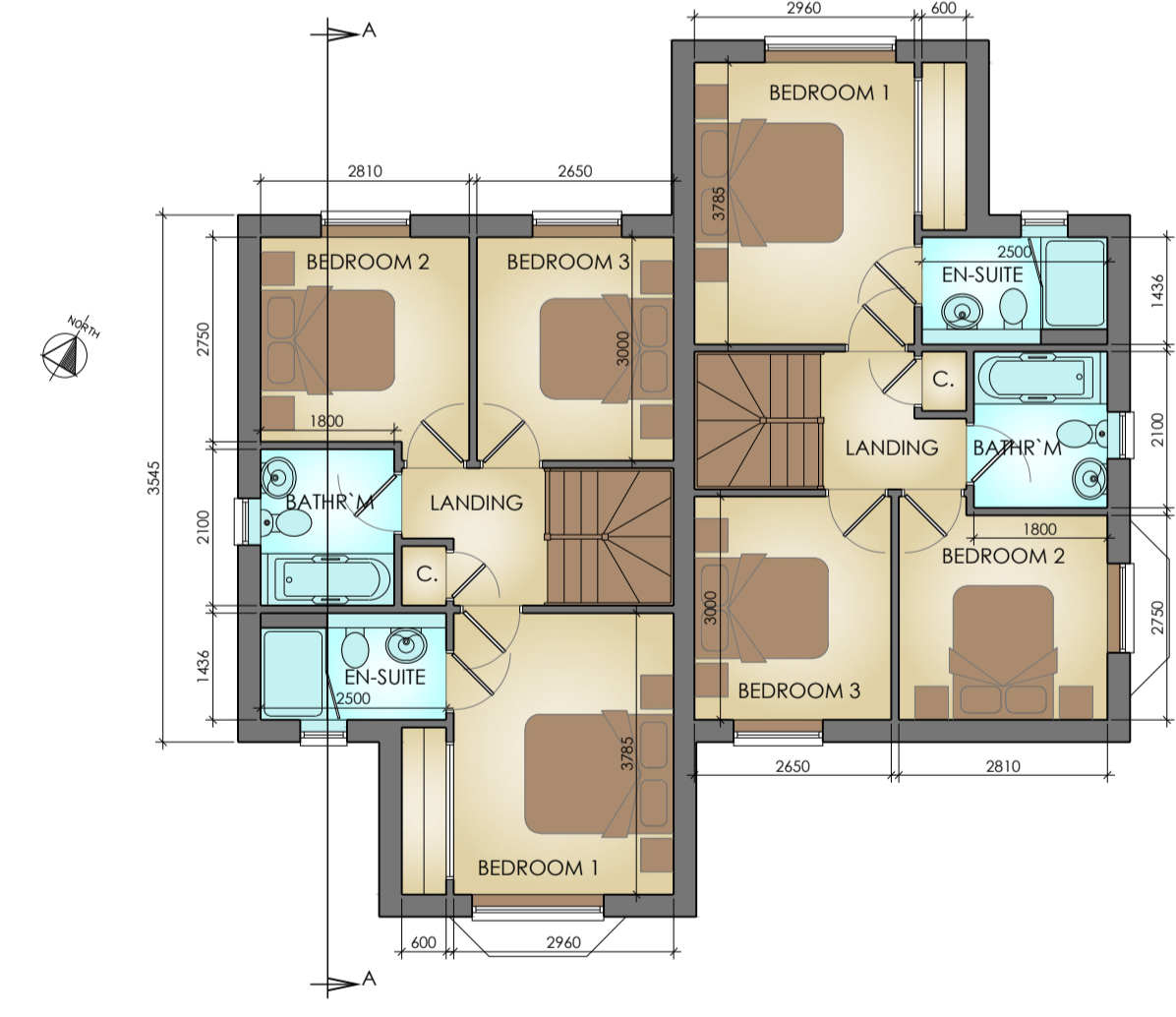


SOUTH WEST ELEVATION

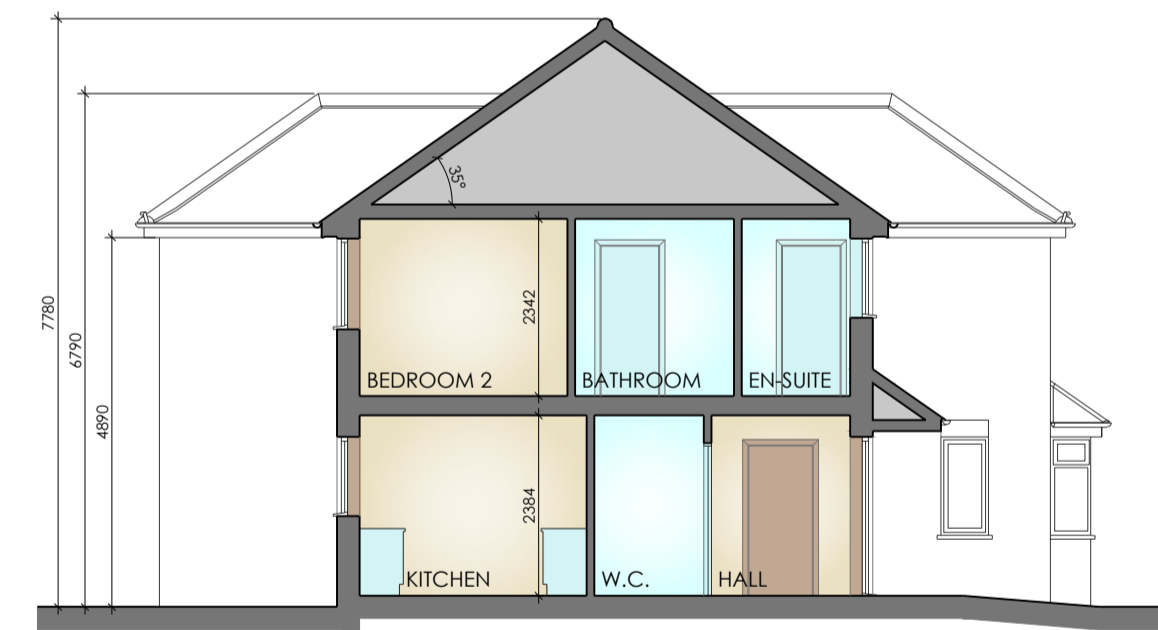


GROUND FLOOR PLAN

GROSS INTERNAL FLOOR AREA EACH UNIT = 90.18m.sq. (971sq.ft.)

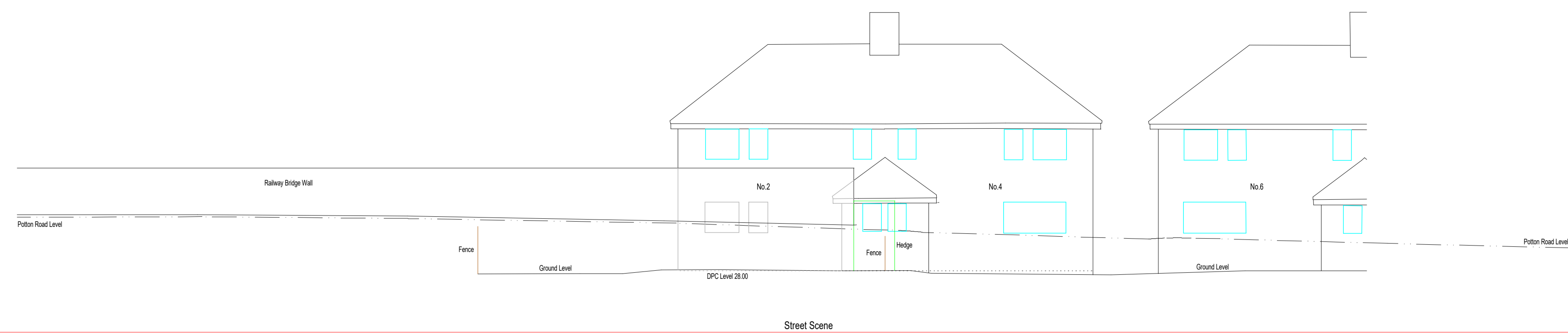


FIRST FLOOR PLAN



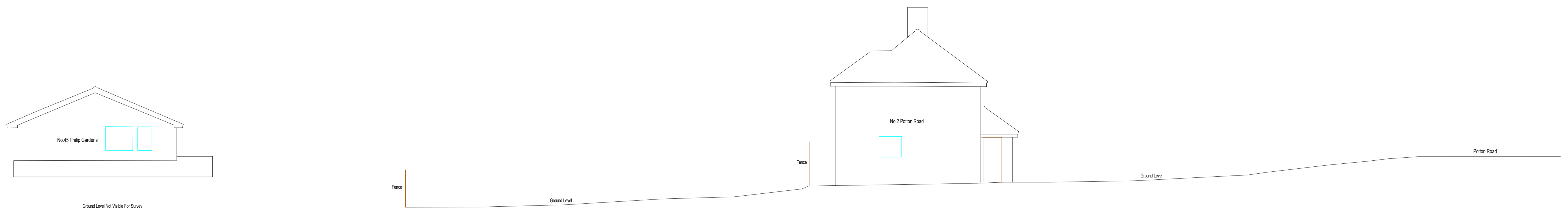
SECTION A - A

REV	DATE	BY	REVISION NOTES
			<p>Suite 2, Clare Hall, St Ives Business Park, Parsons Green, St Ives, Cams, PE27 4WY</p> <p>© COPYRIGHT Tel: 01480 494969 Email: enquiries@planningandarchitecture.co.uk Web: www.planningandarchitecture.co.uk</p> <p style="text-align: right;">PARTNERS in PLANNING and ARCHITECTURE</p>
<p>PROJECT Proposed residential development adjacent No.2 Potton Road St Neots, Cambridgeshire, PE19 2NP</p>			
<p>CLIENT Mr A Albone</p>			
<p>DRAWING TITLE Proposed Floor Plans and Elevations</p>			
<p>DRAWN BY NFM</p>		<p>SCALE 1:100 @ A1</p>	
<p>DATE 19/11/21</p>		<p>DWG. No. 21-21-202</p>	
		<p>REV.</p>	



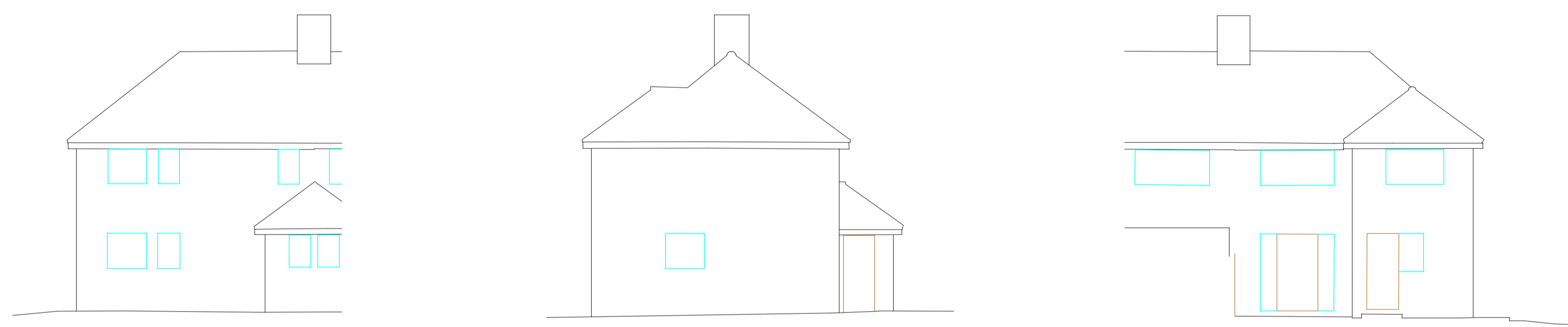
26.00m

Street Scene



26.00m

Site Section



26.00m

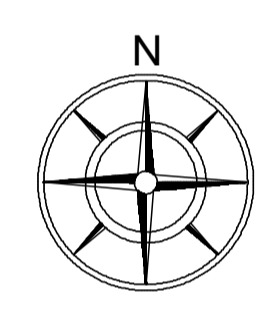
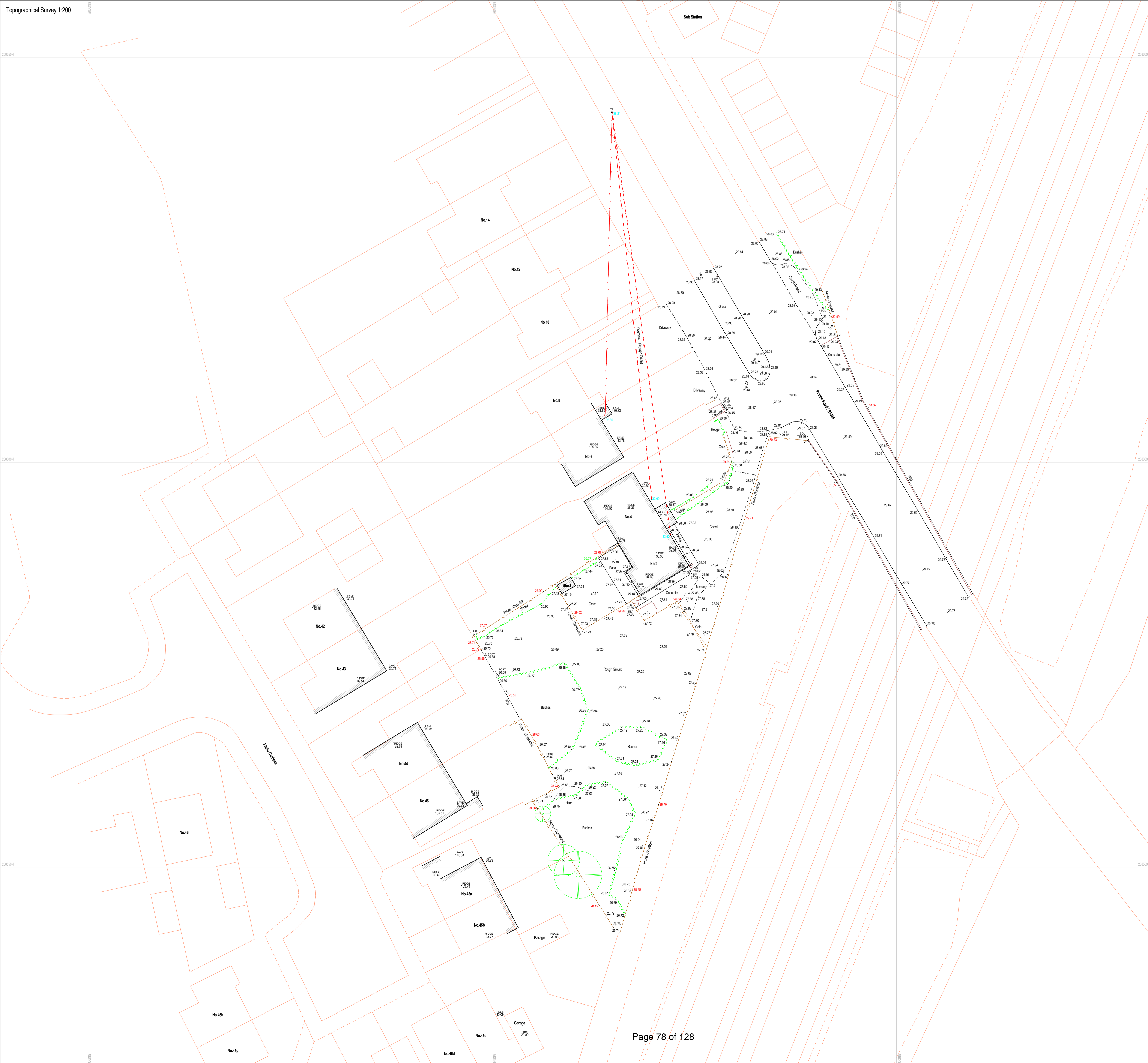
East Elevation

26.00m

South Elevation

26.00m

West Elevation



Rev	Date	Comment	Drawn
1			

REV	DESCRIPTION
BOL	Bollard
DPC	DPC Level
FH	Fire Hydrant
G	Gully
GSV	Gas Stop Valve
IC	Inspection Cover
INV	Invert Level
LP	Lamp Post
SP	Sign Post
TP	Telegraph Pole
WM	Water Meter
30.00	Top Of Fence/Wall Level
32.00	Overhead Telephone Cable Level
1	Tree Number

TREE SCHEDULE	No.	Species	Height (m)	Spreads (m)
1	1	20	0.18	4.2
2	2	4.0	Inaccessible	6.1
3	3	6.5	Inaccessible	8.7

NOTE: Ordnance Survey Data Shown Plotted In Orange.

Tree Species Have Been Identified To The Best Of Our Knowledge. Verification Of The Species Must Be Sought From An Arboriculturalist.

All Survey Data Shown Has Been Orientated To National Grid With All Levels Related To OS Datum Unless Otherwise Stated.

The Survey Symbol Used To Represent Tree Spreads Gives An Average Crown Dimension Only. Detail Shown On This Drawing Relating To Services Above And Below Ground Are For Information Only. Verification Of The Detail Must Be Sought From The Relevant Authority.

Chartered Surveyors
The Loft
Unit 3A
Kym Road
Bilton Industrial Estate
Kimbolton
Cambridgeshire
PE28 6LW
Tel: 01480 212700 Fax: 01480 406456
Internet: www.asc-geomatics.co.uk Email: asc@asc-geomatics.co.uk
Registered in England and Wales No. 4500757

Site: No. 2 Potton Road, Eynesbury, St. Neots, PE19 2NP.

Title: Street Scene, Site Section, Elevations & Topographical Survey, As Surveyed 06.04.2021.

Client: Adrian Albone

Drawn: 15.04.2021

Scale: 1:100/200 @ A0

Drawn By: Adam Newman

Surveyed By: Adam Newman



ASC.21.274

DEVELOPMENT MANAGEMENT COMMITTEE 20th FEBRUARY 2023

Case No: 22/01342/FUL (FULL PLANNING APPLICATION)

Proposal: DEMOLITION OF EXISTING OUTBUILDINGS AND
ERECTION OF DETACHED DWELLING

Location: 5 HOWITTS LANE EYNESBURY ST NEOTS PE19 2JA

Applicant: MR & MRS NOONAN

Grid Ref: 518644 259582

Date of Registration: 02.08.2022

Parish: ST NEOTS

RECOMMENDATION - REFUSE

This application is referred to the Development Management Committee (DMC because the Officer recommendation of refusal is contrary to St Ives Town Council's recommendation of approval.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 Site and Surrounding Area
- 1.2 The site comprises part of the rear garden of No.5 Howitts Lane (also known as Alma Cottage) in Eynesbury St Neots, which is a domestic two storey thatched-roof Grade II Listed Building. The site is also located within St. Neots Conservation Area.
- 1.3 The site lies within Flood Zone 1 on the Environment Agency Maps for Flooding and on the Council's Strategic Flood Risk Assessment maps.
- 1.2 The north-eastern rear of the site fronts the head and turning circle of a cul-de-sac known as Laurels Close, which is a residential development characterised by pitched-roof two storey dwellings with brick found at the ground floor level and white uPVC cladding detail to the first floor. These dwellings are of similar age, design and scale.
- 1.3 Additionally, in 2011 permission was granted for a two-storey dwelling in the rear garden of No.7 Howitts Lane (planning reference 1101023FUL). This dwelling is also pitched roof and two storey, rendered in white with a parking area to the eastern side away from the rear of No.5. It was noted on the site visit by

the case officer that this permission had been fully implemented and was occupied, being now known as 2a Laurels Close.

- 1.4 It should be noted that a band of legally protected trees (henceforth referred as TPO, listing reference L/TPO/308) are on the adjacent land of 2a Laurels Close abutting the shared boundary of the rear of the application site.
- 1.5 Proposal
- 1.6 Currently on the application site are a collection of outbuildings which are located close to the rear boundary fronting Laurels Close. Planning permission is sought to demolish these buildings and erect a four-bedroomed one-and-a-half storey dwelling to the rear of No.5 Howitts Lane so its frontage and access would be on Laurels Close. The proposed dwelling would be of a similar height and design of the 2011-approved dwelling adjacent east of the site (1101023FUL).
- 1.7 It should also be noted that planning permission was applied for and granted in 2004 for the erection of a dwelling and garage on the site. No evidence has been put forward to the Local Planning Authority that this permission was implemented.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (20th July 2021) (NPPF 2021) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2021 at paragraph 10 provides as follows: 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).'
- 2.2 The NPPF 2021 sets out the Government's planning policies for (amongst other things):
 - delivering a sufficient supply of homes;
 - building a strong, competitive economy;
 - achieving well-designed, beautiful and safe places;
 - conserving and enhancing the natural, built and historic environment
- 2.3 Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.

For full details visit the government website [National Guidance](#)

3. PLANNING POLICIES

- 3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)

- LP1: Amount of Development
- LP4: Contributing to Infrastructure Delivery
- LP5: Flood Risk
- LP7: Spatial Planning Areas
- LP11: Design Context
- LP12: Design Implementation
- LP14: Amenity
- LP16: Sustainable Travel
- LP17: Parking Provision and Vehicle Movement
- LP25: Housing Mix
- LP30: Biodiversity and Geodiversity
- LP31: Trees, Woodland, Hedges and Hedgerows
- LP34: Heritage Assets and their Settings

3.2 Supplementary Planning Documents/ Guidance

- Huntingdonshire Design Guide SPD (2017)
- Huntingdonshire's Design Guide SPD 2017 – Compatibility Statement (2021)
- Developer Contributions SPD (2011)
- Developer Contributions: Updates Costs 2019/2020
- Huntingdonshire Landscape and Townscape Assessment (2022)
- Cambridgeshire Flood and Water SPD 2017
- Huntingdonshire Tree Guidance Note 3
- Annual Monitoring Review regarding housing land supply
- St Neots Conservation Area Character Assessment October 2006

3.3 Neighbourhood Plans - St Neots Neighbourhood Plan 2018-2029

- *Policy A3 – Design
- *Policy A4 – Design
- *Policy PT1 – Parking and Traffic
- *Policy PT2 – Parking and Traffic

Local For full details visit the government website [Local policies](#)

4. PLANNING HISTORY

- 4.1 22/02432/HHFUL for Erection of 1800mm high fence in rear garden of 5 Howitts Lane, PENDING CONSIDERATION at time of writing.
- 4.2 0400129FUL - Erection of dwelling and garage – APPROVED AT COMMITTEE 21/05/2004
- 4.3 0301610FUL - Erection of dwelling and garage, REFUSED 02.09.2003
- 4.4 1101023FUL - Erection of new dwelling (Land at Land At 7 Howitts Lane Eynesbury) – APPROVED 10.8.2011

5. CONSULTATIONS

- 5.1 St Neots Town Council – No objections. Comments: - Improves the property. Satisfactory proposal in terms of scale and pattern of development. Makes efficient use of its site.
- 5.2 HDC Conservation Officer - OBJECTS to the proposals. Summary comments as full comments are detailed within this report
- No objection to demolishing outbuildings
 - Subdivision of garden to listed building would reduce the setting of the host listed building.
 - Proximity of proposal and erection of close boarded fence along new boundary would diminish the ability to view the Listed Building from its garden and the context within which it is currently experienced.
 - Lack of details regarding materials not appropriate given the proposals siting close to a listed building
 - Design, hard and soft landscaping and domestic paraphernalia not sympathetic in scale, design, materials or features to the Listed Building or the historic location.
 - The proposal does not preserve the positive contribution which the garden makes to the setting but removes it and is therefore considered to be harmful to the setting of the Listed Building.
 - The St Neots Conservation Area Character Assessment states that this area of Eynesbury, in order to preserve the looser grain, further infilling should be resisted.
 - Number 5 is one of the surviving buildings and the buildings, plots and property boundaries provide evidence of the morphology of historic Eynesbury and its relationship with St Neots. The proposal removes the northern boundary of Number 5 and approximately half of the plot of Number 5 and transfers it to the modern cul de sac, Laurel Close. This removes part of the historic boundary of the land north of The Green of Eynesbury and distorts the existing distinction between the historic part of Eynesbury around The Green and the modern development of Laurel Close.
- 5.3 HDC Landscape Officer – OBJECTS to the proposals. Comments: - Whilst I note that permission for the removal of two trees within the site has been obtained via a trees application, I have concerns that there are other trees within the immediate vicinity of the proposed site that could be affected by the development – most notably the trees in the grounds of 7 Howitt's Lane which are subject to Tree Preservation Orders (TPOs). According to the submitted site plan these are within 7-7.5m of the proposed dwelling, and should therefore be considered within a Tree Survey and Arboricultural Impact Assessment, alongside any other trees within 10-15m of the proposed development. Unless this information is available, which I cannot see that it is, I recommend refusal due to

insufficient information for determination and non-compliance with HDC Local Plan policy LP – 31 which requires that the potential impacts on trees are avoided.

5.4 CC Highways Officer – No objections, subject to conditions relating to:

- the removal of Permitted Development Rights for gates;
- that the vehicular access is in accordance with the Cambridgeshire County Council construction specification;
- that the parking shall be in accordance with the approved plans;
- that a metalled surface shall be provided for a minimum distance of 5m along the access road from its junction with the public highway and
- that the access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority.

The Highways Officer has also recommended a number of standard in formatives be appended to any consent given to the proposals.

5.5 HDC Environmental Health Officer – No response

Officer comment - There are no environmental health concerns with this application.

5.6 HDC Waste Officer – No response.

5.7 HDC Operations Team (Waste & Recycling) - were consulted but no representations have been received at the time of determination.

5.8 HDC Trees Officer – OBJECTS to the proposals. Summary comments: Recommend refusal due to insufficient technical information. The proposal is likely to impact on trees protected with a Tree Preservation Order and located within a Conservation Area.

5.9 HDC Urban Design Officer - OBJECTS to the proposals. Summary comments: Recommend refusal due do cramped form of development with a relatively small private garden. Concern that the limited separation distance and shallow garden depth together with the 7.35m ridge height could give rise to overbearing impacts to the current and future occupants of No. 5 Howitt's Lane. Concern that the scale of the proposal would fail to relate to the modest scale and form of the Grade II listed property. Concern that the lack of tree and boundary landscaping information prevents a full appraisal of the proposal. There are also concerns that the siting of the proposed dwelling would restrict access to on-site parking provision displacing car parking to Laurels Close. Details of the location and arrangement of

cycle and refuse storage have not been provided. Space for covered secure cycle parking for a minimum of 4 bikes – 1 per bedroom in accordance with Local Plan Policy LP17 should be illustrated as well as space for 3 x wheelie bins.

6. REPRESENTATIONS

6.1 Nine letters of representation have been received, objecting on the following grounds:

Design - The proposed dwelling should be kept in line with the listed property No 5 Howitts Lane, to maintain the existing space between the neighbouring properties.

Loss of Light - To kitchen and bedroom of No.3 Laurels Close, to front of No. 4 Laurels Close.

Privacy - To properties opposite the site on Laurels Close.

Parking and Traffic

- Application states that there is vehicular access and a dropped kerb into the site. This is incorrect.

- The turning point on Laurels Close is regularly used for parking not turning and should be available at all times.

- Current access to parking of Nos 3, 4 and 5 Laurels Close is already restricted due to the turning area and parking is already an issue.

- The proposal for a four-bedroom home with only 2 parking spaces provided would worsen the current scenario

- Access should be via front of 5 Howitts Lane to minimise disturbance to residents of Laurels close.

Noise and Disturbance - From intensification of use

Tree Impacts - No consideration of legally protected trees on adjacent site (NO.7).

Impact to Heritage Assets

- Proposal fails to preserve the setting of the listed building and confines the setting to a limited area

- Planning Permission 0400129FUL (2004 permission) nor 1101023FUL (for rear of No.7) cannot be considered as it failed to give weight to the impact to the host Listed Building.

Other Matters

- Discrepancies on the submitted documents regarding number of bedrooms (3 or 4) and that the Site Plan shows No.7 Howitts Lane as No.5.

- The proposal is misleading as the patio on this application is omitted from the (22/02432/HHFUL for Erection of 1800mm high fence in rear garden of 5 Howitts Lane).

Officers note the comments regarding discrepancies within the application regarding bedroom numbers. It is advised that the submitted Plans and Elevations drawing showing a four-bedroom dwelling would be approved in any permission of the proposals so would be the bedroom number on these plans which are considered. The comment regarding misleading plans have been noted and confirmed on a site visit by the case officers.

7. ASSESSMENT

- 7.1 When determining planning applications, it is necessary to establish what weight should be given to each plan's policies in order to come to a decision. The following legislation, government policy and guidance outline how this should be done.
- 7.2 As set out within the Planning and Compulsory Purchase Act 2004 (Section 38(6)) and the Town and Country Planning Act 1990 (Section 70(2)) in dealing with planning applications the Local Planning Authority shall have regard to have provisions of the development plan, so far as material to the application, and to any other material considerations. This is reiterated within paragraph 47 of the NPPF (2021). The development plan is defined in Section 38(3)(b) of the 2004 Act as "the development plan documents (taken as a whole) that have been adopted or approved in that area".
- 7.3 In Huntingdonshire the Development Plan consists of:
- Huntingdonshire's Local Plan to 2036 (2019)
 - Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)
 - St Neots Neighbourhood Plan (2016)
 - Godmanchester Neighbourhood Plan (2017)
 - Houghton and Wyton Neighbourhood Plan (2018)
 - Huntingdon Neighbourhood Plan (2019)
 - Bury Neighbourhood Plan (2021)
 - Buckden Neighbourhood Plan (2021)
 - Grafham and Ellington (2022)
- 7.4 The statutory term 'material considerations' has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications.
- 7.5 The main matters for consideration are:
- The Principle of Development
 - Design, Visual Amenity
 - Impact on Heritage Assets
 - Impact upon Residential Amenity
 - Highway Safety, Parking Provision and Access
 - Biodiversity
 - Flood Risk
 - Other issues

- Bins

Principle of Development

- 7.6 The proposal is for the erection of one dwelling in the built-up area of Eynesbury.
- 7.7 Policy LP7 of Huntingdonshire's Local Plan to 2036 states that a proposal for housing development (Class C3) will be supported where it is appropriately located within a built-up area of an identified Spatial Planning Area settlement.
- 7.8 In this case the application site is considered to lie within the built-up area of the settlement and is therefore acceptable in principle subject to compliance with the other relevant policies and considerations.

Design and Visual Amenity

- 7.9 Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036 state that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity.
- 7.10 The proposed dwelling is contemporary in appearance with an L-shaped footprint and gable frontage that has a maximum ridge height of approximately 7.3m. The frontage gable includes an asymmetric pitched roof with 3.85m and 4.9m eaves whereas the lower 1.5 storey southwestern 'wing' has a lower 6.1m ridge and 3.15m eaves height.
- 7.11 It is noted that the proposed dwelling has a similar appearance and scale as No. 2a Laurels Close to the southwest, located to the rear of No.5 Howitt's Lane and that the site has been subject to two previous applications for smaller footprint dwellings: erection of a 1.5 storey 4-bed dwelling and garage, refused (0301610FUL) and Erection of a 1.5 storey 3- bed dwelling and garage, approved (0400129FUL).
- 7.12 The proposed dwelling submitted as part of this current application has a footprint of approximately 10.565 metres x 10.790 metres and is considerably larger than the previously approved 0400129FUL dwelling (9.460 metre x 6.358 metre footprint, 7.8m ridge height and 4m eaves). It is considered the larger footprint has resulted in a cramped form of development, with a shallow rear garden depth, limited back-to-back distance with Alma Cottage, awkward and unusable car parking provision, limited threshold planting and loss of tree planting from the site boundaries. These points are covered in more detail below.
- 7.13 Furthermore, details of the access and boundary of No. 3 Laurels Close to the north have not been illustrated. Subsequently, there

is concern the proposed dwelling, given the large footprint and proximity to neighbouring boundaries has resulted in a cramped form of overdevelopment with a relatively small private garden.

- 7.14 Whilst it is appreciated that the proposals are similar to the adjacent No. 2a Laurels Close development, it is considered the scale of the proposal would fail to relate to the modest scale and form of the Grade II listed property.
- 7.15 The proposal includes a shallow rear garden depth of 6.070 metres and 5.930 metres with a 14.6m back-to-back separation distance with Alma Cottage. Whilst the proposed dwelling has been configured with limited windows on the rear elevation (bathroom window which would need to be opaque glazed) the limited separation distance and shallow garden depth together with the 7.35m ridge height could give rise to overbearing impacts to the current and future occupants of No. 5 Howitt's Lane.
- 7.16 The proposals include the loss of tree planting between the site and the frontage to No. 3 Laurels Close which help define the plot boundaries and would aid softening the scheme. The proposed dwelling is also sited close to the existing tree to the southwest (assumed within the ownership of No.5 and reinforced by an objection from this neighbour in regards to these legally protected trees). A tree survey and constraints plan is not included within the submission to inform the siting of the dwelling.
- 7.17 Plans indicate parking provision for two vehicles, however the siting of the dwelling, significantly further forward in the plot (see comparison of footprints above) is likely to restrict access to these spaces – the 2.9m distance of the front elevation from the back edge of verge with Laurels Close and approximately 2.6m distance to the rear of the second parking space is likely to significantly impact access and vehicle manoeuvres from these spaces resulting in displacing car parking to Laurels Close.
- 7.18 The siting of the dwelling, closer to the back edge of verge with Laurels Close significantly limits opportunities for soft landscaping and defensible threshold planting in front of the unit.
- 7.19 Details of the location and arrangement of cycle and refuse storage have not been provided. Space for covered secure cycle parking for a minimum of 4 bikes – 1 per bedroom in accordance with Local Plan Policy LP17 should be illustrated as well as space for 3 x wheelie bins. This is expanded upon within the parking provision and access section in paragraph 7.61 below.
- 7.20 For the reasons set out above the proposal would result in overdevelopment of the site and fail to positively contribute to the area's character and identity and successfully integrate with

adjoining buildings would cause harm to the character and appearance of the general area. The proposal would therefore be contrary to policies LP11 and LP12 (parts a and b) of the Local Plan to 2036 and section 12 of the NPPF (2021).

Impact on Heritage Assets

- 7.21 The proposal falls within the St Neots Conservation Area and would be erected within the setting of its host dwelling of Alma Cottage / 5 Howitts Lane, Eynesbury.
- 7.22 Section 72 of the Planning (LBCA) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 7.23 Section 66 of the Planning (LBCA) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 7.24 Paras 189 - 202 of the NPPF provide advice on proposals affecting heritage assets and how to consider different levels of harm. Para. 194 states 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification'. Local Plan policy LP34 (Heritage Assets and their Settings) aligns with the statutory provisions and NPPF advice. St Neots Neighbourhood Plan to Policy A3 (design) seeks development to reflect town heritage design.
- 7.25 Alma Cottage / 5 Howitts Lane is a thatched-roof domestic Grade II listed building, 1.5 storey in height dating to the early 18th century. There are a number of listed buildings in the vicinity: Number 2 Howitts Lane and The Ferns, opposite south to the host dwelling are 18th century cottages. Shirdley House (37 Berkley Street) to the north west is an early 18th century two storey red brick farmhouse and The Laurels (11 Howitts Lane, to the southwest is a mid 19th century villa. Full descriptions of these Listed Buildings as well as a background of their listing are given in the conservation officers comments.
- 7.26 It is a material consideration that in 2004 approval was granted for a dwelling to the rear of 5 Howitts Lane (0400129FUL). However, the dwelling approved at that time was smaller than the current proposal and the development was restricted by a number of conditions including no extensions or alterations permitted. There was little assessment carried out of the potential impact on the heritage assets affected as the 2004 approval was made under planning regulations which pre-dated the National Planning Policy Framework. It must be

acknowledged and accepted therefore that the previous approval for a dwelling on site carries limited weight given that there is clear and substantial support in local and national policy to pay special regard to protect, sustain and enhance heritage assets with clear and convincing justification for development to inflict any harm or loss to the significance of heritage assets being weighed against the public benefits of the proposal including securing its optimum viable use see paragraphs 197-202 of the 2021 NPPF.

- 7.27 It is also salient to point out that although the design of the proposed dwelling follows that of a recently built dwelling to the rear of 7 Howitts Lane (under 1101023FUL in 2011), the host dwelling at No.7 is a modern two storey dwelling, which is not a Listed Building and sits within a larger plot than that at Number 5. Therefore, the assessment of the proposals in this current application has more restrictions in terms of impact to heritage assets than the approved development adjacent to the site.
- 7.28 While there are no objections to demolishing the existing outbuildings on the site given that they are modern feature and are not of historic or architectural merit and do not contribute to the significance of the Listed Building, the proposed new dwelling and ancillary development will stand within the existing plot of Number 5 with a close boarded fence running along the width of the garden, dividing the plot into two. The proposed dwelling would be clearly in view from the host Listed Building, and would also be seen alongside the Listed Building in views along Howitts Lane from the south-east, impacting their historic setting.
- 7.29 The proposal would remove a large part of the rear garden of Number 5 and would also divide the land which formed the historic plot recorded in 1880 from the Listed Building, reducing the setting of the Listed Building within which the building is experienced. Within the existing rear garden it is possible to understand the historic context of the Listed Building within its wider location and within the morphology of the village, as one of only a small number of original plots on the piece of land north of The Green. However, the proposal imposes a large modern dwelling into this setting, competing with the Listed Building and diminishing the ability to view the Listed Building from its garden and the context within which it is currently experienced.
- 7.30 The proposed four bedroomed dwelling is two storeys with an attic and intended to use 'appropriate materials' although details have not been submitted. The proposed dwelling is of a fairly standard current design, including asymmetric roofs, large glazed openings, rooflights, and large dormers, which is not sympathetic in scale, design, materials or features to the Listed Building or the historic location.

- 7.31 Also proposed with the modern dwelling is hard and soft landscaping, and this together with ancillary parking, hardstanding and other domestic paraphernalia is not sympathetic to the Listed Building or its setting and takes up a large part of the garden.
- 7.32 The dimensions of the proposed dwelling on the submitted plans are related to the Ordnance Datum so are not clearly defined. The proposal includes a 1.8m close boarded fence across the existing garden of the Listed Building at the edge of the existing patio, close to the Listed Building, and the proposed dwelling stands 6m from the fence with its patio nearer the fence. The proposal does not preserve the positive contribution which the garden makes to the setting but removes it and is therefore considered to be harmful to the setting of the Listed Building.

Conservation Area

- 7.33 The St Neots Conservation Area Character Assessment (p.21 to 26) records Eynesbury Green as a significant green space. Within this document Berkley Street is characterised as retaining historic generous plots and states that in order to preserve the looser grain, further infilling between buildings should be resisted.
- 7.34 The proposed dwelling is intended to face and be accessed from Laurel Close. Laurel Close stands outside the Conservation Area, is a late 20th century development of uniform design, distinct from Howitts Lane and its buildings as a modern deviation from that historic route. Notwithstanding this, the location, design and scale of the proposed dwelling does not relate to the Listed Building and is incongruous to its host dwelling rather than a harmonious and complementary addition.
- 7.35 Number 5 and its context within its plot provides historic and evidential values which contribute to those which form the significance of the Conservation Area. Number 5 is an original surviving building and is acknowledged by the fact that the boundary of the Conservation Area runs along the northern boundary of these building plots with Laurel Close standing beyond the boundary. The proposal removes the northern boundary of Number 5 and approximately half of the plot of Number 5 and transfers it to the modern cul-de-sac of Laurel Close. This removes part of the historic boundary of the land north of The Green of Eynesbury and distorts the existing distinction between the historic part of Eynesbury around The Green and the modern development of Laurel Close. For those reasons the proposal is considered to be harmful to the significance of the Conservation Area, as well as to its character and appearance.

Settings of Listed Buildings

- 7.36 From Howitts Lane to the south-east there are long views of the side and rear garden of Number 5 and the proposed new dwelling would be visible to travellers along the lane, seen to the rear of Number 5. The existing open green space of the rear garden of Number 5 allows a degree of separation of the historic buildings from the modern development of Laurel Close, glimpsed some distance away. The group of Listed Buildings (Number 5 with Number 2 and The Ferns) are also seen from Howitts Lane, with the lane separating Number 5 from the others, and although the proposed dwelling would not intervene between the buildings and would be seen in the context of the modern house at 7 Howitts Lane, it would be seen as a modern house close to this group of historic buildings.
- 7.37 The Listed Buildings known as The Laurels and Shirdley House are shielded from the proposal by buildings between them and the site. For those reasons it is considered that there would be limited impact on the settings of The Laurels and Shirdley House.
- 7.38 However, the proposed dwelling would result in the partial erosion of the setting of the group of Number 5, Number 2 and The Ferns as it would erode the separation between that group of Listed Buildings and the modern development of Laurel Close and would be visible as a modern intrusion within the context of the group when viewed by travellers along Howitts Lane from the south-east. As all the Listed Buildings are associated with The Green and the historic junction and northern property boundary, which forms part of their settings, the alteration of the surviving morphology of this historic junction by the proposal also erodes the settings of all these Listed Buildings. The proposal is therefore considered harmful to the historic and evidential values which contribute to their significance as well as to their character.
- 7.39 Taken together, the proposal does not conserve or enhance the historic environment or respond positively to its context or appear to draw inspiration from the key characteristics of its surroundings or contribute positively to the area's character and identify or successfully integrate with adjoining buildings and spaces.
- 7.40 The harm to the designated heritage asset would be less than substantial as set out in the NPPF and therefore the harm has to be weighed against the public benefits but the limited public benefit of the development that include the tidying of the site, the provision of additional market dwellings and the employment opportunities associated with the construction, would not outweigh the harm caused.
- 7.41 The proposal is considered to be contrary to the requirements of the Planning (Listed Buildings and Conservation Areas) Act and paragraphs 8c, 192, 194 and 196 of the NPPF 2021, which aim

to preserve and enhance the conservation area. It is also contrary to the requirements of section 16 and paragraph 130 the NPPF and is also considered to be contrary to Policies LP2, LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036, Policies A3 and PT2 of the St Neots Neighbourhood Plan, and the Huntingdonshire Design Guide Supplementary Planning Document.

Residential Amenity

- 7.42 Policy LP14 of the Local Plan to 2036 states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings. A site visit was carried out by the case officer during the consultation period of the application.
- 7.43 Concerns have been raised by neighbours on Laurels Close to the front the site regarding overlooking and loss of light. In respect of loss of light for No.3 Laurels Close, the proposed dwelling has been assessed against the 45-degree rule and 25 degree rule set out in the Huntingdonshire's District Design Guide. It must be noted that the proposal must fail both tests in order to be unacceptable. It is acknowledged that the proposal fails the 45 degree test for No.3 Laurels Close, and would hit the proposed dwelling at approximately 35 degrees. However, given the separation distances between the properties is approximately 8 metres and that the proposal is broadly at a 45 degree angle to the neighbour, it is considered that there would not be a breach of the 25 degree rule and would, on balance be acceptable in this instance.
- 7.44 There is approximately 15 metres between the proposal and the host dwelling, No.5 Howitts Lane and the plans show the only first-floor window overlooking this property to serve a bathroom and be obscure glazed. As a result, should the proposal be approved, it is recommended that a planning condition is applied to that ensures that this window is obscure-glazed in perpetuity.
- 7.45 In terms of overlooking it is acknowledged that the proposal would have intervisibility with the dwellings opposite the site of the road on Laurels Close at approximately 19 metres apart. However, the inter-visibility would be between bedroom windows rather than main habitable rooms. The first floor windows of properties in Laurels Close are clearly visible from the road, and occupants of these properties do not currently have complete privacy. The relationship of buildings would therefore on balance be acceptable. It is, however, necessary to prevent further alterations or additions to the property, which may compromise residential amenities. As a result, should the proposal be approved, it is recommended that a planning condition is applied to remove permitted development rights.

- 7.46 It is considered that the proposal is acceptable in terms of noise and disturbance. Any noise generated by the introduction of a single four-bedroomed dwelling is considered to be minor and not a reason to refuse the application on noise and disturbance alone. Notwithstanding this, noise and disturbance is covered by separate legislation and cannot be controlled by planning conditions on residential developments.
- 7.47 However, the council's urban design officer has expressed concern that the 7.35m ridge height set approximately 14.5 metres from the rear of the host dwelling, No.5 Howitts Lane / Alma Cottage would cause an unacceptable degree of overbearing to the current and future residents of this host dwelling. This is considered detrimental to residential amenity and would discord with LP14 (Residential Amenity of the Local Plan which states that a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings. A proposal will therefore be required to ensure that (b) the physical relationships arising from the design and separation of buildings are not oppressive or overbearing.
- 7.48 While the development is considered acceptable in terms of overshadowing, overlooking, loss of privacy and loss of light the proposal is considered to cause overbearing impacts which would have a significant impact upon residential amenity discording with Policy LP14 of Huntingdonshire's Local Plan to 2036 in this regard and would form a reason for refusal in this instance.
- 7.49 Given the residential nature of the surrounding area and proximity of adjacent properties, it is considered reasonable in the event of approval given to the application to impose a condition to limit the hours of operation for deliveries and power operated machinery during any works at the site in accordance with Policy LP14 of the Local Plan.

Flood Risk

- 7.50 National guidance and Policy LP5 of the Local Plan to 2036 seek to steer new developments to areas at lowest risk of flooding and advises this should be done through application of the Sequential Test, and if appropriate the Exceptions Test (as set out in paragraphs 159-169 of the NPPF (2021).
- 7.51 The application site is situated in Flood Zone 1 based on the Environment Agency Floods Maps and the Strategic Flood Risk Assessment (2017). This results in a low probability of fluvial flooding and is not subject to the sequential and exception tests as set out within the NPPF.

7.52 The proposed development is therefore considered to accord with Policy LP5 of the Local Plan to 2036 and the NPPF (2021) in this regard.

Highway Safety, Parking Provision and Access

7.53 Paragraph 110 of the NPPF (2021) advises that in assessing applications for development, it should be ensured that 'appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location' and that 'safe and suitable access to the site can be achieved for all users', and that any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

7.54 Paragraph 111 of the NPPF (2021) states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

7.55 Policy LP16 of Huntingdonshire's Local Plan to 2036 encourages sustainable transport modes and Policy LP17 supports proposals where they incorporate appropriate space for vehicle movements and adequate parking for vehicles and cycles.

7.56 The proposed dwelling takes vehicular access from Laurels Close and although the application claims that the site already has vehicle access, and there are high boarded timber gates fronting Laurels Close, there is no dropped kerb to corroborate this claim. The agent has subsequently advised that a dropped kerb application would be applied for following the decision.

7.57 The proposal provides for two off-street car parking spaces located to the front north east of the site. The Local Plan to 2036 does not include set standards for parking but having regard to Policy LP17 of the Local Plan to 2036, two formal spaces for the dwelling is considered to be acceptable.

7.58 However, the submitted plans indicate the siting of the dwelling, significantly further forward in the plot than the parking arrangements approved in the 2004 permission (0400129FUL) is likely to restrict access to these off-road spaces. The 2.9m distance of the front elevation from the back edge of verge with Laurels Close and approximately 2.6m distance to the rear of the second parking space is with the existing close boarded fence retained save for a 5 metre access point is likely to impact access and vehicle manoeuvres from these spaces resulting in displacing car parking onto Laurels Close.

- 7.59 Furthermore, while neighbours have objected to the proposals on highway safety grounds, Cambridgeshire County Council as the Local Highways Authority have reviewed the proposals and raise no objections, advising that the proposed driveway and entrance into and out of the site would be similar to other driveways adjacent to and opposite the site with reverse manoeuvring onto a dead-end section of the street where vehicle speeds would be very low. Therefore, to refuse the proposal on highways grounds would not be a defensible reason for refusal.
- 7.60 Nevertheless, the Highways Officer has highlighted to the Local Planning Authority that they may need to consider tracking given the sites context at the end of a cul-de-sac and the size of the provided parking area, which would prevent vehicles from exiting the site in forward gear directly onto a parking area. However, given that this could not form a reasonable reason for refusal, tracking was not sought in this instance and the proposals, subject to conditions would be acceptable in terms of impact to highway safety and access.
- 7.61 The neighbour comments regarding existing parking pressures are noted. However, this is a publicly adopted highway and there are no restrictions on its usage, therefore it is unreasonable to refuse an application for a dwelling on cumulative parking issues regardless of the proposed development. Therefore, in this instance, these concerns are not a material planning consideration that can be given weight and it is not necessary to restrict these during the construction process should planning permission be granted.
- 7.62 Policy LP17 of the Local Plan to 2036 and the Huntingdonshire Design Guide (2017) seeks the provision of secure and covered cycle parking on the basis of 1 space per bedroom. The proposed development has not demonstrated any allocated space for cycle parking, taking into account that the four-bedroom nature of the development would require a minimum of 4 covered, secure cycle spaces. It is unclear how this would be provided given the limited space given to off-road car spaces and this could encroach on the space allocated to provide off-road car parking spaces. The proposal is not in accordance with Policy LP17 of the Local Plan to 2036 and the Huntingdonshire Design Guide 2017 or the NPPF paragraph 110 parts a), b) and c).

Biodiversity

- 7.63 Paragraph 174 of the 2021 NPPF states Planning policies and decisions should contribute to and enhance the natural and local environment. Policy LP30 of the Local Plan to 2036 states that development proposals should demonstrate that all potential adverse impacts on biodiversity have been investigated. Any proposal that is likely to have an impact, directly or indirectly on

biodiversity will need to be accompanied by an appropriate appraisal, such as a Preliminary Ecological Appraisal (PEA). LP30 also states that all proposals must also demonstrate a net gain in biodiversity where possible.

- 7.64 In this instance a PEA has been provided which states that the site has low ecological value, but has the potential to support Hedgehogs and negligible bat roost potential, concluding that no further surveys or assessments are required. Recommendations for biodiversity gain include bird and bat boxes, hedgehog homes and that any external lighting should be kept to a minimum and directed downwards through the use of hoods and cowls; particular care will be taken to avoid lighting newly created roost features are considered proportionate having regard for the scale and location of the proposed development all to provide biodiversity gain on site. Officers consider that the development can ensure no net loss in biodiversity and result in a net gain subject to the imposition of conditions in the event that approval is given to the proposal to secure the implementation of impact avoidance measures and ecological enhancement measures in accordance with Policy LP30 of the Local Plan and the NPPF 2021 in this regard.

Trees

- 7.65 Policy LP31 of the Huntingdonshire Local Plan to 2036 requires proposals to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated and that a proposal will only be supported where it seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development.
- 7.66 The proposal site comprises of a residential garden with amenity lawn, mature shrubs and associated outbuilding.
- 7.67 The council's Trees officer has assessed the proposal and notes that the applicant has not provided a Tree Survey (TS), Tree Constraints Plan (TCP), Arboricultural Impact Assessment (AIA) or Tree Protection Plan (TPP) as required under BS5837. This information is required to be submitted to allow the impact of development on these trees to be established in accordance with Huntingdonshire's Local Plan to 2036 policy LP31 (Trees, Woodland and Hedging). The council's landscape officer similarly raises concerns that given built form would be within 7-7.5m of the proposed dwelling where legally protected trees are sited there is a danger that these trees could be detrimentally impacted by development.
- 7.68 Therefore, given the proximity to the legally protected trees adjoining the site and that the trees that could be affected by the proposal provide significant amenity value, it is considered that

the lack of trees information and reports listed in the above paragraph results in officers being unable to appropriately assess the proposed developments impact upon legally protected trees, or indeed what impact the trees may have on the proposal.

- 7.69 The proposal therefore fails to comply with Local Plan policy LP31 and paragraph 174 b) of the NPPF (2021) and is therefore refusible on this basis.

Other Matters

Housing Mix – accessible and adaptable homes:

- 7.70 Policy LP25 of the Local Plan to 2036 provides guidance on accessible and adaptable homes and states that all proposals for housing should include a commitment to design and build the whole proposed scheme to the M4(2) standards unless it can be demonstrated that site-specific factors make achieving this impracticable or unviable.
- 7.71 The agent for the application has confirmed that the proposed development will comply with the above standards, and a condition could be attached to secure this if the application were to be approved.

Water Efficiency:

- 7.72 Policy LP12, Criteria j, of the Local Plan to 2036 requires all new dwellings to be in compliance with Building Regulations approved document G, which sets out standards for water efficiency.
- 7.73 The agent for the application has confirmed that the proposed development will comply with the above standards, and a condition could be attached to secure this if the application were to be approved.

Infrastructure requirements and CIL

- 7.74 For this proposed development of one dwelling the only infrastructure requirement is for the provision of wheeled bins.
- 7.75 A Unilateral Undertaking to secure the provision of wheeled bins has not been submitted as part of the application. On this basis the proposal would fail to provide a satisfactory contribution to meet the tests within the CIL Regulations and would mean that the needs of future residents would not be met with regard to household waste management. The proposal would therefore fail to accord with Policy LP4 of the Huntingdonshire Local Plan to 2036 and the Developer Contributions Supplementary Planning Document (2011).

Conclusion

- 7.6 Having regard to all relevant material considerations, it is concluded that the proposal would not accord with local and national planning policy. Therefore, it is recommended that planning permission be refused.
- 7.77 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 7.78 In assessing applications, it is necessary to first consider whether the proposal accords with the Development Plan as a whole, notwithstanding non-compliance that may occur with individual policies, and having regard to the reasoning for those policies together with others in the Local Plan.
- 7.79 In this case, the proposed development is within a defined Spatial Planning Area where the principle of development is supported and, subject to conditions, is considered acceptable with regard to residential amenity, flood risk, highway safety and biodiversity, although these are matters expected to be addressed, mitigated and complied with as part of the development of this type and do not attract significant weight in the planning balance.
- 7.80 However the proposed residential development does not accord with the specific opportunities for development provided for by other policies of the Local Plan or the Neighbourhood Plan. Specifically, the proposal would cause harm to the setting of the host Grade II Listed building known as Alma Cottage / 5 Howitts Lane and the character and appearance of the wider Conservation Area. Further, the application has failed to demonstrate that the proposal would not have a detrimental impact on nearby protected trees through the submission of insufficient information. In addition, the proposal would constitute overdevelopment with awkward parking arrangements and the application has not provided 4 covered cycle spaces as required by policy or provided a unilateral undertaking for the provision of bins.
- 7.81 Overall, it is considered that the benefits of the proposed development would not outweigh the conflict with the Development Plan Policies identified and therefore the application is recommended for refusal for the following reasons:
- 7.82 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 - REFUSED for the following reasons

Reason 1 - The proposal would result in an overdeveloped, cramped site with its appearance at odds with and to the detriment of the spacious and open character and appearance of the area shallow rear garden depth, limited back-to-back distance with Alma Cottage / 5 Howitts Lane and other neighbouring properties by virtue of its awkward and unusable car parking provision, overbearing, limited threshold planting and loss of tree planting from the site boundaries. The proposal is therefore contrary to Policies LP11, LP12 (parts a and b) and LP14 of the Local Plan to 2036 and section 12 of the NPPF (2021).

Reason 2 - By imposing a large modern dwelling into this setting, the proposal would remove approximately half of the rear garden of Number 5 and would divide the land which formed the historic plot from the Listed Building, diminishing the ability to view and experience the Listed Building from its garden and wider context. The modern design of the proposed dwelling and associated development would not be sympathetic and would compete with the listed building in terms of scale, design and materials, introducing residential paraphernalia not sympathetic to the Listed Building or its siting in St Neots Conservation Area and distorts the existing distinction between the historic part of Eynesbury and the modern development of Laurel Close.

The harm to the designated heritage asset would be less than substantial as set out in the NPPF and therefore the harm has to be weighed against the public benefits. The limited public benefit of the development would include the tidying of the site, the provision of an additional market dwelling and the employment opportunities associated with the construction. This would not outweigh the harm caused.

The proposal is therefore contrary to the requirements of the Planning (Listed Buildings and Conservation Areas) Act and paragraphs 8c, 192, 194 and 196 of the NPPF 2021, which aim to preserve and enhance the conservation area. It is also contrary to the requirements of section 16 and paragraph 130 the NPPF and is also considered to be contrary to Policies LP2, LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036, Policies A3 of the St Neots Neighbourhood Plan, and the Huntingdonshire Design Guide Supplementary Planning Document.

Reason 3 - The proposed development fails to demonstrate there is sufficient space for secure cycle storage for 4 cycles has been submitted. The development therefore fails to accord with Policy LP17 and LP16 Huntingdonshire's Local Plan to 2036 and the NPPF (2021) in this regard.

Reason 4 - There are bands of legally protected trees to the adjacent south-eastern boundary located within the site occupied by No 2a Laurels Close. However, no information about existing trees on adjacent site have been provided and is required to be submitted to allow the impact of development on these trees to be established in accordance with Huntingdonshire's Local Plan to 2036 policy LP31. Given the proximity to the legally protected trees adjoining the site and that the trees that could be affected by the proposal provide significant amenity value, it is considered that the lack of Arboricultural Impact Assessment in accordance with BS5837 2012 results in officers being unable to appropriately assess the proposed developments impact upon legally protected trees. The proposal therefore fails to comply with Local Plan policy LP31 and paragraph 174 b) of the NPPF (2021).

Reason 5 - A Unilateral Undertaking to secure the provision of wheeled bins has not been submitted as part of the application. On this basis the proposal would fail to provide a satisfactory contribution to meet the tests within the CIL Regulations. The proposal would therefore fail to accord with Policy LP4 of the Huntingdonshire Local Plan to 2036 and the Developer Contributions Supplementary Planning Document (2011).

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 **Marie Roseaman Senior Development Management Officer** – marie.roseaman@huntingdonshire.gov.uk

No.	Reference	Development	SNTC Decision	Notes
	22/01342/FUL	Mr & Mrs Noonan 5 Howitts Lane Eynesbury St Neots Demolition of existing outbuildings and erection of detached dwelling	Approve	Improves the property. Satisfactory proposal in terms of scale and pattern of development. Makes efficient use of its site.

Development Management Committee



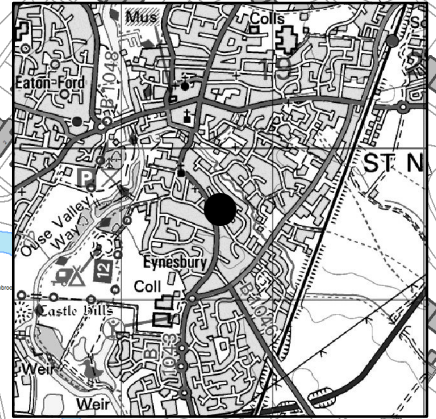
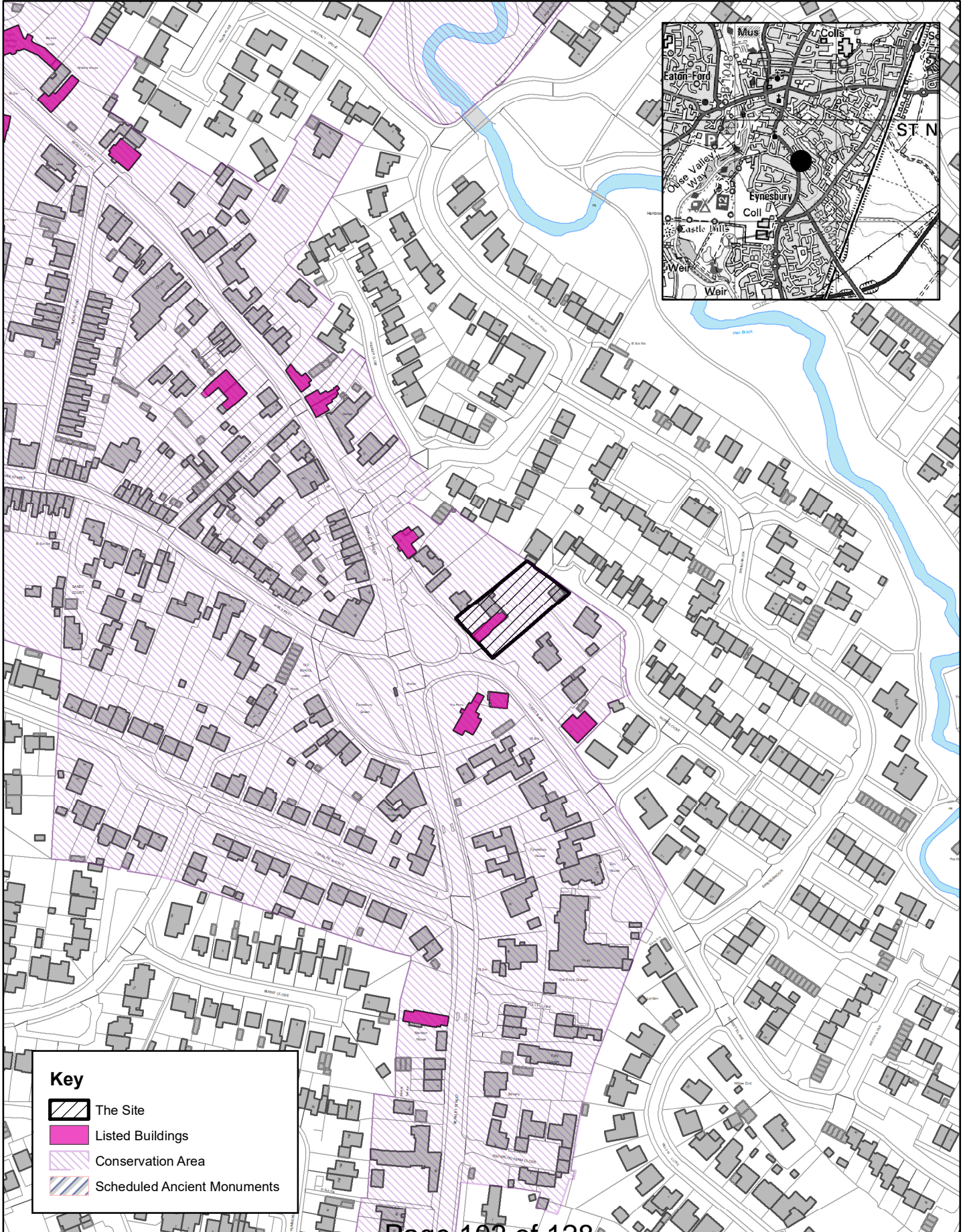
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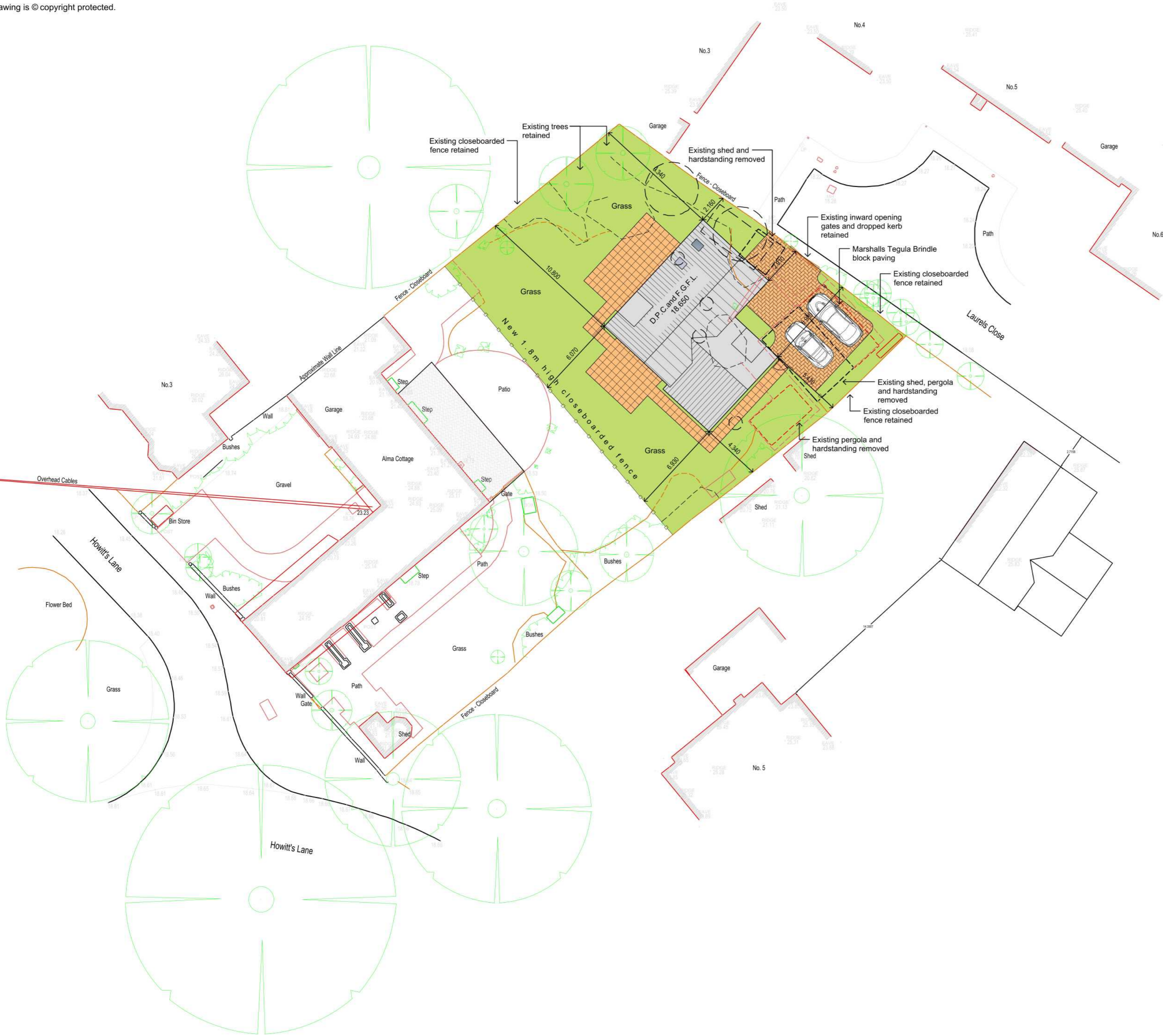
Application Ref: 22/01342/FUL

Date Created: 08/02/2023

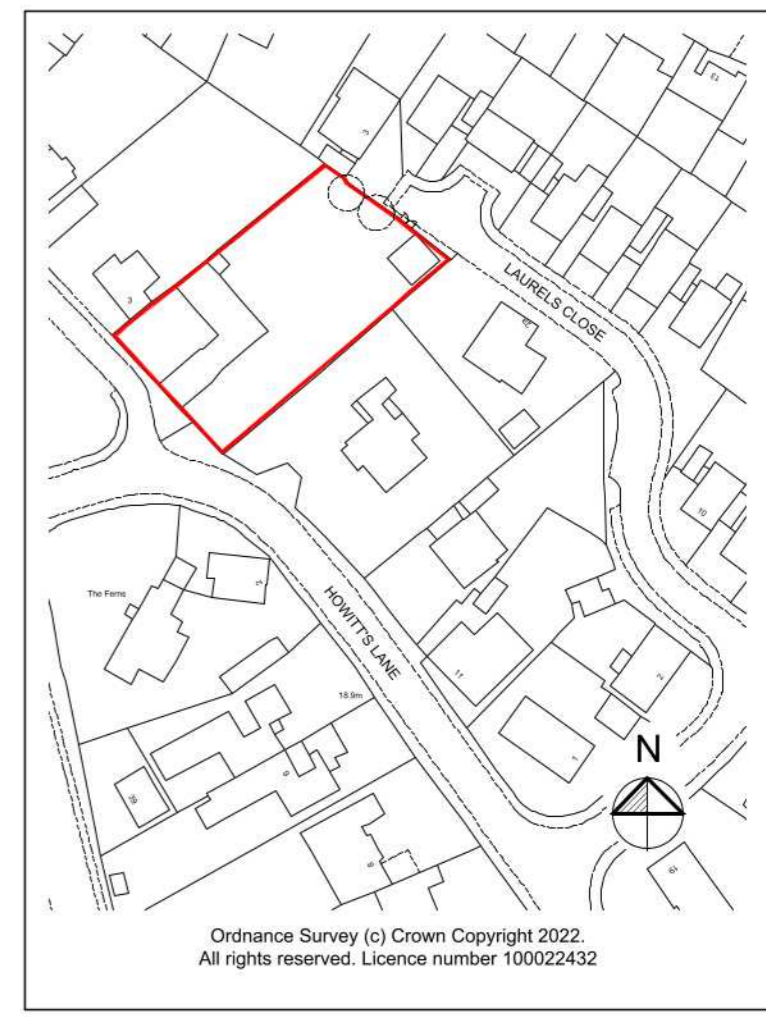
Location: St Neots

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Ordnance Survey HDC 100022322






Scale bars (in metres)		Scale
1	2	1:50
1	2	1:100
5	10	1:500
10	20	1:1250



Location Plan 1:1250

Rev A - 2.8.22 - JG - Dims to boundaries added



Architectural CAD Services

8 Tennyson Place
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St. Neots
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PE19 7LL
Tel / Fax: 01480 218440
Email: john@jlgdesign.co.uk

Project:
Proposed Detached Dwelling
Rear of Alma Cottage,
5 Howitts Lane, Eynesbury.

Drawing:
Site Plan

Drawn by:
JG

Scale: 1:200	Date: 14.4.22
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This drawing should not be scaled other than for planning purposes. All dimensions to be checked on site.

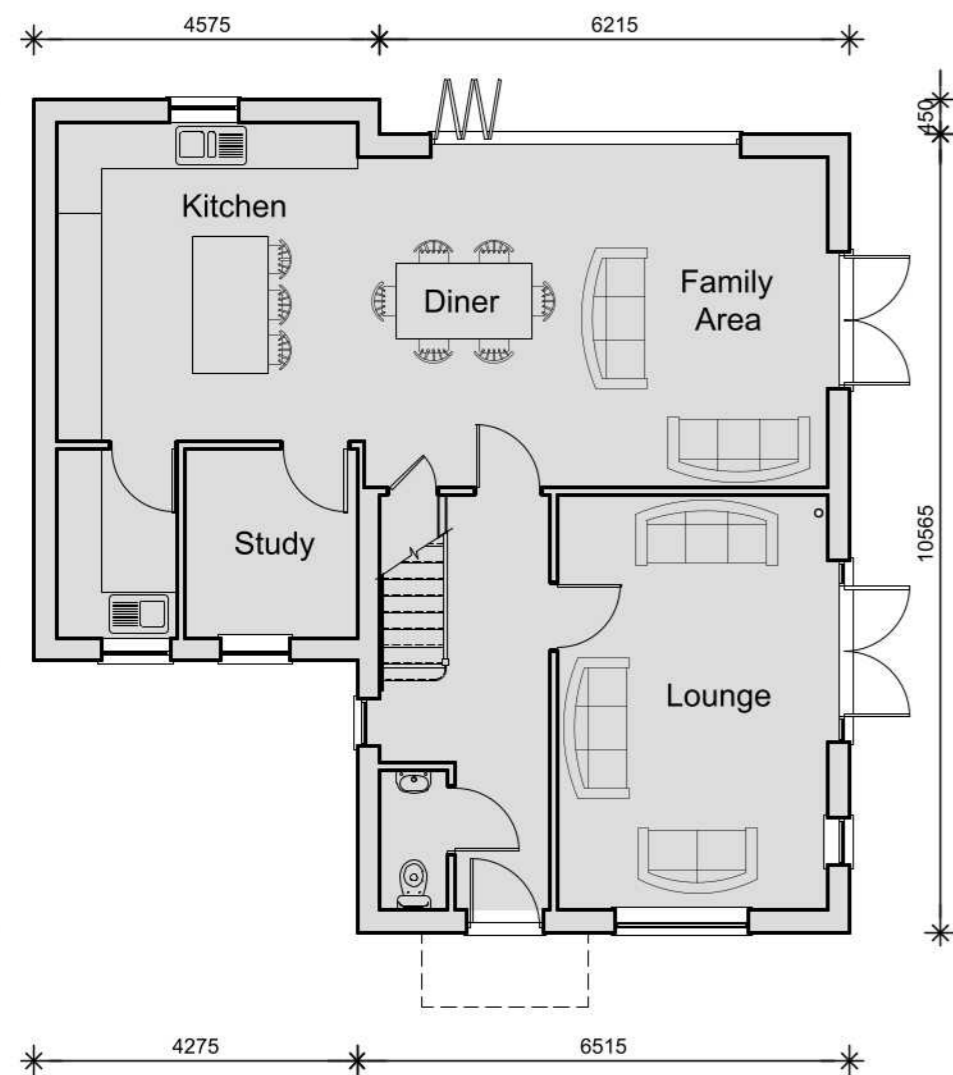
Drawing no: JLG838/NB/01	Revision A
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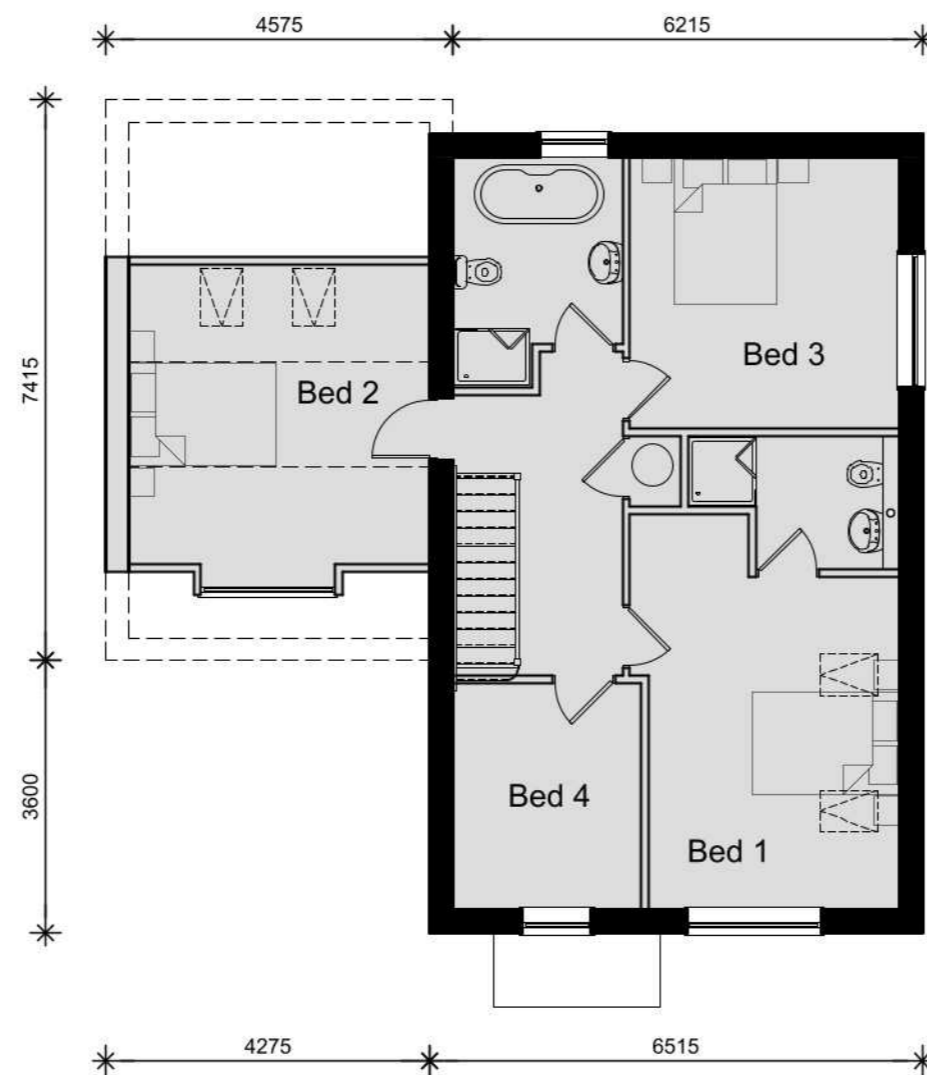
Front Elevation

Side Elevation

Rear Elevation



Ground Floor Plan



First Floor Plan



Side Elevation

Rev A - 2.8.22 - JG - Height added to Elevations

JLG Design
.co.uk
Architectural CAD Services

8 Tennyson Place
Eaton Ford
St. Neots
Cambridgeshire
PE19 7LL
Tel / Fax: 01480 218440
Email: john@jlgdesign.co.uk

Project:
Proposed Detached Dwelling
Rear of Alma Cottage,
5 Howitts Lane, Eynesbury.

Drawing:
Plans and Elevations

Drawn by:
JG

Scale:
1:100

Date:
3.5.22

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

Drawing no:
JLG838/01

Revision
A

DEVELOPMENT MANAGEMENT COMMITTEE 23rd JANUARY 2023

Case No: 22/00298/FUL (FULL PLANNING APPLICATION)

Proposal: DEMOLITION OF STABLES AND ASSOCIATED PARAPHERNALIA AND ERECTION OF 3 NO. DWELLINGS - ONE PAIR OF SEMI-DETACHED (3 BEDS) AND 1 DETACHED (2 BEDS) WITH ASSOCIATED PARKING (CARTLODGES)

Location: STABLES HAMERTON ROAD ALCONBURY WESTON

Applicant: MR KEITH BAKER

Grid Ref: 517673 277155

Date of Registration: 01.03.2022

Parish: ALCONBURY WESTON

RECOMMENDATION – APPROVE

This application is referred to the Development Management Committee (DMC) as the Parish Council recommendation of refusal contrary is contrary to the officer recommendation of approval.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The site is located north and west of Hamerton Road at the north-west end of Alconbury Weston. It is currently comprised of various buildings, including vacant commercial stables and an area of associated hardstanding. The existing site also includes a menage north of the existing buildings. The site is surrounded by residential dwellings to the south and west with open countryside to the north and east.
- 1.2 The site directly abuts the Alconbury Weston Conservation Area.
- 1.3 The proposal involves the demolition of existing buildings and the erection of three dwellings comprising one pair of semi-detached dwellings (3 beds) and 1 detached dwelling (2 beds) with attached cartlodges. The proposal also includes the provision of various boundary treatments, soft landscaping, tree planting and balancing pond.
- 1.4 The application is accompanied by the following supporting documents:
 - A Planning, Design, Access and Heritage Statement;

- A Preliminary Ecological Appraisal;
- An Economic Report;
- A Structural Survey Report; and
- A Sustainable Drainage Statement.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (20th July 2021) (NPPF 2021) sets out the three objectives – economic, social and environmental – of the planning system to contribute to the achievement of sustainable development. The NPPF 2021 at paragraph 10 provides as follows: 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).'
- 2.2 The NPPF 2021 sets out the Government's planning policies for (amongst other things):
- delivering a sufficient supply of homes;
 - building a strong, competitive economy;
 - achieving well-designed, beautiful and safe places;
 - conserving and enhancing the natural, built and historic environment
- 2.3 Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.

For full details visit the government website [National Guidance](#)

3. PLANNING POLICIES

- 3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
- LP1: Amount of Development
 - LP2: Strategy for Development
 - LP5: Flood Risk
 - LP4: Contributing to Infrastructure Delivery
 - LP9: Small Settlements
 - LP11: Design Context
 - LP12: Design Implementation
 - LP14: Amenity
 - LP15: Surface Water
 - LP16: Sustainable Travel
 - LP17: Parking Provision and Vehicle Movement
 - LP25: Housing Mix
 - LP30: Biodiversity and Geodiversity
 - LP31: Trees, Woodland, Hedges and Hedgerows
 - LP33: Rural Buildings
 - LP34: Heritage Assets and their Settings
- 3.2 Supplementary Planning Documents (SPD) and Guidance:
- Huntingdonshire Design Guide SPD (2017)

- Developer Contributions SPD (2011)
- Huntingdonshire Landscape and Townscape SPD (2022)
- Huntingdonshire Strategic Flood Risk Assessment (2017)
- Cambridgeshire Flood and Water SPD 2017
- LDF Developer Contributions SPD (2011)
- Annual Monitoring Review regarding housing land supply (2022)
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)
- The National Design Guide (2021)
 - * C1 - Understand and relate well to the site, its local and wider context
 - * I1 - Respond to existing local character and identity
 - * I2 - Well-designed, high quality and attractive
 - * B2 - Appropriate building types and forms
 - *M3 - Well-considered parking, servicing and utilities infrastructure for all users
 - * N3 - Support rich and varied biodiversity
 - * H1 - Healthy, comfortable and safe internal and external environment
 - * H2 - Well-related to external amenity and public spaces
 - * H3 - Attention to detail: storage, waste, servicing and utilities

3.3 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Local For full details visit the government website [Local policies](#)

4. PLANNING HISTORY

- 4.1 22/00145/S73 - Removal/variation of conditions 3 (material), 4 (landscape), 5 (levels) ,6 (ecology), 7 (tree protection), 10 (architectural details) to 18/01946/FUL as the majority of the works are now complete on site at 50 Hamerton Road, Alconbury Weston – Approved.
- 4.2 20/01547/FUL - The erection of 3 detached dwellings, following the demolition of the stables and the re-use of the exercise yard associated with the disused equestrian use at Salix Stud And Livery, Hamerton Road, Alconbury Weston – Application withdrawn.
- 4.3 18/01946/FUL - The erection of three dwellings, change of use of stable yard to livery parking area and construction of an extension to the access road to the proposed livery parking area at 50 Hamerton Road, Alconbury Weston – Approved.

5. CONSULTATIONS

- 5.1 Alconbury Weston Parish Council – Recommend that the application should be refused. This development is reliant on the drainage system of adjoining site which has not been constructed. The success of flood prevention measures for both sites is also dependent on ongoing maintenance, the responsibility for, and enforcement arrangements for, are not clear. The proposed dwellings extend considerably beyond the footprint of the stables, we find that this is unacceptable and will change the character of the area. Proposed development would result in omission of previously approved overflow parking.
- 5.2 Cambridgeshire County Council Highway Authority – No objection. The access was deemed acceptable with regards to geometry and visibility for shared residential use for the previous application for the site – 18/01946/FUL. Also, there is adequate provision for parking and turning.
- 5.3 Cambridgeshire County Council Footpaths Officer – No objections to the proposed development subject to informatives being attached to any grant of permission.
- 5.4 Historic England – Do not wish to provide comments on the application.
- 5.5 Huntingdonshire District Council's Conservation Officer - Raised no objections to the proposed development.

6. REPRESENTATIONS

- 6.1 During the course of the application and the re-consultation period, 28 letters of objection were received raising concerns over the following matters summarised below. Full copies of the responses are available to view on public access.
- Development on agricultural land
 - Unsustainable location
 - Incorrect information regarding the disuse of the stables
 - Discrepancy of application details
 - Scale, design and site layout
 - Risk of flooding
 - Increased surface water run-off
 - Relying on drainage plans of adjoining development which have not been implemented
 - Cumulative impact of development in the village which is prone to flooding issues
 - Main sewers can't cope
 - Highway safety
 - Biodiversity
 - Land ownership concerns

- 6.2 Whilst concerns were raised regarding land ownership, this is not a material consideration and therefore does not form part of this assessment.

7. ASSESSMENT

- 7.1 When determining planning applications, it is necessary to establish what weight should be given to each plan's policies in order to come to a decision. The following legislation, government policy and guidance outline how this should be done.

- 7.2 As set out within the Planning and Compulsory Purchase Act 2004 (Section 38(6)) and the Town and Country Planning Act 1990 (Section 70(2)) in dealing with planning applications the Local Planning Authority shall have regard to have provisions of the development plan, so far as material to the application, and to any other material considerations. This is reiterated within paragraph 47 of the NPPF (2021). The development plan is defined in Section 38(3)(b) of the 2004 Act as "the development plan documents (taken as a whole) that have been adopted or approved in that area".

- 7.3 In Huntingdonshire the Development Plan consists of:
- Huntingdonshire's Local Plan to 2036 (2019)
 - Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021)
 - St Neots Neighbourhood Plan 2014-2029
 - Godmanchester Neighbourhood Plan (2017)
 - Houghton and Wyton Neighbourhood Plan (2018)
 - Huntingdon Neighbourhood Plan (2019)
 - Bury Village Neighbourhood Plan (2021)
 - Buckden Neighbourhood Plan (2021)
 - Grafham and Ellington Neighbourhood Plan 2020-2036 (2022)

- 7.4 The statutory term 'material considerations' has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: *Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor* [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications.

- 7.5 The main issues to consider are:
- The principle of development
 - Design, Visual Amenity and Impacts on Heritage Assets
 - Residential amenity

- Highway safety
- Flood risk and surface water
- Biodiversity and Trees
- Housing Mix – Accessible and Adaptable Homes
- Other Issues

The Principle of the Development

- 7.6 The Huntingdonshire Local Plan to 2036 states that a built-up area is considered to be a distinct group of buildings that includes 30 or more homes. Land which relates more to the group of buildings rather than to the surrounding countryside is also considered to form part of the built-up area. The site in question is sited along the northern boundary of the settlement of Alconbury Weston and given its existing use (equestrian) is not considered to form part of the built-up area of Alconbury Weston. However, for the purposes of Policy LP9, the site is considered to be land well-related to the built-up area.
- 7.7 The Local Plan identifies Alconbury Weston as a 'Small Settlement', with Policy LP9 stating that development on land which is well-related to the built-up area may be supported where it accords with the specific opportunities allowed for through other local plan policies. The application seeks permission for the demolition of existing stables and associated buildings on site and the erection of three market dwellings.
- 7.8 Policy LP33 of the Local Plan states that a proposal for the replacement of a building in the countryside will be supported where criteria a, (i) to (iii) of Policy LP33 are fulfilled and the proposal would lead to a clear and substantial enhancement of the immediate setting. A modest increase in floorspace will be supported. An assessment of the aforementioned criteria takes place below.
- 7.9 Regarding criterion (i) *The building is redundant or disused* – the application has been accompanied by an economic report which satisfies the Local Planning Authority that the commercial stables closed in April 2020 and have had no paying livery stables custom since then.
- 7.10 Regarding criterion (ii) *The building is of permanent and substantial construction* – based on the information submitted and the site visit undertaken by the case officer, the Local Planning Authority are satisfied that the existing building is of a permanent construction.
- 7.11 Regarding criterion (iii) *The building is not in such a state of dereliction or disrepair that significant reconstruction would be required* – based on the information submitted and the site visit undertaken by the case officer, the Local Planning Authority are satisfied that the existing building is not in such a state of

dereliction or disrepair that significant reconstruction would be required.

- 7.12 As discussed further in the section below 'Design, Visual Amenity and Impact Upon the Character of the Area', whilst the proposal would not lead to a clear and substantial enhancement of the immediate setting, it is considered that the overall scale and design of the proposed development is acceptable. Furthermore, evidence has been submitted to accompany the application that demonstrates the existing use is no longer financially viable and as such, on balance, it would be unreasonable to refuse the application solely on this basis.
- 7.13 With regards to the floorspace, the total floorspace on the site would increase from 365m² to 372m² and this is considered to be a modest increase.
- 7.14 On balance, the Local Planning Authority are satisfied that the proposed development would accord with Policies LP9 and LP33 of Huntingdonshire's Local Plan to 2036 as well as the aims of the National Planning Policy Framework 2021. As such, the Local Planning Authority are satisfied that the principle of development is acceptable, subject to all other planning matters being addressed.

Design, Visual Amenity and Impacts on Heritage Assets

- 7.15 The proposed development involves the demolition of the existing buildings on site and the erection of three dwellings - a pair of semi-detached dwellings comprising two three-bedroom dwellings and one detached two-bedroom dwelling. Plots 1 and 3 would be single storey in height with Plot 2 being one and half storey in height, with two bedrooms and a bathroom in the roofspace. Each dwelling would include an attached double carport.
- 7.16 The proposed dwellings are considered to be of an acceptable scale and design that would reflect the character of the approved residential scheme directly south (18/01946/FUL and 22/00145/S73). The proposed dwellings would be unobtrusive in the streetscene of Hamerton Road, with limited views from the highway. Furthermore, the linear form of the proposed dwellings is considered to be acceptable and would reflect the existing buildings on site.
- 7.17 Whilst details of the specific facing materials have not been submitted, the proposed elevational drawings indicate the use of facing brick and cladding, which would be acceptable, subject to specific details. A condition would be imposed on any planning permission granted to secure specific details of the proposed external materials.

- 7.18 Whilst the site is not located within the Alconbury Weston Conservation Area, given that it directly abuts the Conservation Area, consideration needs to be given to the impacts of the proposal on the setting of the heritage asset.
- 7.19 The Council's Conservation Officer has concluded that as it was previously considered that the residential development in front of the site in question was deemed acceptable (18/01946/FUL and 22/00145/S73) and this was located within the Conservation Area, the current proposal would not result in any harm to the setting of the Conservation Area.
- 7.20 Overall, the proposed development is considered to be acceptable in terms of its design, visual amenity and impact upon the character of the area, including the Alconbury Weston Conservation Area. As such, the proposal is deemed to be in accordance with Policies LP11, LP12, LP33 and LP34 of Huntingdonshire's Local Plan to 2036, Sections 12 and 16 of the National Planning Policy Framework 2021 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in this regard.

Residential Amenity

- 7.21 The proposed dwelling that would be closest to the nearest neighbouring residential properties (Plot 3 of planning permission 18/01946/FUL to the south and No. 76 to the west) would be Plot 3. However, given the distance to the neighbouring properties boundaries (approximately 8m) and the single storey height of the proposed dwelling, the proposal is not considered to result in any detrimental overbearing or overshadowing impacts on any neighbouring property.
- 7.22 Plot 2 would be one and a half storey in height and would include a first floor, west-side elevation window that would serve 'Bed 2', as well as rooflights that would serve other first floor habitable rooms. The proposed first floor, west-side elevation window would not result in any detrimental overlooking impacts on any existing neighbouring residential property and whilst it may result in some overlooking impacts on Plot 3's private rear amenity space, the impacts are considered to be limited due to the orientation of the two properties. Furthermore, any future occupant of Plot 3 would be aware of the first floor side elevation window of the neighbouring property prior to occupation.
- 7.23 It is worth noting that Plots 1 and 3 are single storey in height only and therefore would not result in any detrimental overlooking impacts on any neighbouring properties amenities.
- 7.24 Therefore, taking the above factors into consideration, the proposal is considered to be acceptable with regard to its impact

on residential amenity and therefore accords with Policy LP14 of Huntingdonshire's Local Plan to 2036 in this regard.

Highway Safety

- 7.25 The site would be accessed via an existing vehicular access off Hamerton Road, which measures a width of 6m for the first 12m and is therefore deemed to be acceptable for the proposed development. Furthermore, the access is considered to provide adequate vehicular and pedestrian visibility splays.
- 7.26 The proposed development involves the provision of three dwellings - two three-bedroom dwellings and one two-bedroom dwelling. Based on the submitted drawings, there is deemed to be adequate provision of off-street car parking space and turning provision to ensure that all vehicles enter the highway in a forward gear. Furthermore, each property includes the provision of an attached double carport to accommodate two vehicles.
- 7.27 It is also worth noting that Cambridgeshire County Council Highway Authority raised no objections to the proposed development.
- 7.28 Policy LP17 of the Local Plan requires the provision of at least one secure cycle space per bedroom for all new dwellings. No details of cycle storage have been provided and therefore it is recommended that these details are secured by condition.
- 7.29 Overall, the proposed development is considered acceptable in terms of its impact on highway safety and therefore accords with Policy LP17 of Huntingdonshire's Local Plan to 2036 and Section 9 of the National Planning Policy Framework 2021 in this regard.

Flood Risk

- 7.30 Whilst a significant number of objections have been received during the course of the application in relation to the potential flooding impacts of the proposed development, the site is located in Flood Zone 1, meaning the land has a low probability of flooding. A number of objections also relate to this development being reliant on the drainage plans of the previous development which have yet to be implemented. Applications 18/01946/FUL and 22/00145/S73 contain conditions requiring the drainage plan to be carried out and retained in accordance with the approved plans.
- 7.31 The Strategic Flood Risk Assessment 2017 identifies the site and surrounding area as being susceptible to groundwater flooding. The application states that surface water would be disposed of via sustainable drainage systems and foul sewage via mains drainage. The proposal involves the provision of a drainage basin and a swale which are considered to be acceptable in this instance. A condition would be imposed on any planning

permission granted to ensure the development is carried out in accordance with the details within the submitted Sustainable Drainage Statement which covers both foul and surface water drainage. The Parish Council are also concerned that the success of flood prevention measures for both sites is dependent on ongoing maintenance, the responsibility for, and enforcement arrangements for, are not clear. The Sustainable Drainage Statement contains a document detailing future management and maintenance arrangements which will therefore be covered by this condition.

- 7.32 Therefore, subject to appropriate conditions the proposal is considered to be acceptable with regard to its impact on both flood risk and surface water and therefore accords with Policies LP5 and LP15 of Huntingdonshire's Local Plan to 2036 in this regard.

Biodiversity and Trees

- 7.33 This application is accompanied by a Preliminary Ecological Appraisal which concludes that there are no signs of any protected species on the site. It goes on to set out recommendations in order to take precautionary measures during construction and proposes biodiversity enhancements – Including the provision of bat boxes, sparrow boxes and bee bricks. It is recommended that a condition be imposed on any planning permission granted to ensure that the development is carried out in accordance with the measures and provisions detailed within the submitted report.

- 7.34 Furthermore, as shown on the submitted proposed block plan, the proposal involves the planting of various trees within the site, as well as various soft and hard landscaping. Conditions would be imposed on any planning permission granted to secure details of the proposed tree planting and soft and hard landscaping.

- 7.35 Therefore, subject to appropriate conditions the proposal is considered to be acceptable with regard to its impact on biodiversity and therefore accords with Policy LP30 of Huntingdonshire's Local Plan to 2036.

Housing Mix - accessible and adaptable homes

- 7.36 Policy LP25 of the Local Plan to 2036 provides guidance on accessible and adaptable homes and states that all proposals for housing should include a commitment either in the Planning Statement or Design and Access Statement acknowledging their intention to design and build the whole proposed scheme to the M4(2) standards.

- 7.37 The application does not include any information on how the proposal will be designed and built to building regulation M4(2)

standards, however as this is a requirement a condition would be placed on any permission to require this standard to be met.

Water Efficiency

- 7.38 Policy LP12(j) of the Local Plan to 2036 requires proposals that include housing to comply with the optional building regulation for water efficiency, as set out in Approved Document G. A condition should be imposed upon any consent to ensure that the development is built in accordance with these standards and maintained for the life of the development

Other Issues

Development Obligations:

- 7.39 Part H of the Developer Contributions SPD (2011) requires a payment towards refuse bins for new residential development.
- 7.40 A Unilateral Undertaking will need to be submitted to meet the requirements of Policy CS10 of the Core Strategy 2009. This has been requested to be submitted by the agent.

Community Infrastructure Levy (CIL):

- 7.41 The development will be CIL liable in accordance with the Council's adopted charging schedule; CIL payments will cover footpaths and access, health, community facilities, libraries and lifelong learning and education.
- 7.42 There are no other material planning considerations which have a significant bearing on the determination of this application.

Conclusion

- 7.43 The proposed development is considered to be compliant with the relevant national and local policy as it is:
- *Acceptable in principle
- And it:
- * Is of an appropriate scale and design;
 - *Would not have a significantly detrimental impact upon the amenity of neighbours;
 - *Would not be detrimental to highway safety in the locality;
 - *Would not result in an increased risk of flooding in the locality;
 - *Is acceptable with regards to the impact on biodiversity;
 - *There are no other material planning considerations which lead to the conclusion that the proposal is unacceptable.
- 7.44 Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that planning permission be granted, subject to the imposition of appropriate conditions.

8. RECOMMENDATION – APPROVAL subject to conditions to include the following:

- Standard time limit
- Approved plans
- Submission of specific details of proposed external materials to be approved
- Submission of details of proposed hard and soft landscaping schemes to be approved
- Submission of details and provision of a biodiversity method statement to be approved
- Submission of cycle storage details
- Drainage measures to be implemented in accordance with the submitted Sustainable Drainage Statement
- Compliance of the development in line with accessible and adaptable M4(2) dwelling requirements
- Compliance of the development with the optional building regulation for water efficiency

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 **Lucy Pateman Senior Development Management Officer** lucy.pateman@huntingdonshire.gov.uk

From: [DevelopmentControl](#)
To: [DevelopmentControl](#)
Subject: Comments for Planning Application 22/00298/FUL
Date: 24 January 2023 16:44:27

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 24/01/2023 4:44 PM from Mrs Alison Brown.

Application Summary

Address:	Stables Hamerton Road Alconbury Weston
Proposal:	Demolition of stables and associated paraphernalia and erection of 3 no. dwellings - one pair of semi-detached (3 beds) and 1 detached (2 beds) with associated parking (cartlodges)
Case Officer:	Jennifer Wallis

[Click for further information](#)

Customer Details

Name:	Mrs Alison Brown
Email:	parishclerk@alconburywestonparishcouncil.co.uk
Address:	46 Oakdale Avenue, Peterborough PE2 8TA

Comments Details

Commenter Type:	Town or Parish Council
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: At their meeting on 23rd January 2023 the Parish Council resolved that their previous objection and comments still stand against this application.

Furthermore, the Parish Council notes that this planning application has been amended to acknowledge that there are 3 distinct properties proposed for the site of the Stables at 50 Hamerton Road Alconbury Weston. There would appear to be no additional revised drawings published online, and our comments are limited to those pertaining to the amended description. Our original comments against this application stand, along with the following observations.

The drainage system for Tranche 1 of this development, 18/01940/FUL, and amended by 22/001345/S73 does not appear to have been implemented and the additional surface water run-off from this development now causes Hamerton Road to flood at the bottom of the driveway making it the first point to flood. This development runs onto Hamerton Road at its lowest point and water accumulates causing flooding of the road close to a blind bend.

The Tranche 1 proposal made provision for parking, but has never been provided, on part of what is now the Tranche 2 site (that this application is for) and which Tranche 2 seeks to remove. The Parish Council expressed concerns in our original response that there would be parking on Hamerton Road close to the blind bend, this off-road parking was not provided and there has been vehicles parked on Hamerton Road this winter close to the blind bend, parked across the footpath.

In recognition of the change of description, the Parish Council is concerned that 3 substantial houses are proposed for the site of one set of stables. As the dwellings extend considerably beyond the footprint of the stables, we find that this is unacceptable and will change the character of the area.

From: developmentcontrol@huntingdonshire.gov.uk
To: [DevelopmentControl](#)
Subject: Comments for Planning Application 22/00298/FUL
Date: 12 April 2022 16:05:34

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 12/04/2022 4:05 PM from Mrs Alison Brown.

Application Summary

Address:	Stables Hamerton Road Alconbury Weston
Proposal:	Erection of a single building providing for 3no. dwellings, interlinked by open cartlodge style garaging. Replace the existing range of vacant commercial stables, extensive concrete yard, freestanding storage units, associated manege and paraphernalia such as flood lighting.
Case Officer:	Theresa Nicholl

[Click for further information](#)

Customer Details

Name:	Mrs Alison Brown
Email:	parishclerk@alconburywestonparishcouncil.co.uk
Address:	46 Oakdale Avenue, Peterborough PE2 8TA

Comments Details

Commenter Type:	Town or Parish Council
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: The Parish Council at their meeting on 11th April 2022 voted that the application should be refused and referred to the Development Management Committee for the following reasons:

Planning App 22/00298/FUL, referred to below as Tranche2, needs to be considered in conjunction with planning app 18/01940/FUL, referred to below as Tranche 1, as amended by planning app 22/00145/S73.

The key issue concerns flooding. The Tranche 1 application envisaged a drainage system involving a catchment under an approach road with a permeable surface. So far, there is no evidence of construction of such a catchment and the Tranche 2 application shows its drainage arrangements feeding onto the same approach road which is now labelled as having a tarmac surface - presumably non-permeable.

Although the Tranche 2 drainage proposals appear satisfactory to the point of controlled discharge from that site, they cannot be judged in isolation of the Tranche 1 implementation, detailed plans for which have still not been seen by the Parish Council - despite a request for such in response to the Tranche 1 amendment proposal.

The success of flood prevention measures for both tranches is also dependent on ongoing maintenance, the responsibility for, and enforcement arrangements for, are not clear.

The Tranche 1 proposal also made provision for overflow parking on part of what is now included in the Tranche 2 site; that provision now seems to have been taken out, so risking overflow parking onto Hamerton Road near a dangerous

corner.

More detail needs to be put forward on drainage arrangements for Tranche 1 and for clarification of the overflow parking arrangements.

Kind regards

Development Management Committee



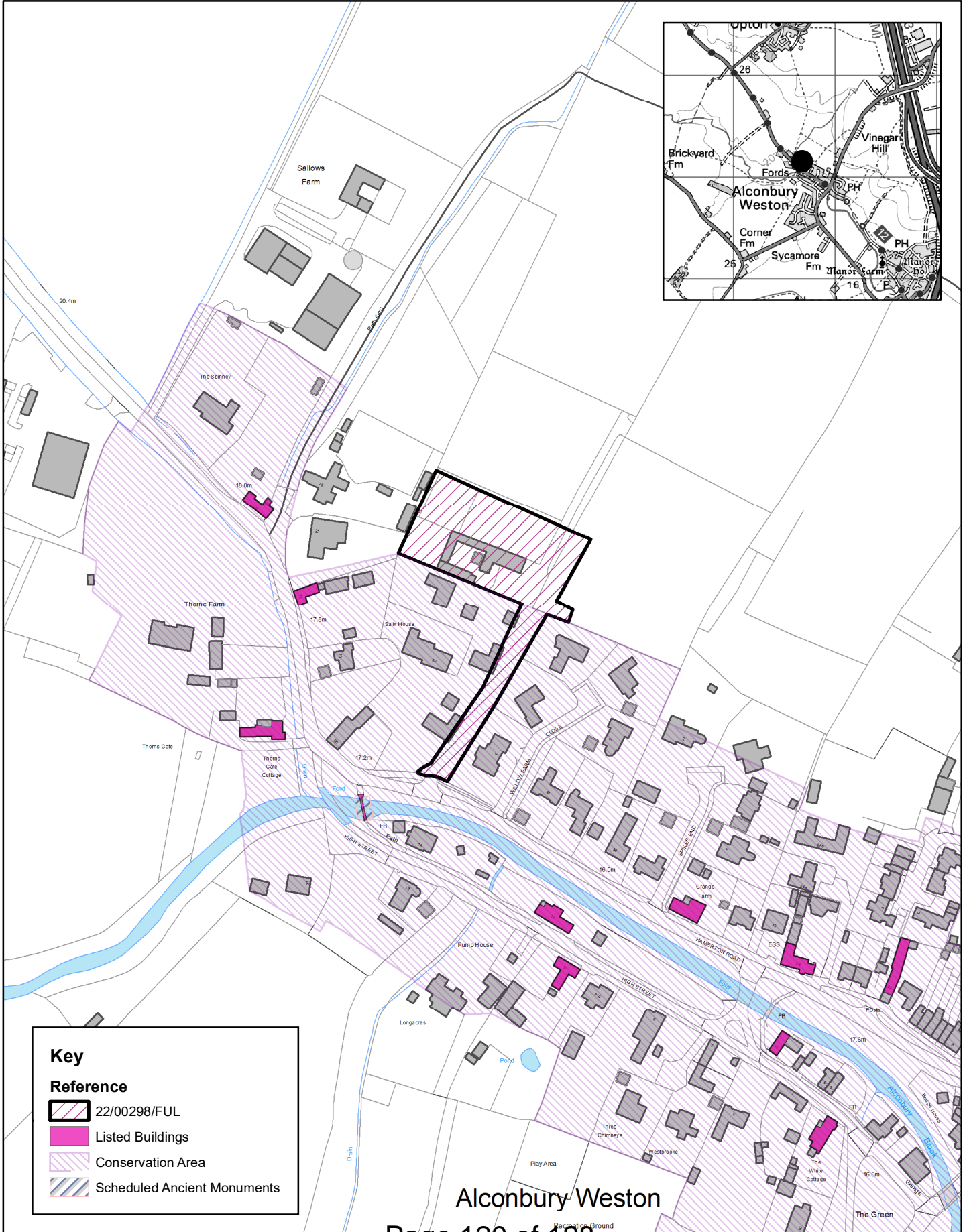
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Application Ref: 22/00298/FUL

Date Created: 07/02/2023

Location: Alconbury Weston

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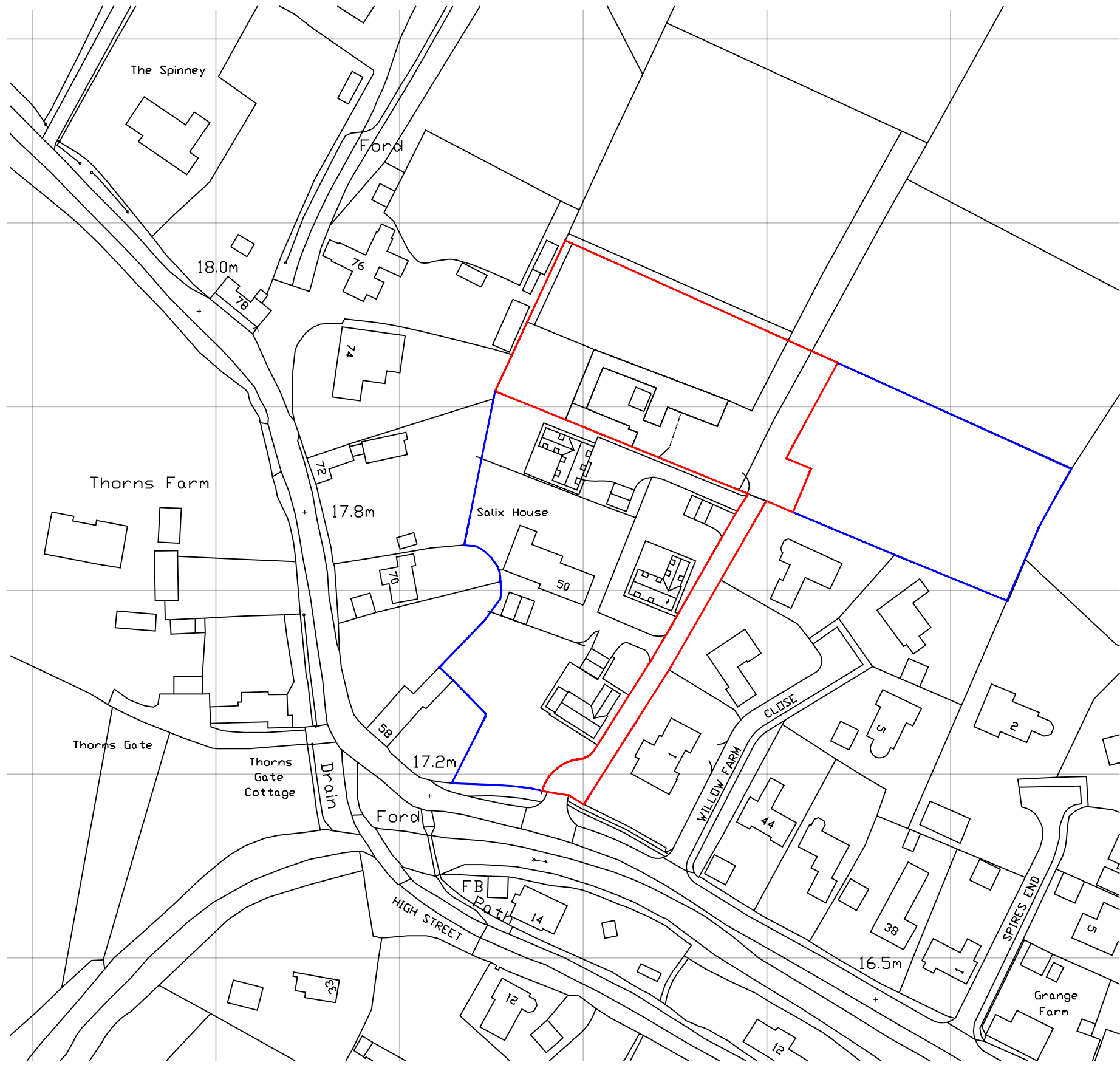


Key

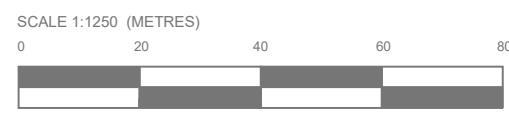
Reference

- 22/00298/FUL
- Listed Buildings
- Conservation Area
- Scheduled Ancient Monuments

Alconbury Weston

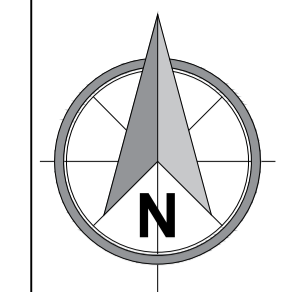


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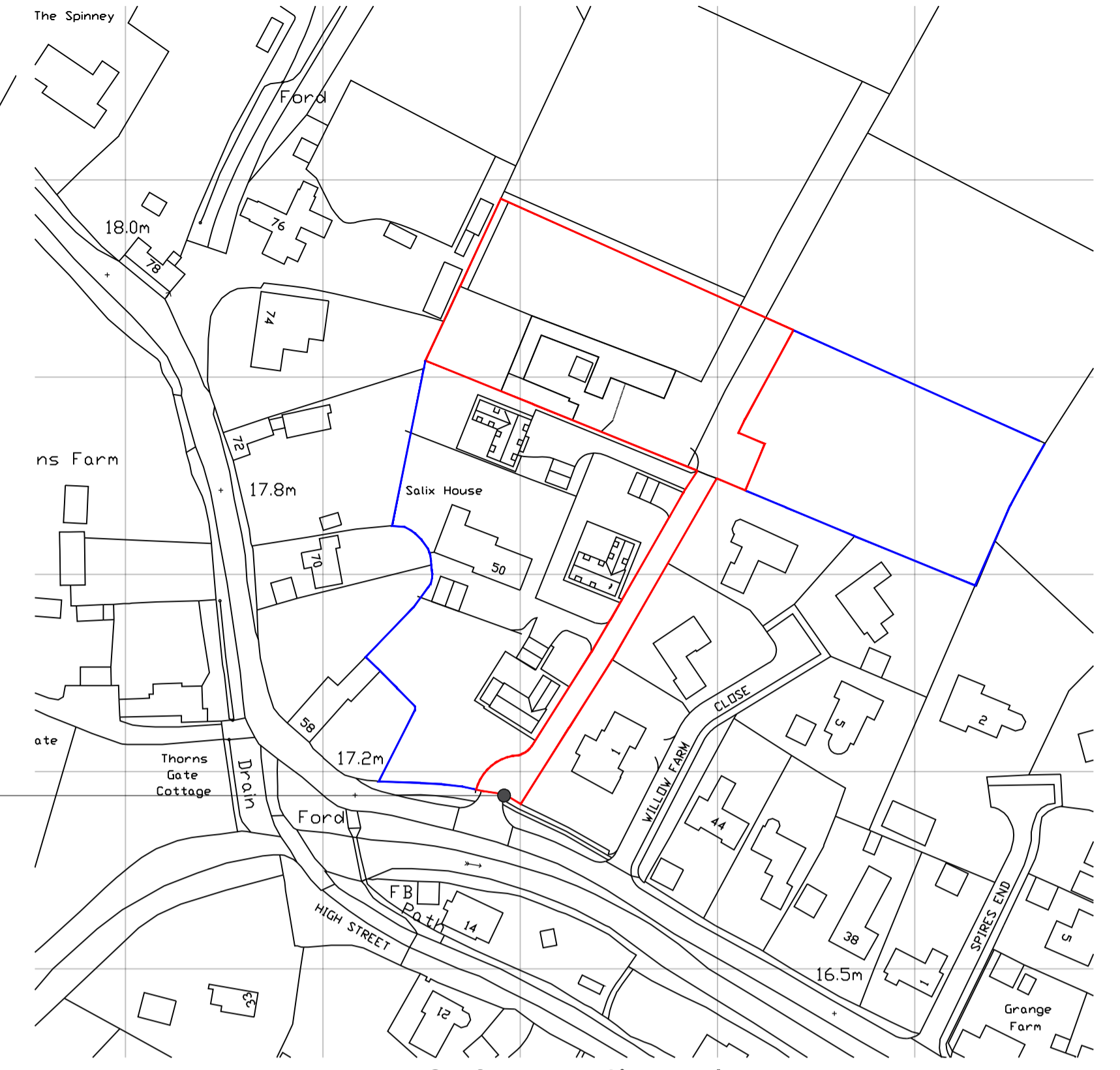


1:1250 Location Plan

A 09.09.20 (NIM) Revised red and blue lines	
REV	DATE
PROJECT	
Suite 2, Clare Hall, St Ives Business Park, Parsons Green, St Ives, Cambs, PE27 4WY	
CLIENT	
Mr Baker	
DRAWING TITLE	
Location Plan	
DRAWN BY	SCALE
SD	1:1250 @ A3
DATE	DWG. NO.
17.07.20	2016.65.100
REV.	
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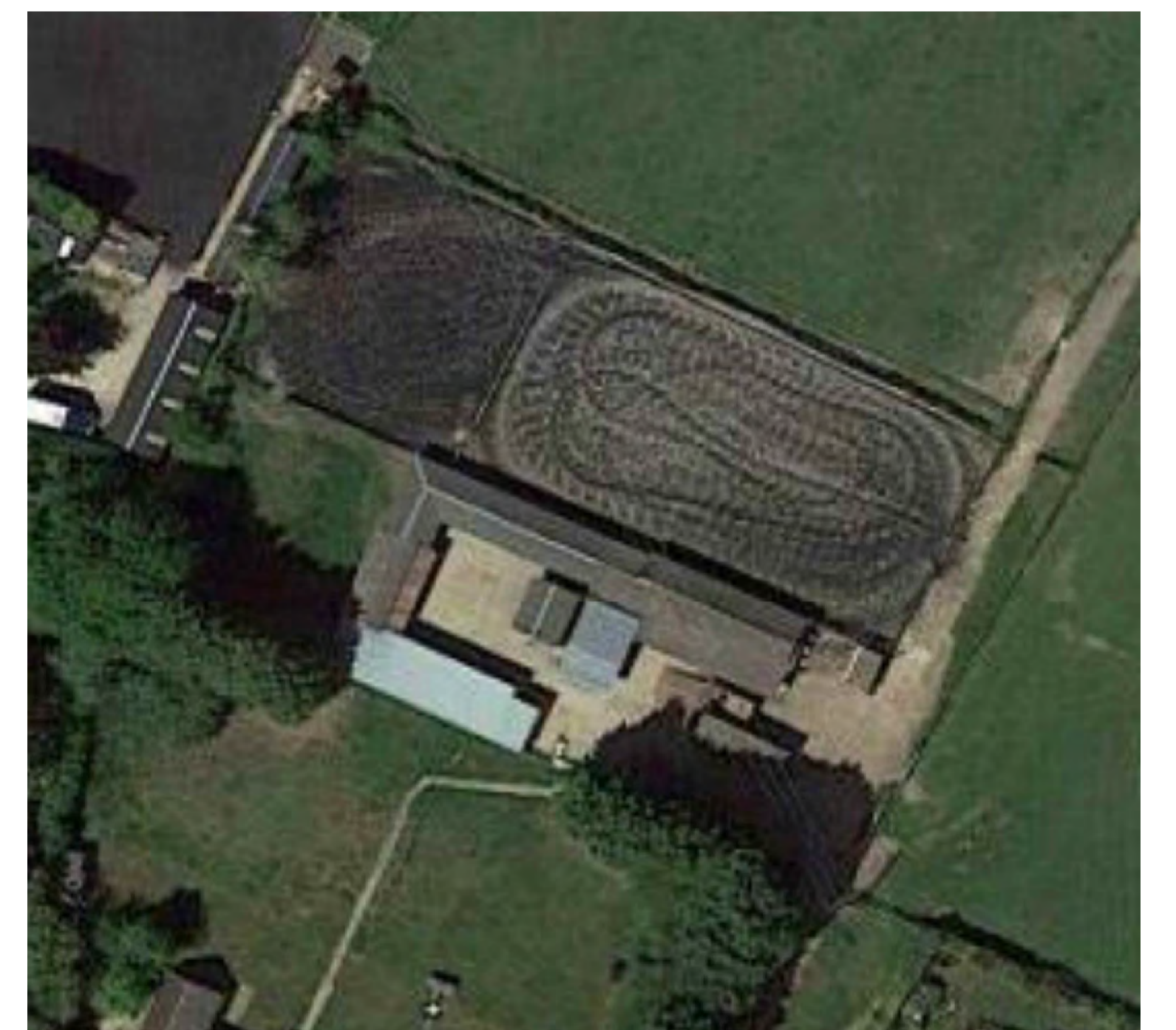


- Outline of menage to be removed
- Outline of temporary structures to be removed
- Outline of stables to be removed
- Proposed 1.8m high C/B fence
- Proposed 1.4m high post & rail fence
- Indian Sandstone patio slabs
- Grass
- Gravel
- Grey Tarmac
- Paviours
- Proposed Drainage Basin- please refer to accompanying sustainable drainage statement by MTC
- Swale



Existing vehicular access measuring 6m wide for the first 12m to be utilised

1:1250 Location Plan



Aerial photo of existing site

Residential development consisting of erection of 3no. detached dwelling and retention of existing dwelling approved under LPA ref. 18/01946/FUL

Public Right of Way to be unaffected by the proposals

1:200 Block Plan

Areas:	Existing	Proposed	Proposed increase
TOTAL Footprint including open-sided structures	459.5m2	499m2	8.6%
TOTAL Footprint excluding open-sided structures	383.5m2	380m2	-1%
TOTAL Gross internal floorspace	365m2	372m2	1.9%

REV	DATE	BY	REVISION NOTES
F	26.01.22	SD	Block Plan updated with drainage basin and swale in accordance with sustainable drainage statement
E	12.10.21	SD	Block Plan altered with new plot designs and layout
D	01.02.21	SD	Block Plan altered, plots now facing north
C	28.10.20	SD	Existing tree locations added
B	25.10.20	SD	Site Plan added
A	09.09.20	ICWM	Removed red and blue lines

Suite 2, Clare Hall,
St Ives Business Park,
Parsons Green,
St Ives,
Cams, PE27 4WY

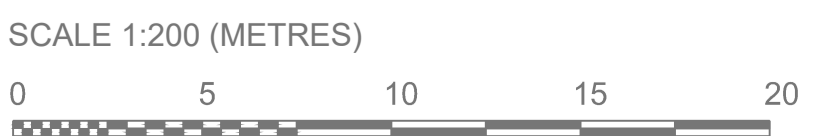
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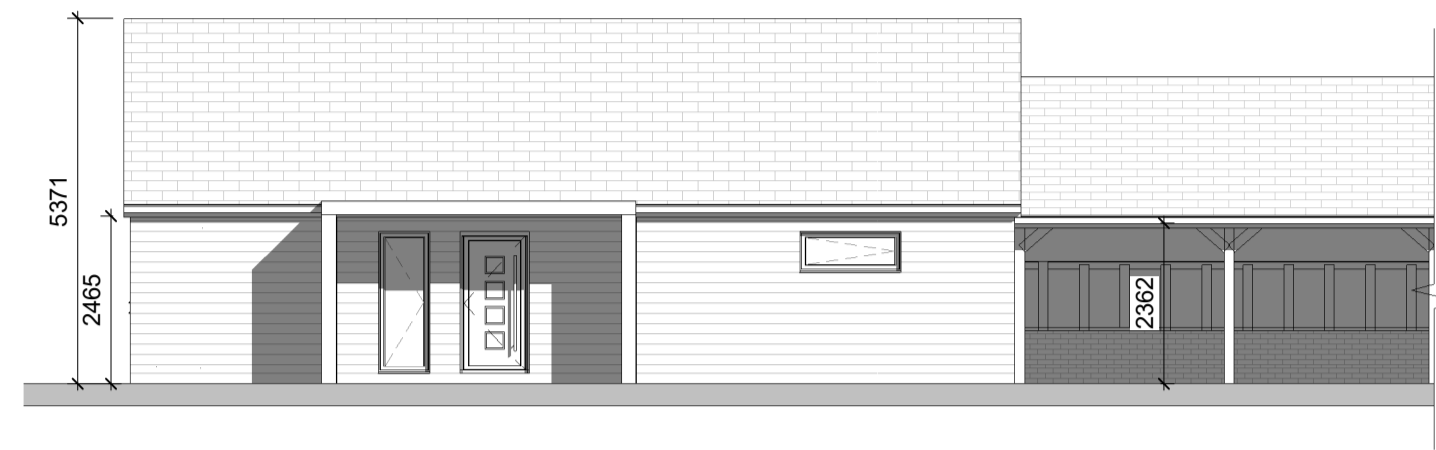
PROJECT
**Land at Salix House,
Hamerton Road
Alconbury Weston,
Cams**

CLIENT
Mr Baker

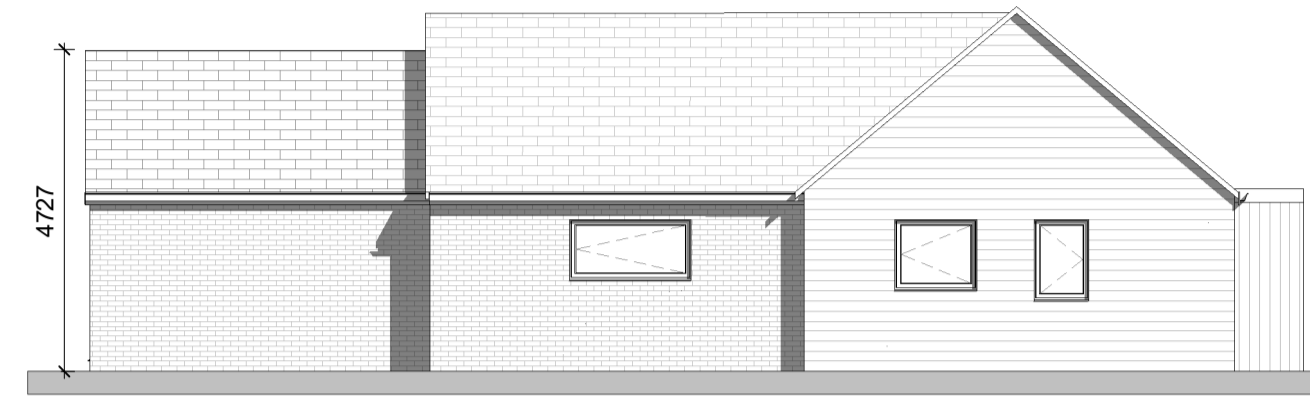
DRAWING TITLE
Proposed Block Plan

DRAWN BY SD	SCALE 1:100 @ A1
DATE 17.07.20	REV. NO. 2016.65.102
	REV. F





Plot 1 North Elevation (Front)
1 : 100



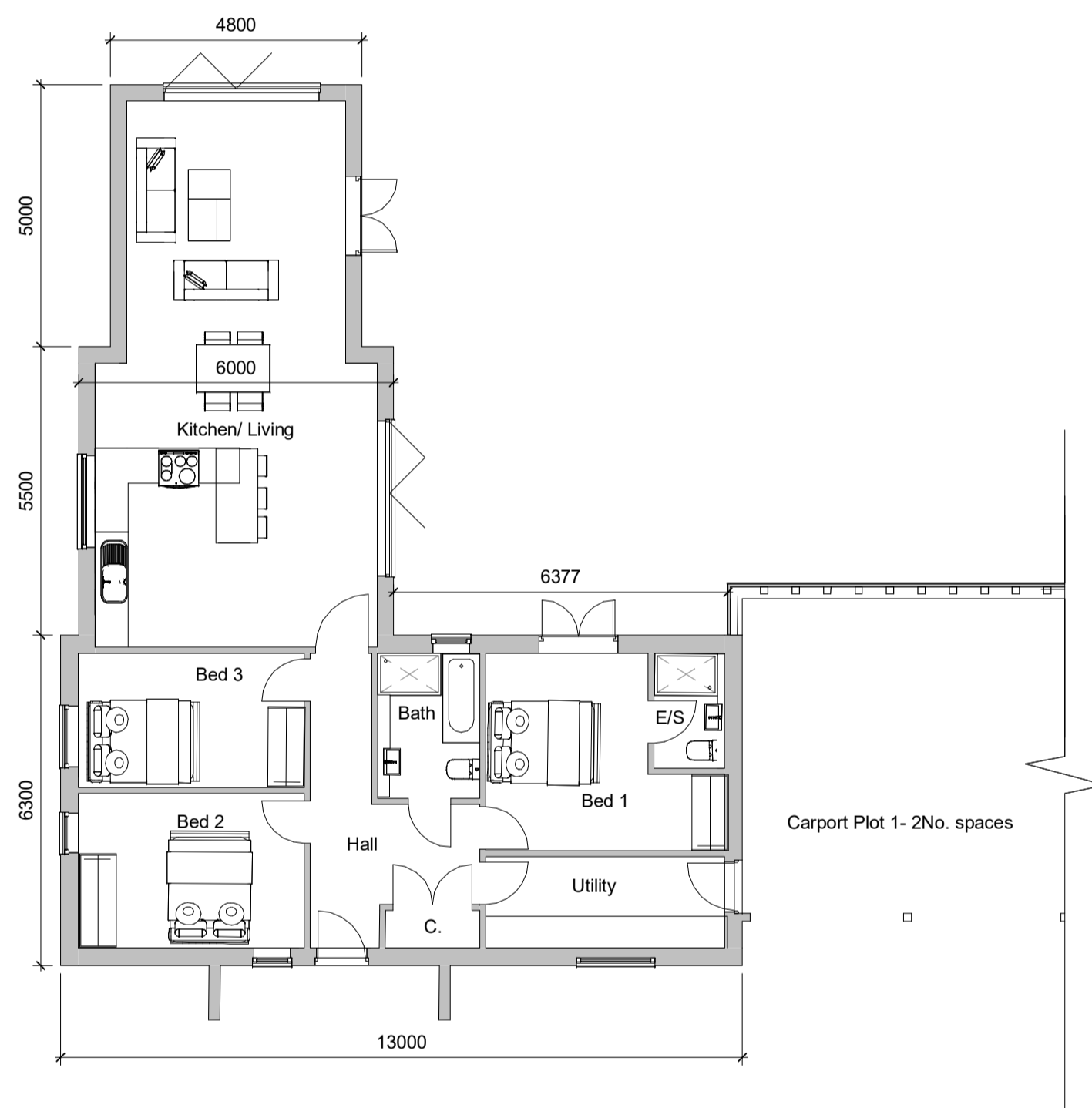
Plot 1 East Elevation (Side)
1 : 100



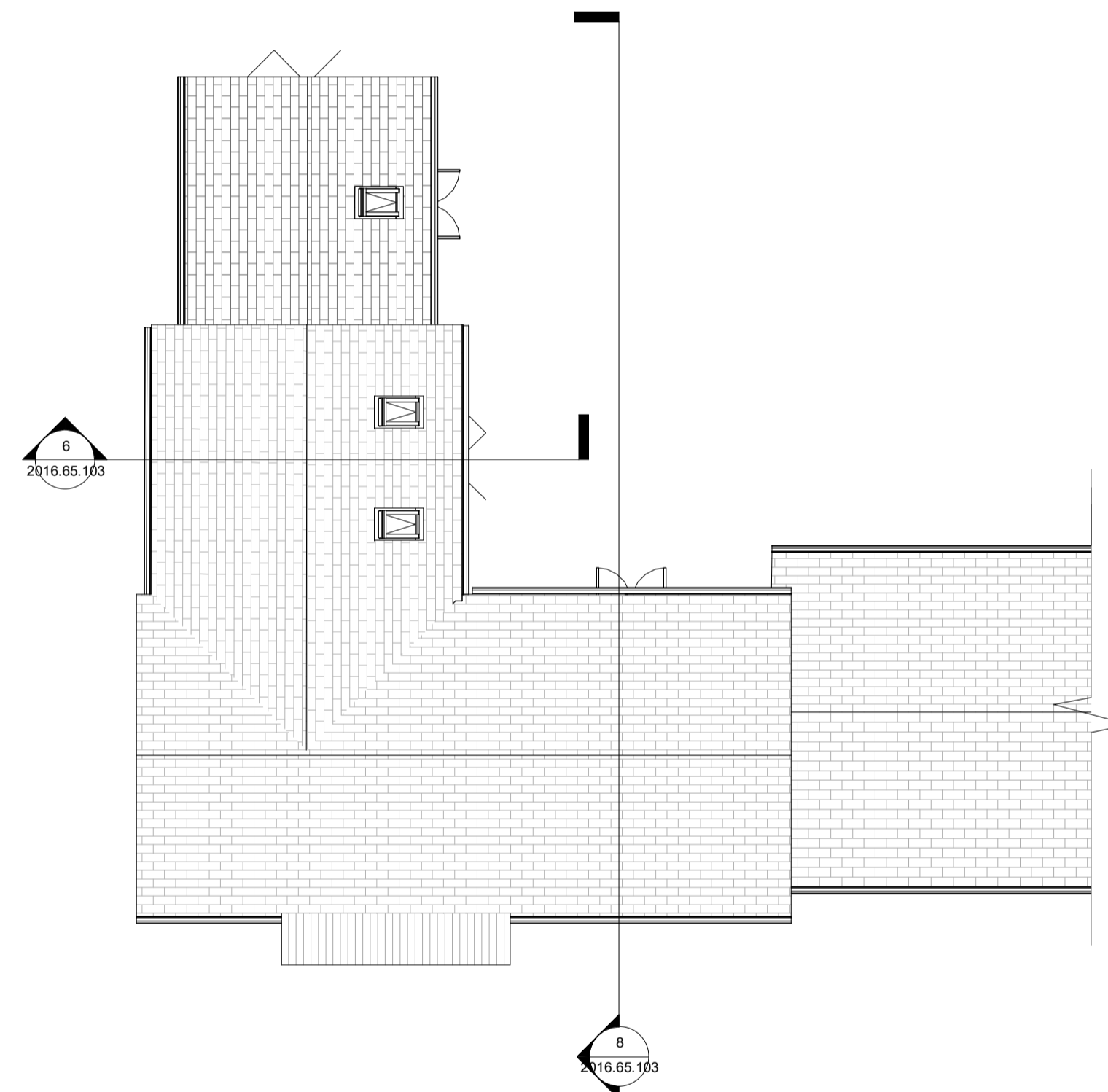
Plot 1 South Elevation (Rear)
1 : 100



Plot 1 West Elevation (Side)
1 : 100



Plot 1 Ground Floor Plan
1 : 100



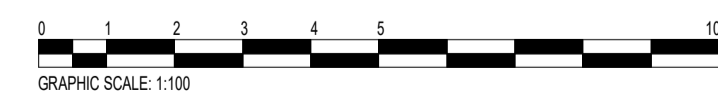
Plot 1 Roof Plan
1 : 100



Plot 1 Section A
1 : 100



Plot 1 Section B
1 : 100



Footprint: 139m2
GIFA: 120m2

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CLIENT Mr Baker			
DRAWING TITLE Proposed Plans and Elevations Plot 1			
DRAWN BY SD		SCALE 1 : 100@A1	
DATE 11/22/21	DWG. No. 2016.65.103	REV.	



Plot 2 North Elevation (Front)
1 : 100



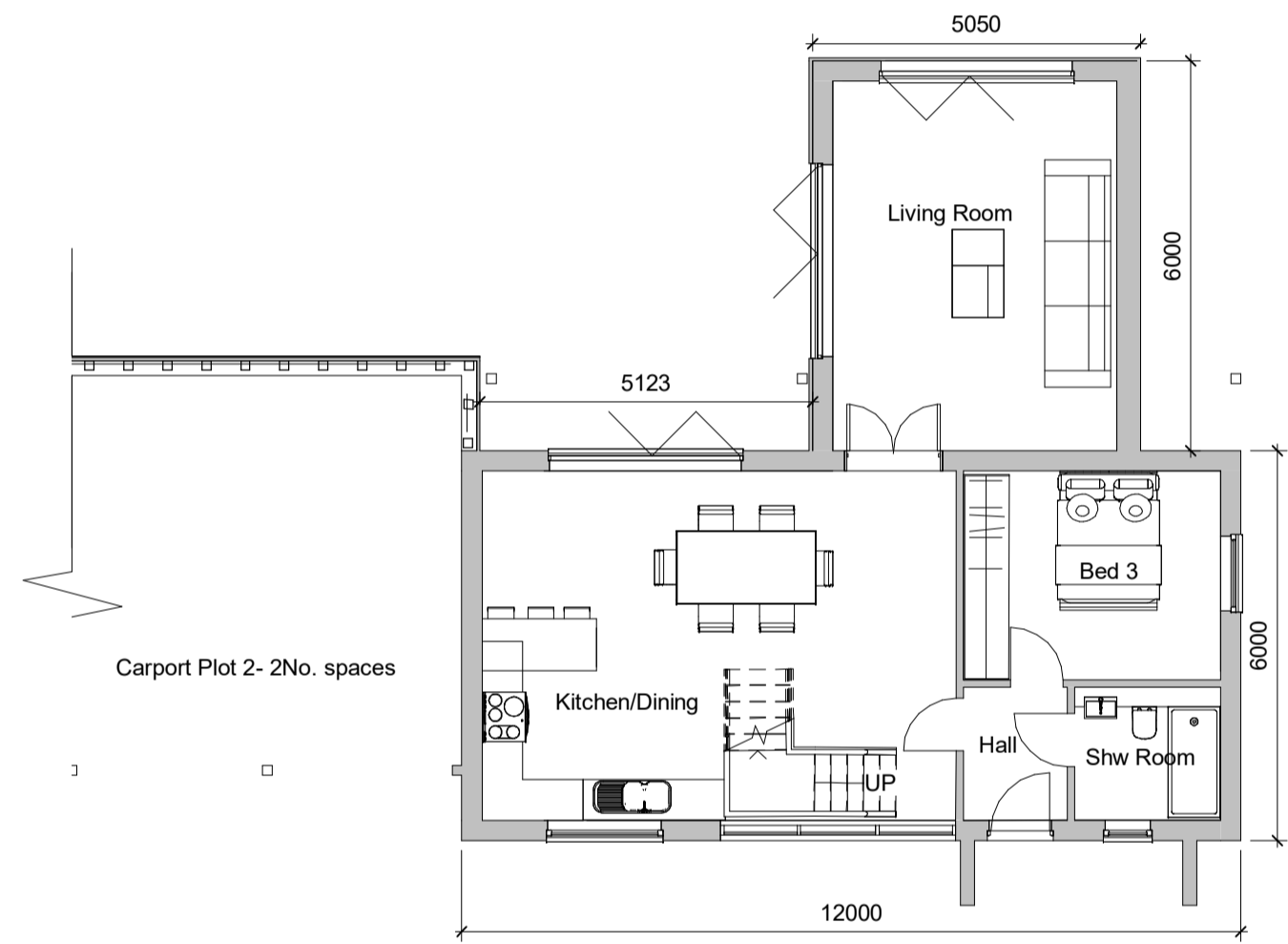
Plot 2 East Elevation (Side)
1 : 100



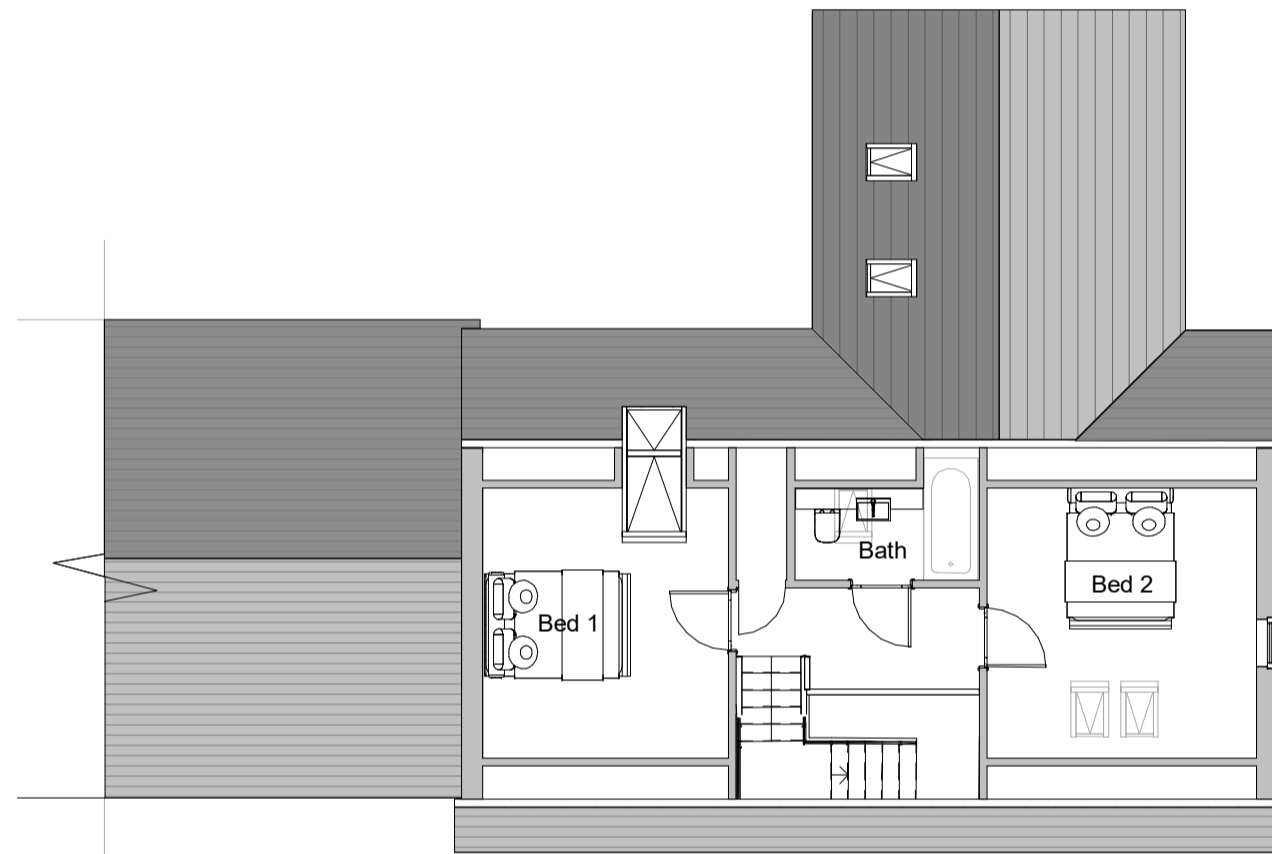
Plot 2 South Elevation (Rear)
1 : 100



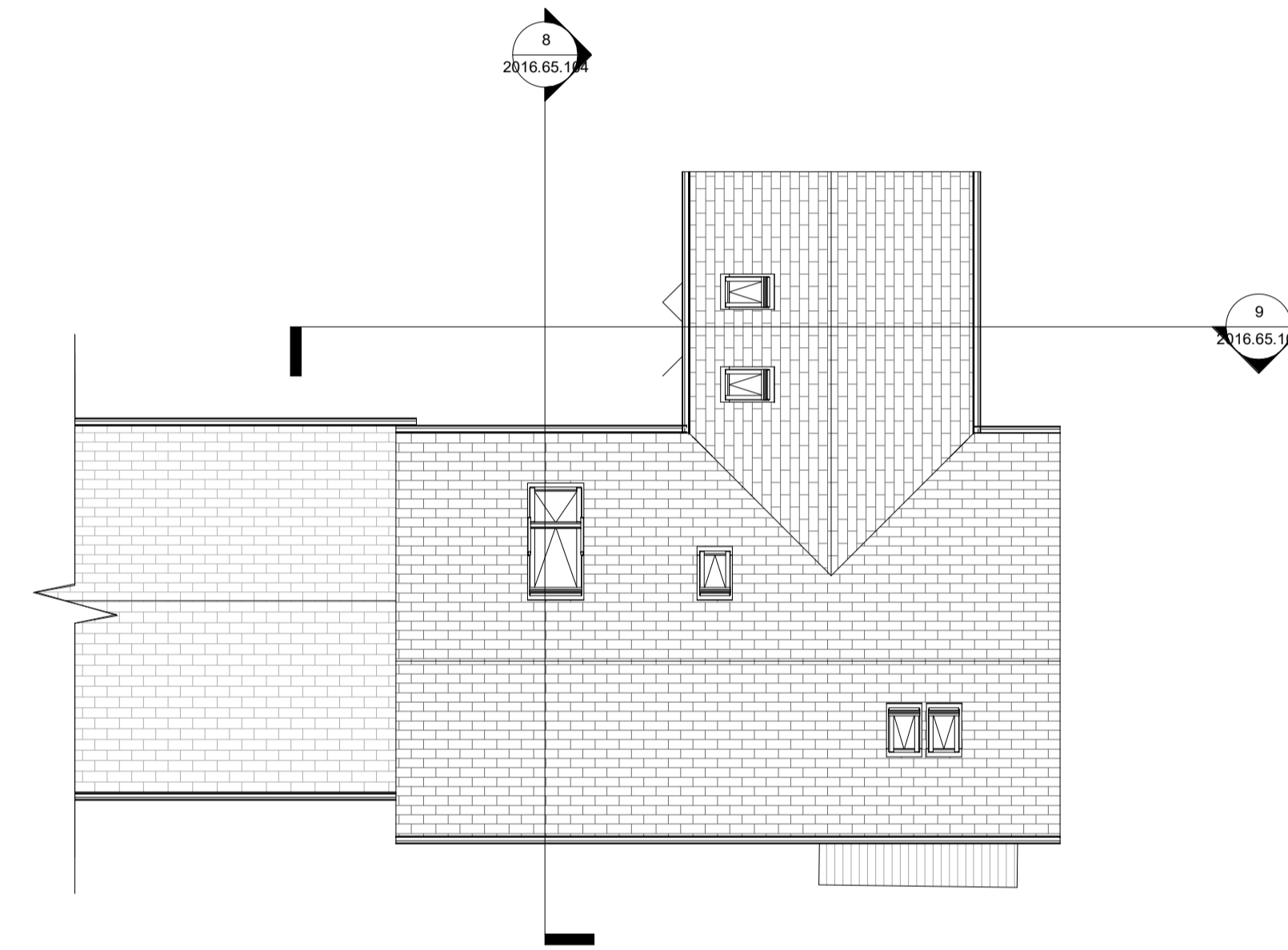
Plot 2 West Elevation (Side)
1 : 100



Plot 2 Ground Floor Plan
1 : 100



Plot 2 First Floor Plan
1 : 100



Plot 2 Roof Plan
1 : 100

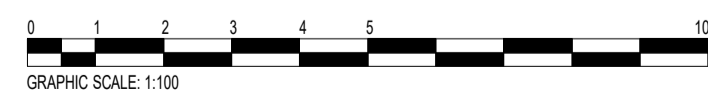
Footprint: 102m²
GIFA: 132m²



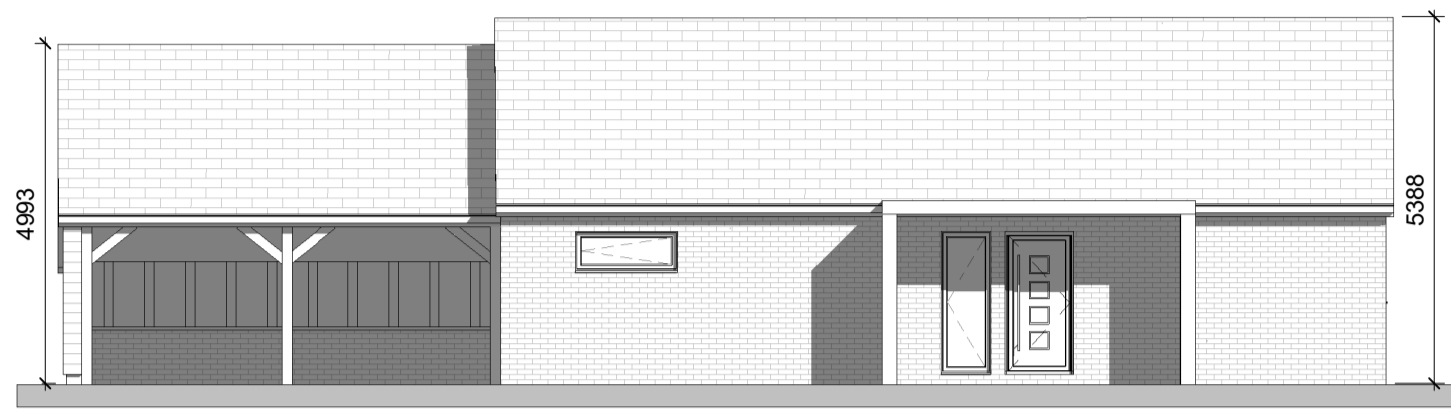
Plot 2 Section A
1 : 100



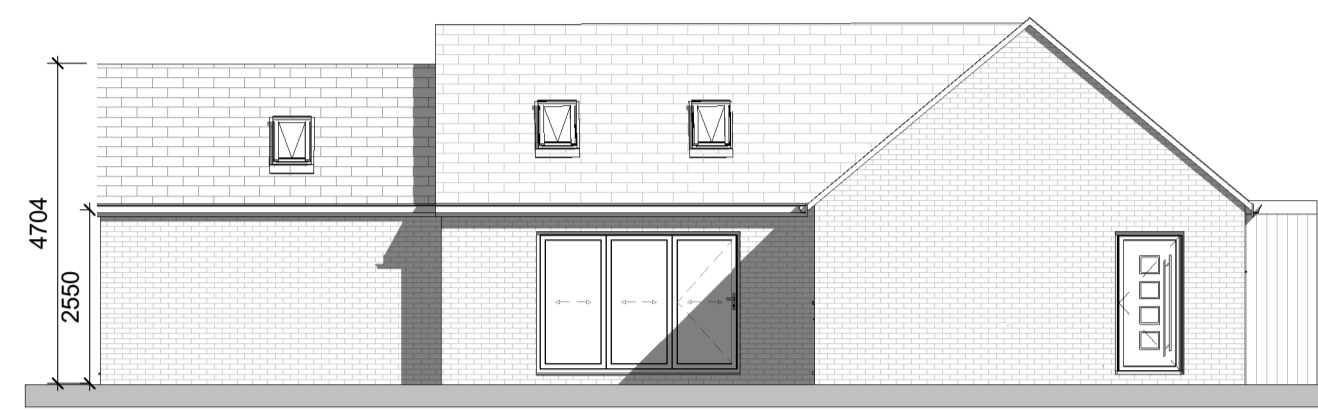
Plot 2 Section B
1 : 100



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CLIENT Mr Baker			
DRAWING TITLE Proposed Plans and Elevations Plot 2			
DRAWN BY SD		SCALE 1 : 100@A1	
DATE 11/22/21		DWG. No. 2016.65.104	
		REV.	



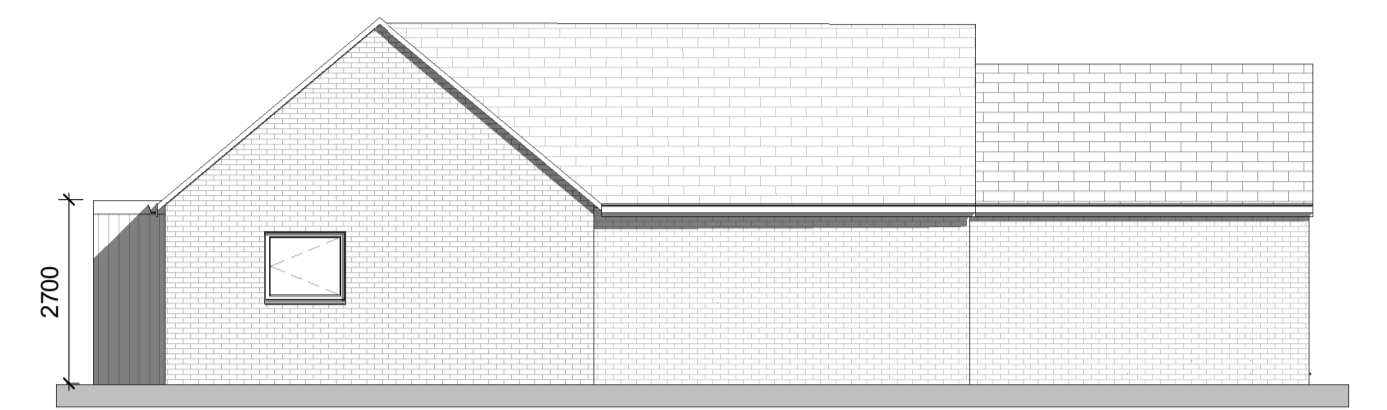
Plot 3 North Elevation (Front)
1 : 100



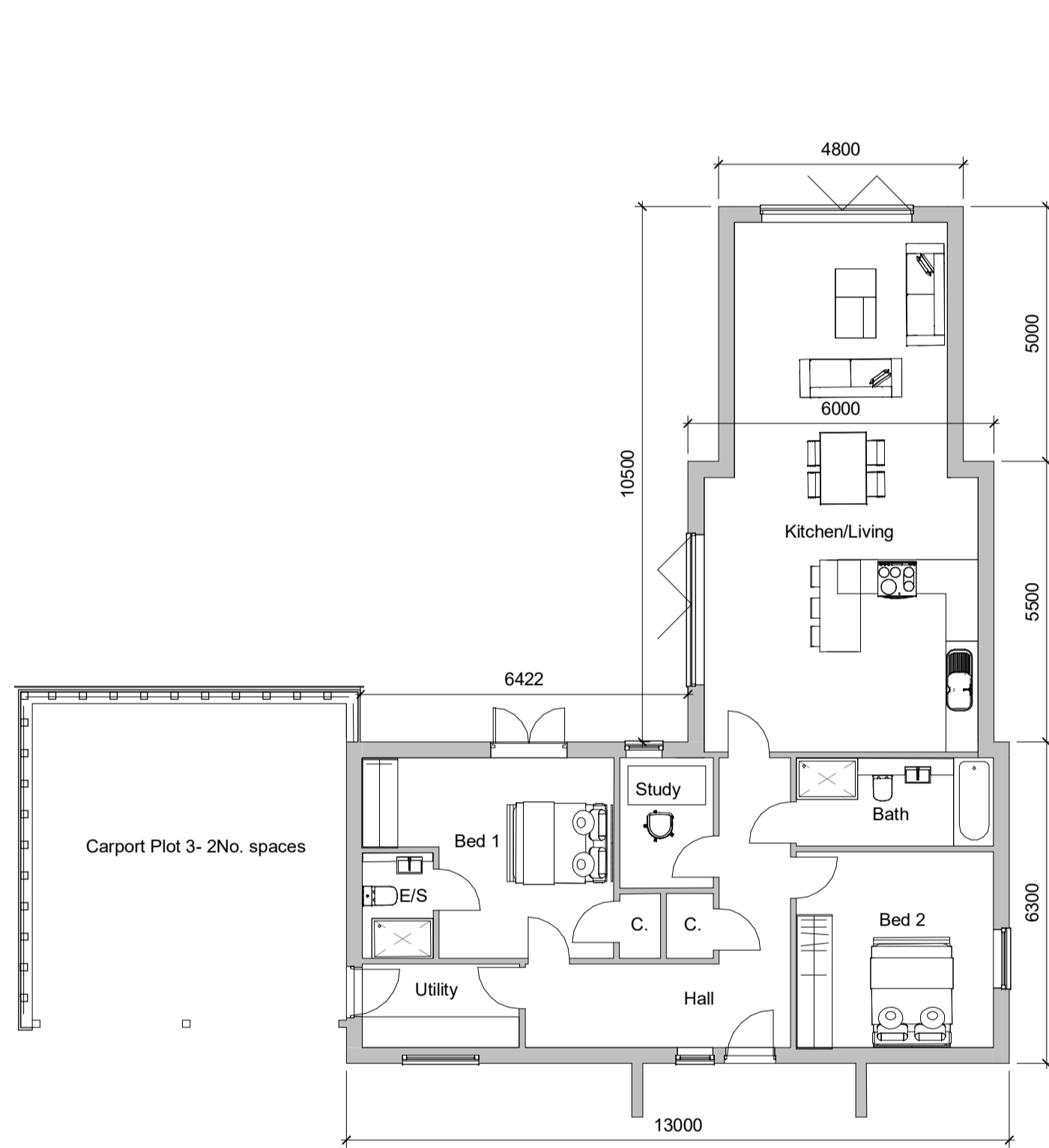
Plot 3 East Elevation (Side)
1 : 100



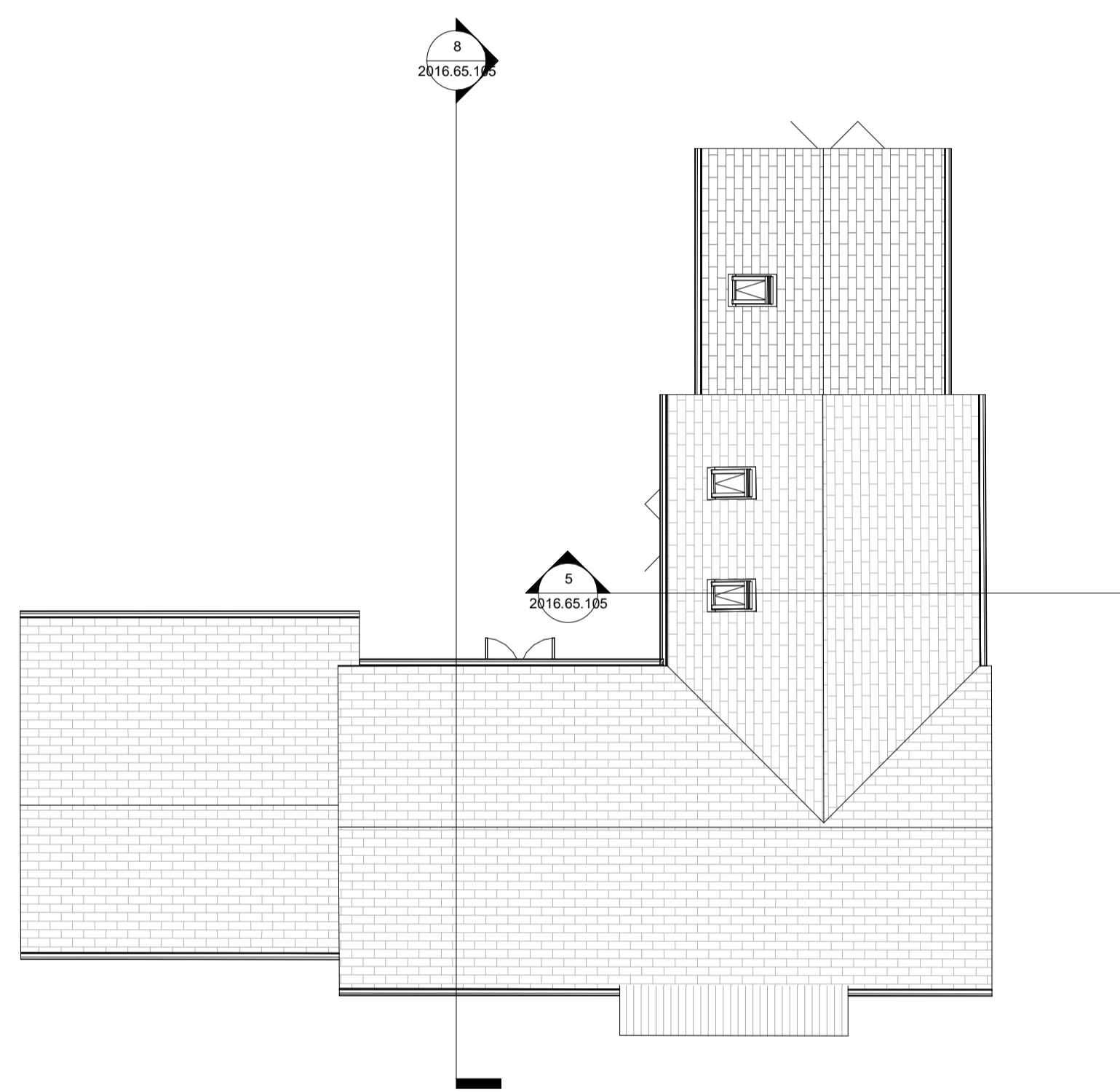
Plot 3 South Elevation (Rear)
1 : 100



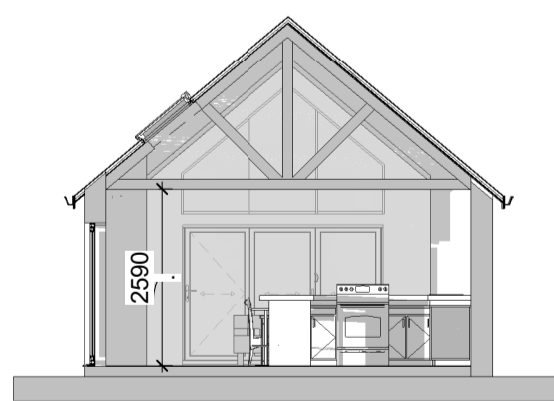
Plot 3 West Elevation (Side)
1 : 100



Plot 3 Ground Floor Plan
1 : 100



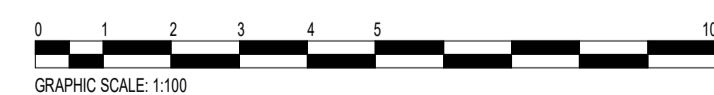
Plot 3 Roof Plan
1 : 100




Plot 3 Section A
1 : 100

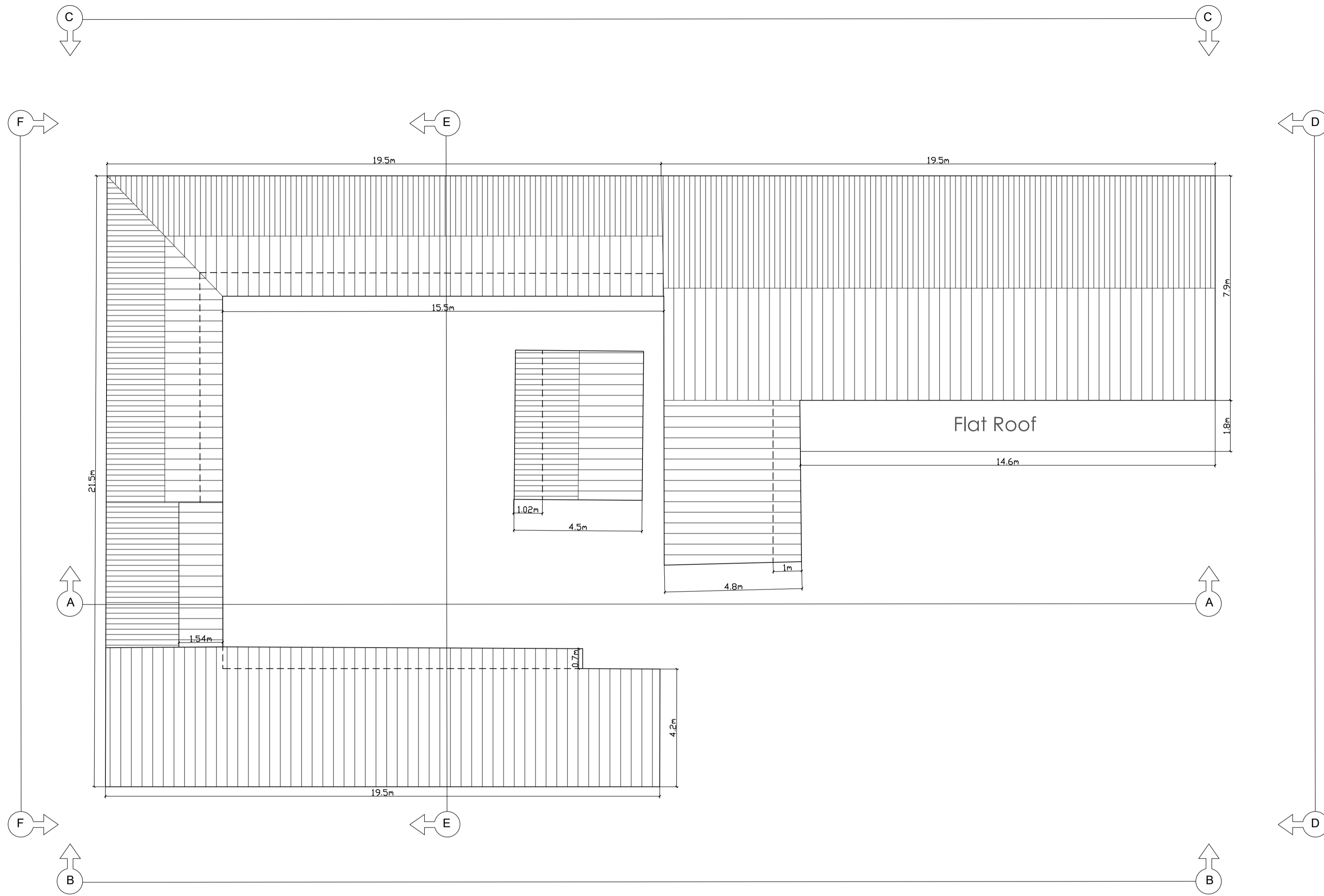


Plot 3 Section B
1 : 100

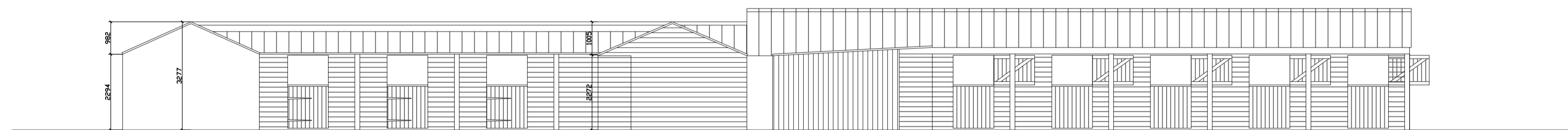


Footprint: 139m2
GIFA: 120m2

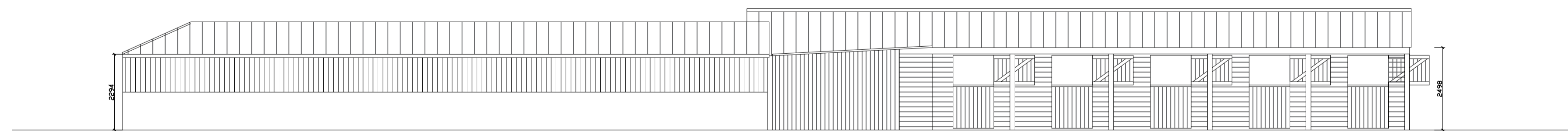
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CLIENT Mr Baker			
DRAWING TITLE Proposed Plans and Elevations Plot 3			
DRAWN BY SD		SCALE 1 : 100@A1	
DATE 11/22/21	DWG. No. 2016.65.105	REV.	



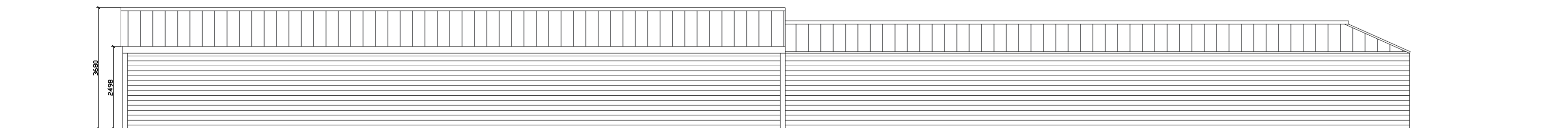
1:100 Existing Roof Plan



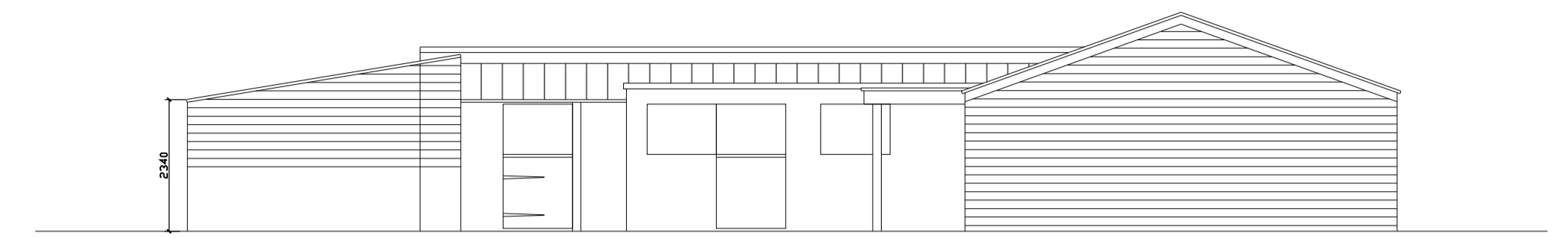
1:100 Elevation A-A



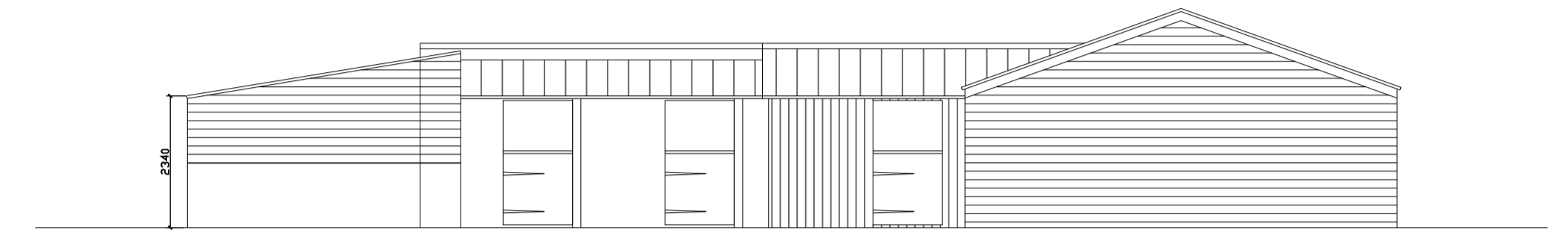
1:100 Elevation B-B



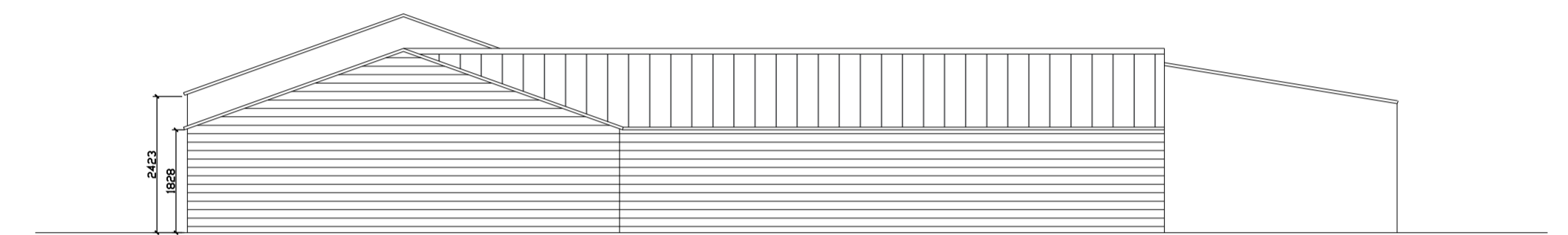
1:100 Elevation C-C



1:100 Elevation D-D



1:100 Elevation E-E



1:100 Elevation F-F



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CLIENT Mr Baker			
DRAWING TITLE Existing Pans and Elevations			
DRAWN BY SD		SCALE 1:100 @ A1	
DATE 17.07.20		DWG. No. 2016.65.101	
		REV. -	

Planning Appeal Decisions Since January 2023 Committee

Ref No	Appellant	Parish	Proposal	Site	Original Decision	Delegated or DMC	Appeal Determination	Date	Costs
22/00 876/H HFUL	Mr and Mrs C Dyer	Ramsey	Two storey and single storey side extensions, single storey rear link extension to join dwelling to existing outbuilding, new first floor rear juliette balcony and alterations to fenestration.	291 Oilmills Road Ramsey Mereside Huntingdon PE26 2TT	Refused	Delegated	Dismissed	10.0 1.23	N/A
20/01 768/L BC	Mr and Mrs Mark Braid	Conington	Reinstatement of original gate piers, railings and gates	Gatepiers And Railings Great North Road Conington	Refused	Delegated	Dismissed	13.0 1.23	N/A
21/01 424/F UL	Mr Stephen King	Earith	Two 4/5 bedroom detached house with	Newfields Earith Road Colne Huntingdon PE28 3NL	Refused	Delegated	Dismissed	23.0 1.23	N/A

			integral double garage						
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