

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, 26TH SEPTEMBER 2022** 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 - 8)

To approve as a correct record the Minutes of the meeting held on 18th July 2022.

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. DEVELOPMENT MANAGEMENT - OTHER APPLICATION

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

(a) Somersham - 22/01526/FUL (Pages 9 - 24)

Change of use of land to domestic curtilage and erection of 2m high fence (and associated landscaping). Demolition of existing car port/garage and erection of single storey extension - 9 Ditchfield, Somersham, PE28 3HU.

4. APPLICATIONS REQUIRING REFERENCE TO DEVELOPMENT MANAGEMENT COMMITTEE

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

(a) St Ives - 22/01102/FUL (Pages 25 - 48)

Construction of new dwelling with associated outbuilding and parking (part retrospective) – 9 Alabama Way, St Ives, PE27 6SH.

(b) Brampton - 22/00501/FUL (Pages 49 - 76)

Change of use from C3 (dwellinghouse) to C2 (care home) - 31 West End, Brampton, PE28 4SD.

(c) Great Gransden - 22/00879/S73 (Pages 77 - 92)

Variation of condition C20 (off site works as per plan prior to commencement) for 17/01375/OUT to reconcile the approved planning drawings pursuant to condition 20 with the associated completed off-site Section 278 works – Land North East of Mandene Gardens, Great Gransden.

5. APPEAL DECISIONS (Pages 93 - 94)

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

LATE REPRESENTATIONS

14 day of September 2022



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, Pathfinder House, St Mary's Street, Huntingdon PE29 3TN on Monday, 18th July 2022

PRESENT: Councillor D L Mickelburgh – Chair.

Councillors R J Brereton, L Davenport-Ray, D B Dew,
I D Gardener, K P Gulson, P A Jordan, C Lowe,
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 E R Butler and S Mokbul.

9 MINUTES

The Minutes of the meeting of the Committee held on 20th June 2022 were approved as a correct record and signed by the Chair.

10 MEMBERS' INTERESTS

Councillor C A Lowe declared a non-statutory disclosable interest in Minute No 12 (b) by virtue of the fact that the application related to the Ward she represented.

Councillor C A Lowe declared a non-statutory disclosable interest in Minute No 12 (c) by virtue of the fact that she lived in Pidley and the application related to the Ward she represented.

Councillor I D Gardener declared a non-statutory disclosable interest in Minute No 12 (d) by virtue of the fact that the application related to the areas he represented as a Member of Huntingdonshire District Council and of Cambridgeshire County Council.

Councillor J Neish declared a non-statutory disclosable interest in Minute No 11 by virtue of the fact that a relative lived in the vicinity of the application site.

11 DEVELOPMENT MANAGEMENT - SECTION 106 AGREEMENT - APPLICATION FOR OUTLINE PLANNING PERMISSION FOR A PHASED DEVELOPMENT OF UP TO 132 DWELLINGS AND ASSOCIATED ACCESS, APPROVAL SOUGHT FOR ACCESS, LAYOUT AND LANDSCAPING WITH SCALE AND APPEARANCE RESERVED, ON LAND NORTH OF 16 THE BANK, SOMERSHAM - 19/01790/OUT

(H Guy, applicant, addressed the Committee on the application).

See Minute No 10 for Members' interests.

With the aid of a report by the Planning Service Manager (Development Management) the Committee considered an application for outline planning

permission for a phased development of up to 132 dwellings and associated access, layout and landscaping with scale and appearance reserved, on land North of 16 The Bank, Somersham. A copy of the report is appended in the Minute Book. Councillor C Tevlin informed Members of the views of the Section 106 Agreement Advisory Group on the proposed obligation. Comments made by the Campaign to Protect rural England on the applications were reported through the Late Representations.

The Committee discussed the application and, in particular, biodiversity, sustainability and highways matters. Having taken into account relevant local and national planning policies, it was

RESOLVED

- a) that the Planning Service Manager (Development Management) be authorised to finalise terms of the S106 agreement in relation to off-site formal sports contribution and off-site biodiversity contribution, and
- b) that subject to the prior completion of a Section 106 obligation, to include provision of informal green space, wheeled bins, and on-site affordable housing (and formal sports and biodiversity contribution, subject to CIL compliance), the application be approved subject to conditions to include those listed in paragraph 8 of the report now submitted, or refused in the event that the obligation referred to above has not been completed and the applicant is unwilling to agree to an extended period for determination, or on the grounds that the applicant is unwilling to complete the obligation necessary to make the development acceptable.

12 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.

Regarding Minute No 12 (d), for probity reasons the Committee was informed that the applicant had a personal association with a District Council Officer.

RESOLVED

- a) **Reserved matters application for 25 dwellings for access, appearance, landscaping, layout and scale pursuant to outline planning permission 17/00101/OUT - D J C Produce, Pingle Bank, Holme, PE7 3PJ - 20/00923/REM**

(Councillor P Sargent, Holme Parish Council, Councillor M Beutell, Ward Member, Mr S Harper, objector, and Mr D Mead, agent, addressed the Committee on the application)

- a) that the Planning Service Manager (Development Management) be authorised to finalise terms of a Deed of Variation to the original Outline

S106 in relation to the long-term management and maintenance of unadopted streets, and an indemnity agreement against any damage caused to the streets through the Council's waste collection service; and

b) that subject to the prior completion of said Deed of Variation, the application be approved subject to conditions to include those as set out at section 8 of the Officer's Report with the following amendments:

i) to exclude the condition securing the scheme for the long-term management and maintenance of unadopted streets (to be secured instead via S106 Deed of Variation), and

ii) to include a condition securing a scheme for surface and foul drainage details

or refused in the event that the Deed of Variation obligation has not been completed and the applicant is unwilling to agree to an extended period for determination, or on the grounds that the applicant is unwilling to complete the obligation necessary to make the development acceptable.

b) Erection of 4 dwellings with garaging and parking following the demolition of the existing industrial buildings - Land North East of The Laurels, Fenton Road, Fenton - 19/01258/FUL

(Councillor D Hopkins, Pidley-cum-Fenton Parish Council, and Mr D Mead, agent, addressed the Committee on the application).

See Minute No 10 for Members' interests.

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

At 8.48 pm the meeting was adjourned.

At 8.55 pm the meeting resumed.

c) Application for approval of reserved matters (Access, Appearance, Landscaping, Layout, Scale), following outline approval reference 19/01782/OUT, for the erection of 4 dwellings - Vernon Motors, Warboys Road, Pidley, PE28 3DA - 21/01287/REM

(Councillor D Hopkins, Pidley-cum-Fenton Parish Council, addressed the Committee on the application).

See Minute No 10 for Members' interests.

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

- d) **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 - 50 Hamerton Road, Alconbury Weston, PE28 4JD - 22/00145/S73**

(Councillor P Harper-Harris, Alconbury Weston Parish Council, addressed the Committee on the application).

See Minute No 10 for Members' interests.

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

13 APPEAL DECISIONS

The Committee received and noted a report by the Planning Service Manager (Development Management), which contained details of two 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

DEVELOPMENT MANAGEMENT COMMITTEE 19th SEPTEMBER 2022

Case No: 22/01526/FUL (FULL PLANNING APPLICATION)

Proposal: CHANGE OF USE OF LAND TO DOMESTIC CURTILAGE AND ERECTION OF 2M HIGH FENCE (AND ASSOCIATED LANDSCAPING). DEMOLITION OF EXISTING CAR PORT/GARAGE AND ERECTION OF SINGLE STOREY EXTENSION.

Location: 9 DITCHFIELD SOMERSHAM PE28 3HU

Applicant: MR & MRS RICHARD & CLARA BOOTHROYD

Grid Ref: 536456 278398

Date of Registration: 19.07.2022

Parish: SOMERSHAM

RECOMMENDATION - APPROVE

This application is referred to the Development Management Committee (DMC) because the applicant is an Officer of Huntingdonshire District Council.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The application site is 9 Ditchfield, Somersham which is a two-storey detached dwellinghouse located in a residential cul-de-sac.
- 1.2 The site has an open frontage onto the streetscene with the rear garden bounded by a relatively substantial brick wall to the east and south. There is a small footpath with a grassed area adjacent measuring approx. 3.8 metres in width and approx. 27 metres in depth to its full extent (90 square metres in total) to the east (outside of the existing boundary wall), the grassed area is under the ownership of the applicants. It should be noted that the footpath is outside of the red line and will not be included as part of this development. Number 10 Ditchfield is the dwelling to the west (linked by way of the existing side extension) whilst number 14 Harvey Drive lies to the south-east with its side elevation and the western boundary of the rear garden running adjacent to the footpath.
- 1.3 This application seeks permission for the change of use of land to domestic curtilage, the erection of a two-metre-high boundary fence with associated landscaping, and the erection of a single

storey side extension following the demolition of the existing carport/garage.

- 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
- LP8: Key Service Centres
- 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)
- Annual Monitoring Review regarding housing land supply (2020)

- Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)

3.3 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
- * H1 - Healthy, comfortable and safe internal and external environment

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

4. PLANNING HISTORY

- 4.1 79/00461/FUL – Erection of garage, 9 Ditchfield, Somersham (Permission)
- 4.2 94/00564/FUL – Erection of car port, 9 Ditchfield, Somersham (Permission)

5. CONSULTATIONS

- 5.1 Somersham Parish Council recommend approval: Councillors have no objection. The proposed work is in keeping with the property and streetscene and will enhance the site.

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:
- The principle of development
 - Design, visual amenity and the impact upon the character of the area
 - Residential amenity
 - Parking Provision and Highway safety
 - Biodiversity

The Principle of the Development

- 7.6 The application site is located within an established residential area of Somersham which is defined as a Key Service Centre under Policy LP8 of Huntingdonshire’s Local Plan to 2036. Policy LP8 states that development proposals will be supported where they are located within a built-up area of a Key Service Centre. The proposal therefore accords with Policy LP8 of the Local Plan in this regard and the requirements of the National Planning Policy Framework (NPPF) (2021).
- 7.7 It should be noted that the footpath and grassed area subject to the proposed change of use is not designated as a Local Green Space within a Neighbourhood Development Plan as there is no approved Neighbourhood Plan in place for Somersham. Policy LP32 of the Local Plan states that open space takes many forms including parks, village greens, play areas, sports pitches,

allotments, semi-natural areas and substantial private gardens. Policy LP32 goes on to state that:

a proposal that would lead to the whole or partial loss of an area of open space of public value will only be supported where there would be no significant adverse impact on the character of the surrounding area and:

a. The loss is minimised where possible and compensatory measures are put in place that provide a net benefit to the community that is served by the space, which will be judged in terms of availability, accessibility, quality and quantity; or

b. where the loss involves outdoor sport or recreational space

- 7.8 In this case the proposed change of use of land to domestic curtilage requires approx. 90 square metres of land to the east of the dwelling/existing boundary to be changed to domestic curtilage. The entirety of this land is a relatively small, grassed area located between the eastern elevation and boundary of the dwelling and a linking footpath to Harvey Drive to the rear. Although it is acknowledged that the proposal would lead to a partial loss of open space, it is considered that given its location (adjacent to an unlit footpath) this is not an area of land which was ever intended to be an area of 'usable open space' and cannot reasonably be considered as an area of public value providing opportunities for sports and recreation purposes. Therefore, whilst the loss of this section of land is acknowledged given that it does not fall within the catchment of defined open space of specific public value it does not deviate from the requirements of Policy LP32 of the Local Plan and is therefore considered to be acceptable in principle subject to other material considerations and conditions.

Design and Visual Amenity

- 7.9 Ditchfield and the surrounding development appears typical of a 1970s residential housing area. It hosts both detached and semi-detached dwellinghouses which are of brick and tile construction. There is a variance in the use of materials evident with buff and red brick and the use of cladding evident in the vicinity.
- 7.10 Number 9 is located at the end of the cul-de-sac and is attached to the to the dwelling to the west (number 10) by virtue of the existing single storey garage/carport which is stepped back from the principal elevation. There is a relatively substantial solid brick boundary wall forming the eastern boundary adjacent to a relatively small, grassed area with a footpath between the grass and the boundary with number 14 Harvey Drive. This boundary wall extends to the rear of the curtilage providing the boundary with Harvey Drive itself.

- 7.11 This application seeks permission to demolish the existing carport/garage and to erect a single storey extension in the same location with a marginally increased footprint to the rear. Further proposed is the change of use of the land to the east to domestic curtilage, the erection of a two-metre-high close-boarded fence (forming an extended boundary) and some minor landscaping.
- 7.12 In terms of the extension there is a limited increase in scale in terms of both height and depth, the front remains stepped back from the principal elevation and the rear will be extended to be in line with the existing rear elevation of the dwelling, the rear section of the extension will also be marginally higher than the front sections. The existing doors to the garage/carport shall be retained, a small section of cladding will be included above and the roof will be a flat felt roof with flat rooflight inserted. To the rear the bricks shall match the existing dwelling.
- 7.13 Overall, given the scale and design of the proposed extension which appears subservient to the host dwelling and the careful use of materials which will supports its integration to the main house and with the character of the wider area this element of the proposal is considered to be acceptable.
- 7.14 In terms of the change of use of land and addition of boundary fencing, officers have considered the impact on the loss of this relatively minor area of grassland and as established under Paragraph 7.8 above it is not considered to be overly harmful to the character or appearance of the area and does not deviate from the requirements of Policy LP32 of the Local Plan. The land is not designated as public open space in any Neighbourhood Development Plan. By its very nature it does not appear that it was ever intended to be used as an area of usable open space. It is acknowledged that there is a footpath adjacent to it linking Ditchfield to Harvey Drive, however, this appears to be an unlit footpath which, given its location is relatively 'tucked away' at the terminus of both Ditchfield and Harvey Drive it is not considered that this was ever intended for use as a 'regular and widely used thoroughfare'. Therefore, the change of use of land and extension of the boundary is considered not to result in a harmful impact upon the character or appearance of the area.
- 7.15 In terms of the proposed boundary treatment, officers recognise that this (a two-metre high close-board fence) does not specifically accord with the guidance contained within the Huntingdonshire Design Guide Supplementary Planning Document (2017) in terms of suitable boundary treatments facing the public realm. However, it should be regarded that the fence to the side could be erected by the applicants exercising the permitted development rights available to them by virtue of The Town and Country Planning (General Permitted Development) (England) Order (2015) as amended. Whilst the section of fencing to the rear (given its location in relation to the public

highway) would not be permitted development, given its location in a relatively secluded area of Harvey Drive (such that it is not immediately obvious to anyone entering the cul-de-sac) this does not result in an overly harmful or incongruous addition to the streetscene. It should be noted that there is a variance in boundary treatments evident (including a relatively substantial close-board fence) and so this is not an unfamiliar feature in the locality.

- 7.16 Lastly, the applicant proposes to include some boundary planting which will run adjacent to the fence line, softening its appearance and providing a 'landscape buffer' between it and the footpath. This continues beyond the extent of the fence curving around the north-east boundary and terminating at the border with the existing driveway and is considered to be a pleasant addition and a contrast to the permanence of the boundary treatments that already exist and which will be formed as part of this proposal.
- 7.17 In conclusion, taking all of the above factors into consideration the development proposed is not considered harmful to the wider character or appearance of the area and it therefore accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 in this regard.

Residential Amenity

- 7.18 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.*"

Having regard for these matters officers have assessed the potential impact of each element of the proposals. In terms of overbearing impact, overshadowing and loss of light related to the extension given its scale and lack of projection beyond the elevations of the existing dwelling it would not present any issue in this regard and is considered to be acceptable.

With regard to the proposed boundary fence, given its scale and relationship with adjacent dwellings and land the same consideration as above applies. The fence to the side will be opposite the side (west) elevation of number 14 Harvey Drive but there are no ground floor windows which would be impacted by moving the boundary treatment closer to the side of this property. The side boundary of the rear garden of number 14 also lies adjacent to this footpath and would be opposite the new fence. This boundary appears slightly smaller in scale and is of a different design to that proposed here though given the limited height of the proposed fence (approx. two metres) there will be no demonstrable harm to the light available to the rear garden of number 14.

- 7.19 In terms of overlooking and loss of privacy the extension maintains the existing arrangement of doors to the front, to the rear a door and window will replace some existing glazed doors. Given their location at ground floor level alongside the boundary treatments in place and the views afforded by the existing fenestration these are considered not to be harmful. The same consideration applies to the rooflight given its scale, location and the absence of any windows in the side (east) elevation of number 10.
- 7.20 Officers note that (as at present) the extension will be linked to number 10 Ditchfield and therefore an informative note shall be added to any consent with regard to the Party Wall Act.
- 7.21 In terms of other matters, it is not considered that the loss of this land or the extension of the boundary would result in significant harm in terms of residential amenity. Whilst the path will naturally appear narrowed by the loss of the green space and the introduction of the boundary fence, as established in the preceding sections of this report it is not considered that this was intended as a public thoroughfare established for regular use. The extension of the garden area of number 9 (closer to the boundary with number 14 Harvey Drive) is also unlikely to give rise to any other factors which are not commonplace in a residential setting.
- 7.22 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.

Parking Provision and Highway Safety

- 7.23 Officers note that the front of the proposed extension is identified on the plans as a 'garage' however, officers note that its dimensions do not accord with the guidance contained within the Huntingdonshire Design Guide Supplementary Planning Document (2017) in terms of either width or depth. However, the existing garage/carport also does not accord in terms of width and so in practice may not be used to house a modern vehicle. However, notwithstanding this consideration, the dwelling benefits from a generous driveway area to the front, which provides off road parking for at least two vehicles, and, given the lack of increased footprint to the front this will not be reduced and nor will it be restricted by the proposed boundary treatments. Therefore, whilst the proposals will result in the loss of a garage/carport area (owing to the limited scale of the retained 'garage') officers are satisfied that a sufficient degree of parking remains in place at the dwelling. There is also some on street parking available and though there are no apparent restrictions in place the number of dropped kerbs is in practice likely to limit this provision. However, on balance, given the retained parking and

the location of the dwelling in a relatively quiet residential area the proposed development is considered to be acceptable with regard to parking provision and would not be detrimental to highway safety in the locality. It therefore accords with Policy LP17 of Huntingdonshire's Local Plan to 2036 in this regard.

Biodiversity

7.24 Policy LP30 of Huntingdonshire's Local Plan to 2036 states that a proposal should ensure no net loss in biodiversity and provide a net gain where possible. In this case, the extension largely on the footprint of existing built development and the use of the existing building and its location is unlikely to act as a habitat for any protected or notable species. The land subject to the change of use is a maintained area of grassland in a residential area and in practice would provide limited value in terms of biodiversity. There are some measures proposed, to include additional soft landscape planting and hedgehog/wildlife access points along the boundary fence, to support achieving a net gain in biodiversity and these matters shall be secured by condition. Therefore, subject to conditions, the proposal is considered to accord with Policy LP30 of Huntingdonshire's Local Plan to 2036 in this regard.

Conclusion

7.25

The proposed development is considered to be compliant with the relevant national and local policy as it is:

*Acceptable in principle

And it:

* Would not be harmful to the character or appearance of the area;

* Would not have a significantly detrimental impact upon the amenity of neighbours;

*Would not be detrimental to highway safety 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.

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

- Time limit
- Approved plans
- Materials as detailed within the submitted application form and plans
- Landscaping as detailed on plans
- Biodiversity measures in accordance with submitted Planning Statement

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 **Kevin Simpson Development Management Officer** – kevin.simpson@huntingdonshire.gov.uk

From: developmentcontrol@huntingdonshire.gov.uk
Sent: 02 August 2022 14:30
To: DevelopmentControl
Subject: Comments for Planning Application 22/01526/FUL

Categories: Jason

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 02/08/2022 2:29 PM from Mrs Penelope Bryant.

Application Summary

Address:	9 Ditchfield Somersham Huntingdon PE28 3HU
Proposal:	Change of use of land to domestic curtilage and erection of 2m high fence (and associated landscaping). Demolition of existing car port/garage and erection of single storey extension.
Case Officer:	Kevin Simpson

[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 made comments in support of the Planning Application
Reasons for comment:	
Comments:	Councillors have no objection. The proposed work is in keeping with the property and street scene and will enhance the site.

Kind regards

Development Management Committee



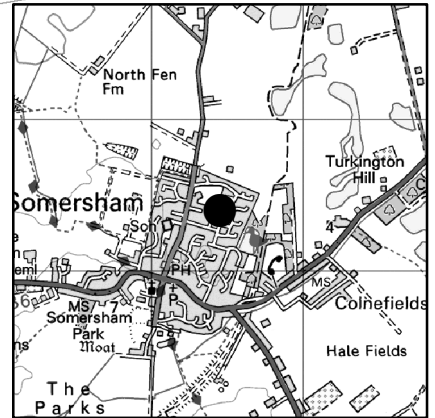
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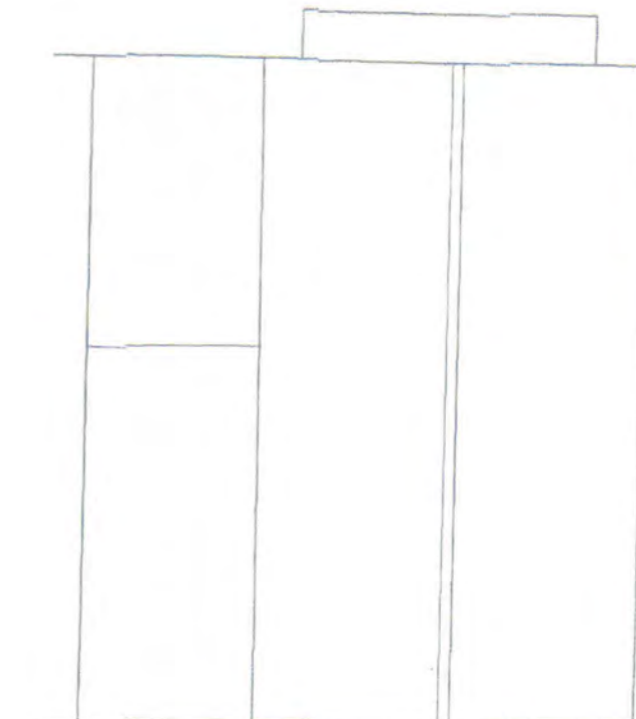
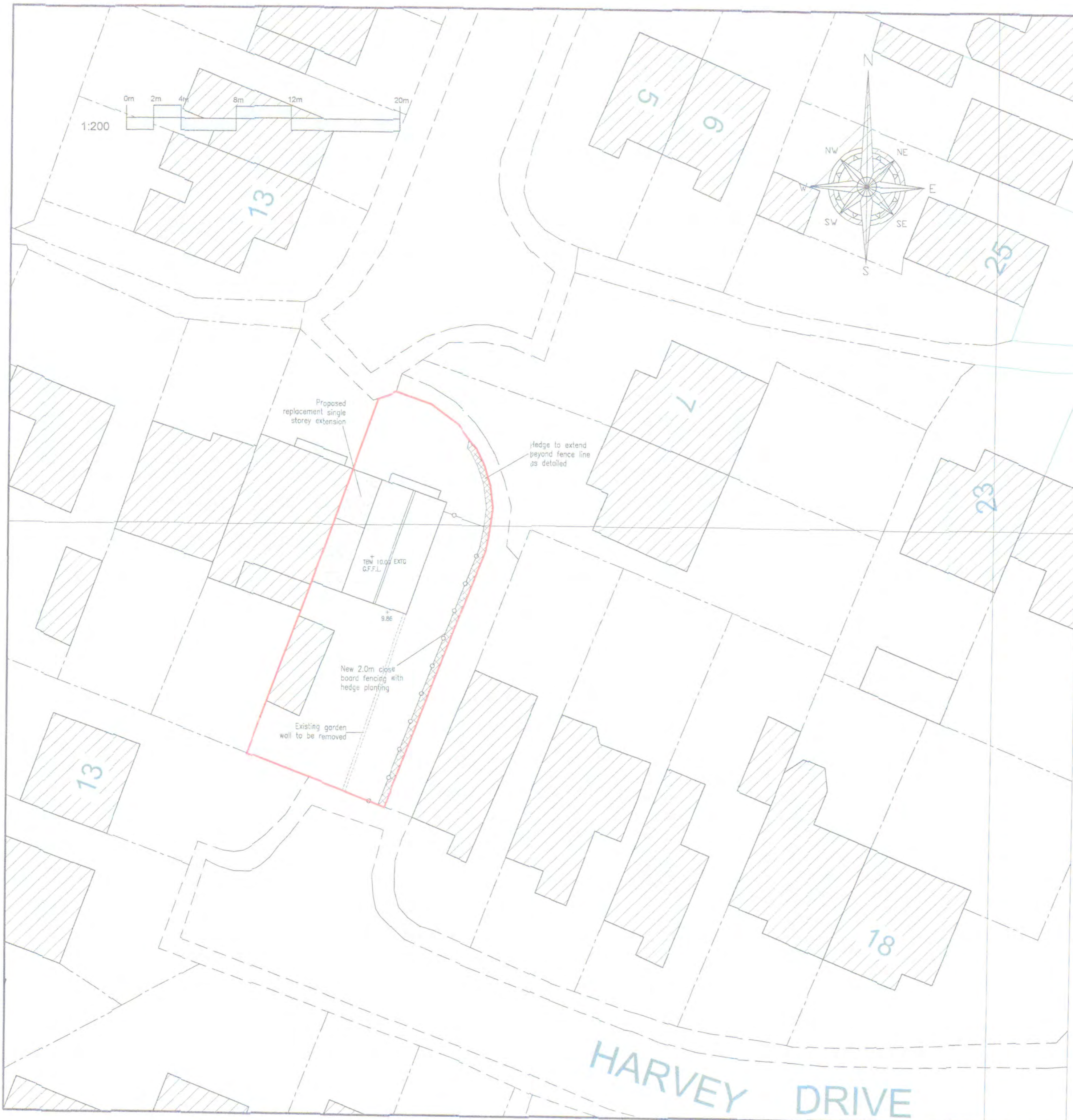
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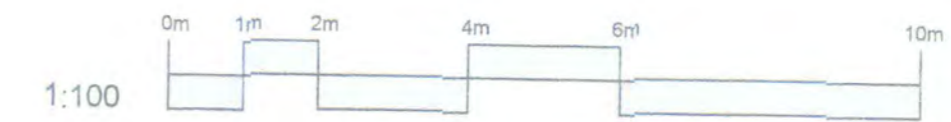
Location: Somersham

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ROOF PLAN
Scale 1:100



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Project:
 PROPOSED EXTENSION
 9 DITCHFIELD SOMERSHAM
 CAMBRIDGESHIRE

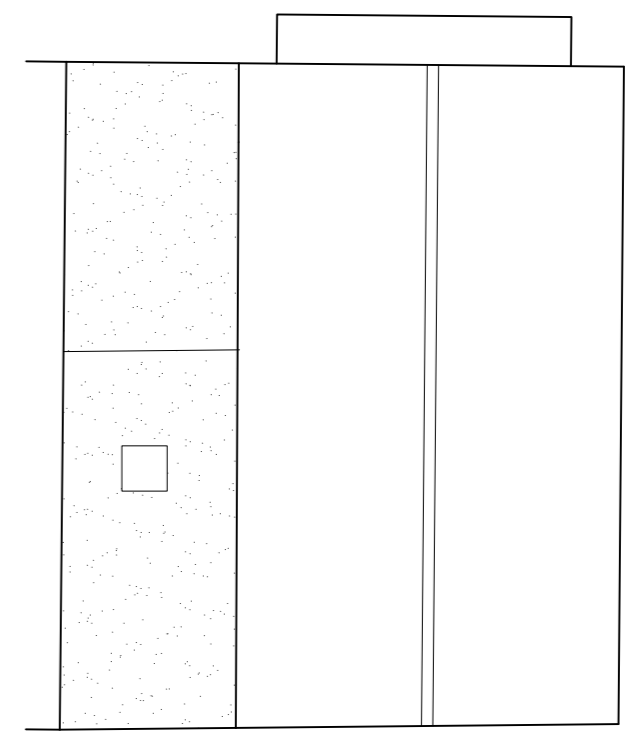
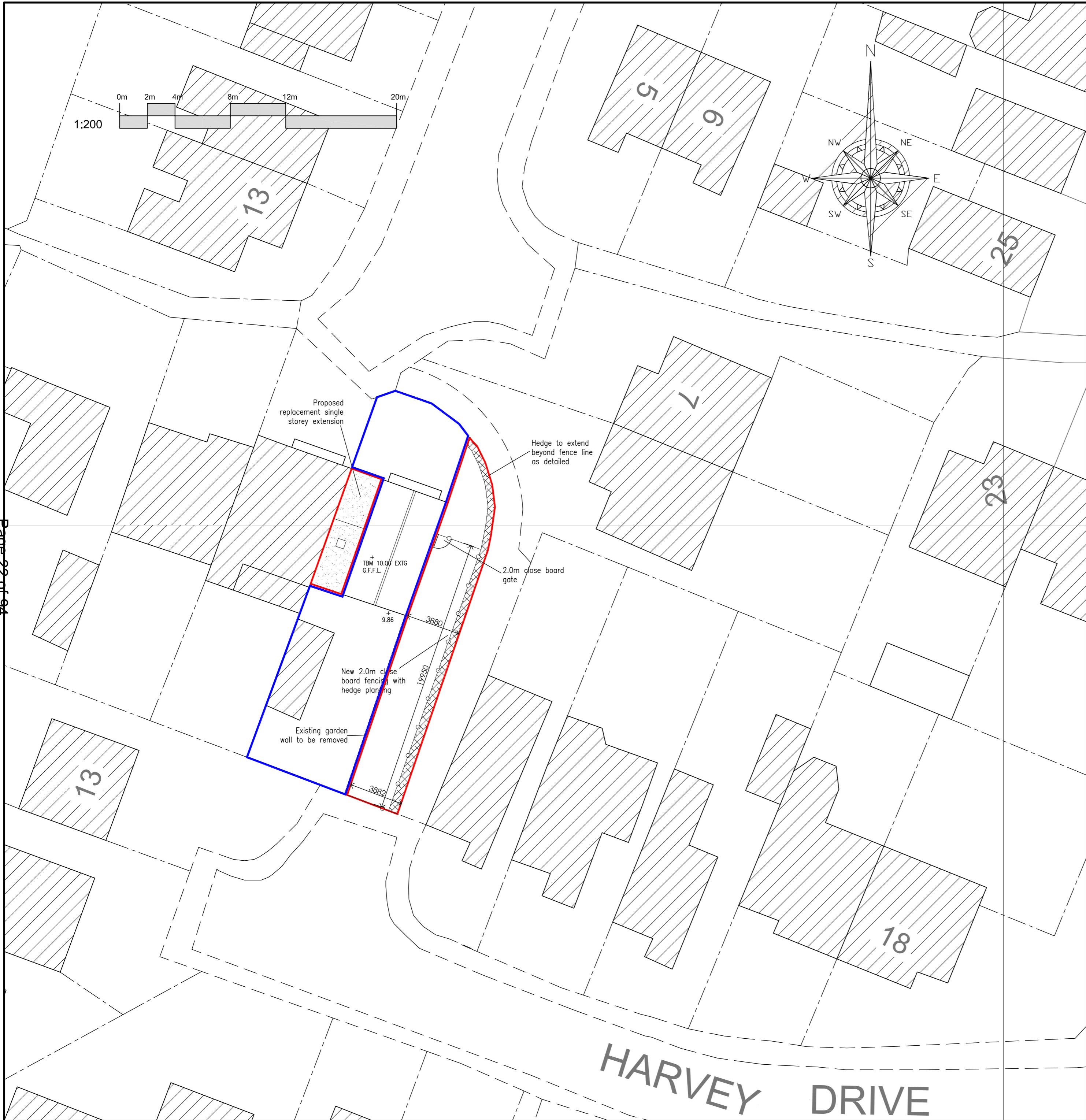
Drawing:
 SITE PLAN

Drawing File Location:
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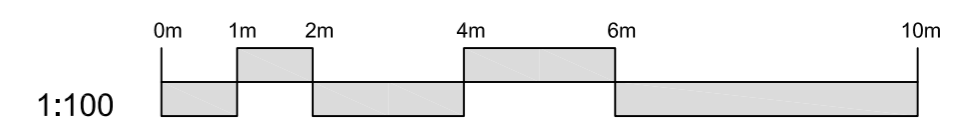
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Drawing no: 482P/04 Revision



ROOF PLAN
Scale 1:100



DRAWING REVISIONS		
Rev	Date	Details
A	22/02/22	Scheme up-dated

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PROPOSED EXTENSION
9 DITCHFIELD SOMERSHAM
CAMBRIDGESHIRE

Drawing:
SITE PLAN

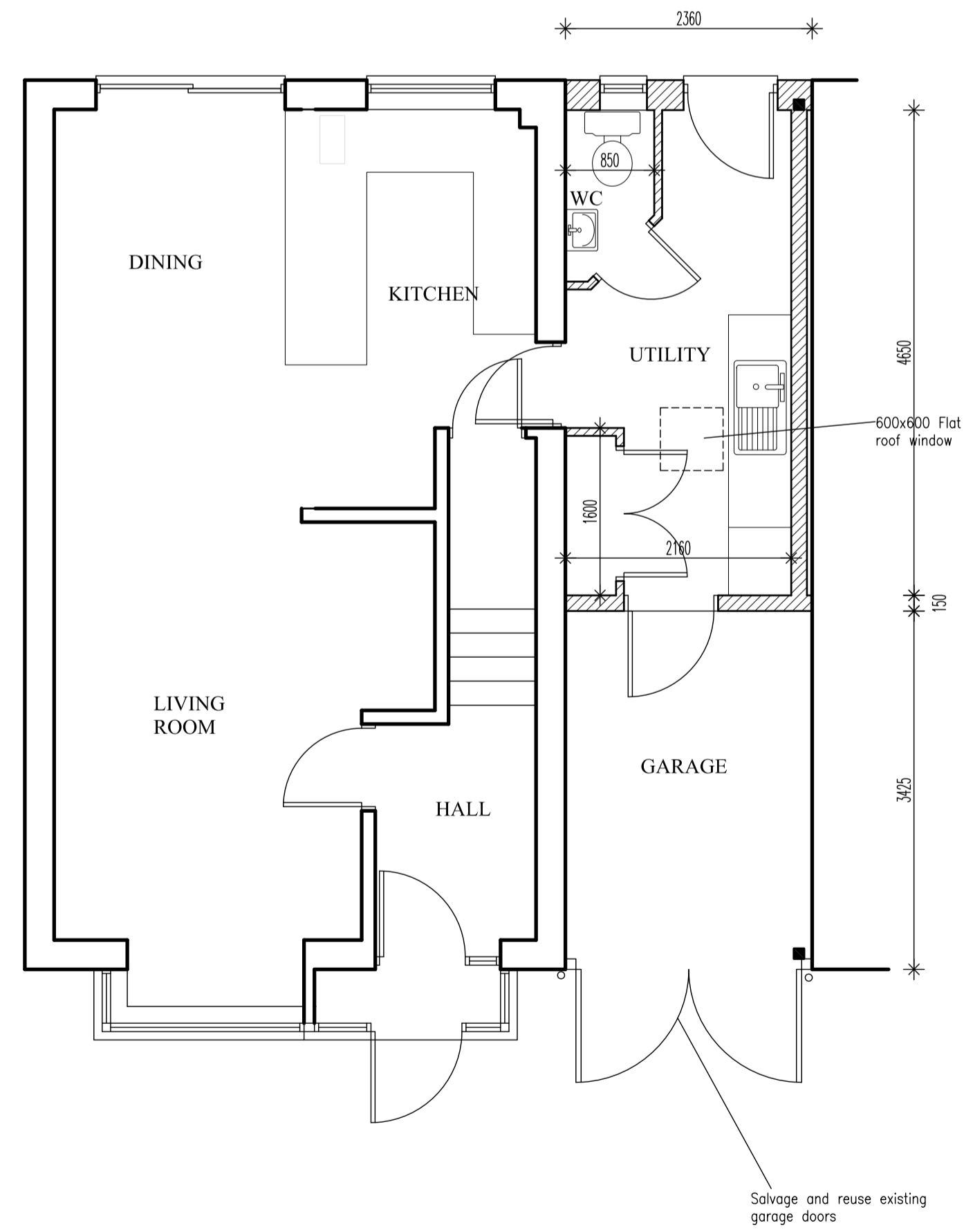
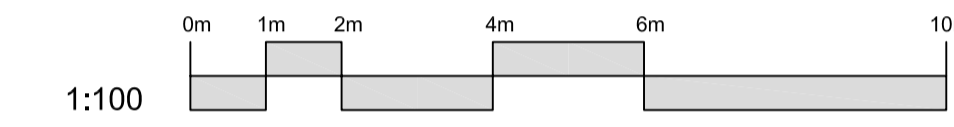
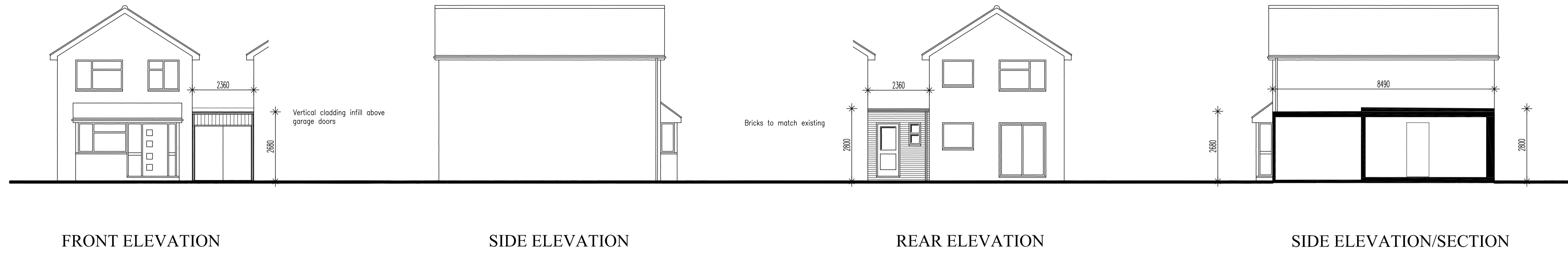
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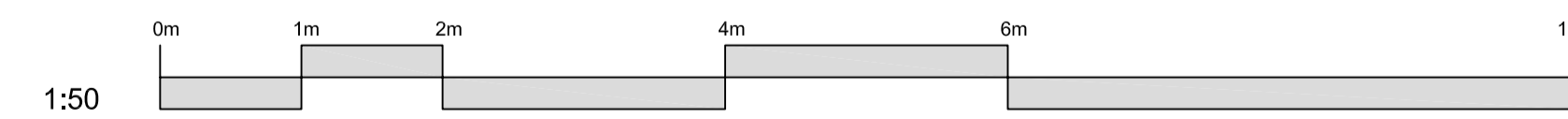
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Drawing no: **482P/04** Revision: **A**

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FLOOR PLAN



DRAWING REVISIONS		
Rev	Date	Details
A	22/02/22	Scheme up-dated

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Project:
PROPOSED EXTENSION
9 DITCHFIELD SOMERSHAM
CAMBRIDGESHIRE

Drawing:
Plans as Proposed

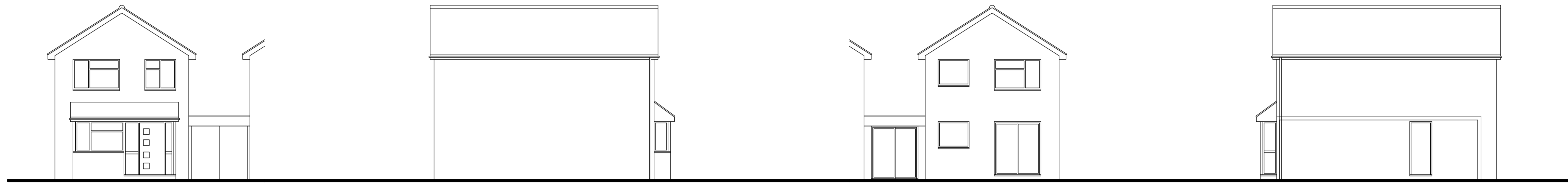
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Drawing no:
482/P/02 Revision
A

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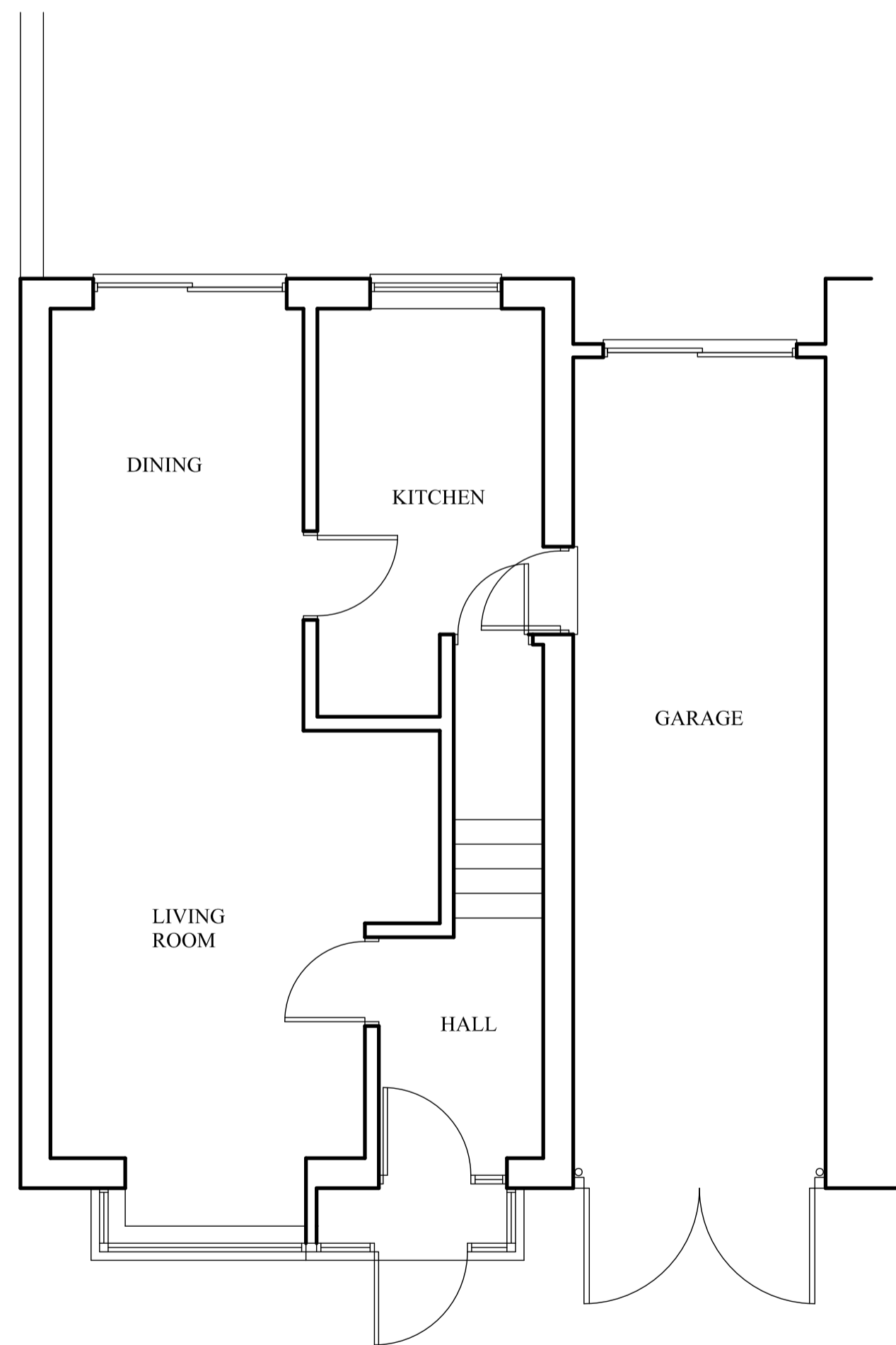
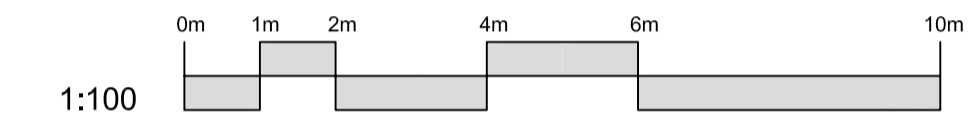


FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION/SECTION



FLOOR PLAN



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Project:
**PROPOSED EXTENSION
9 DITCHFIELD SOMERSHAM
CAMBRIDGESHIRE**

Drawing:
Plans as Existing

Drawing File Location:
DRAWING-FILE-LOCATION

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Drawing no: **482/P/01** Revision: .

DEVELOPMENT MANAGEMENT COMMITTEE 22nd AUGUST 2022

Case No: 22/01102/FUL

Proposal: CONSTRUCTION OF NEW DWELLING WITH
ASSOCIATED OUTBUILDING AND PARKING (PART
RETROSPECTIVE)

Location: 9 ALABAMA WAY, ST IVES, PE27 6SH

Applicant: WP DESIGN

Grid Ref: 530179 272730

Date of Registration: 17.05.2022

Parish: ST IVES

RECOMMENDATION – APPROVE

This application is referred to the Development Management Committee (DMC) as the Local Planning Authority's recommendation of approval is contrary to St Ives Town Council's recommendation of refusal.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The application site is located on the eastern edge of St Ives surrounded by residential development to the east, south and west and a play area to the north. The area is a typical 1970s housing estate characterised by linear residential development and cul-de-sacs with pedestrian walkways. Plots are generally rectangular in shape, with the dwellings being set back and of a staggered form, from the road edge, with adequate off street parking and small front gardens.
- 1.2 The site previously comprised of open space between Alabama Way and Virginia Way. Planning permission was granted by DMC in September 2018 under application reference 17/02268/FUL for the erection of a detached 4 bed dwelling with off road parking and a side and rear garden. A dwelling has been substantially built on site however the internal layout, materials and fenestration as built is not in accordance with the development approved under 17/02268/FUL. Furthermore, an outbuilding has been erected in the rear garden which does not have planning permission. This application is part retrospective and seeks to regularise the as built development as well as

proposing a new site layout to address the adoption of the public footpath (Public Footpath No 22, St Ives) to the east boundary of the site which came into operation after the previous permission.

- 1.3 This is a full planning application for the construction of a new dwelling with associated outbuilding and parking (part retrospective). It is a material planning consideration that permission has previously been granted for a similar 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;
 - * achieving well-designed places;
 - * conserving and enhancing the natural environment;
 - * conserving and enhancing the 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: Contributing to Infrastructure Delivery
 - LP6: Waste Water Management
 - LP7: Spatial Planning Area
 - 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
 - LP32: Protection of Open Space
- 3.2 Supplementary Planning Guidance (SPD)
- Huntingdonshire Design Guide SPD (2017)
 - Huntingdonshire Townscape and Landscape Assessment SPD (2022)
 - Developer Contributions SPD (2011)
 - Cambridgeshire Flood and Water SPD (2017)
 - Annual Monitoring Report, regarding housing land supply.

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

4. PLANNING HISTORY

- 4.1 17/00415/FUL – Two new build private dwellings – Withdrawn by applicant
- 4.2 17/02268/FUL – New build private dwelling – Granted
- 4.3 20/80256/COND – Conditional Information for 17/02268/FUL: C3 (materials), C4 (landscape), C7 (access drainage), C9 (off site highway), C10 (floor level) – Conditions 3, 9 and 10 discharged, Conditions 4 and 7 not discharged

5. CONSULTATIONS

- 5.1 St Ives Town Council: - Recommend refusal. Overdevelopment and the development would create access issues for pedestrians and vehicles.

- 5.2 HDC Urban Design: - No objection. This forms a retrospective application for an already part constructed dwelling and follows approval of 17/02268/FUL.

The amendments include changes to the site layout, internal alterations (garage replaced with accessible bedroom 4, addition of a ground floor WC/Wet room and utility room and reduction in size of the plant / store room) and amendments to the elevations and fenestration (size of bedroom windows on the front elevation and reduction in the area of facing brickwork).

Whilst the reduction of facing brickwork and replacement with grey cladding is regrettable, these amendments to the elevations are minor and considered acceptable on balance.

The submission also includes a separate single storey ancillary building and accommodates the cycle parking requirements for the dwelling which was previously accommodated within the proposed undersized garage.

The revised site plan omits the 2.4m wide gated access to the adjacent HDC owned land located to the rear of the property and

introduces a separate permitted clear level 2.4m wide access route to the east of the site (between the proposed dwelling and the rear boundaries of Nos. 11 and 13 Virginia Way). Urban Design are concerned this area of land which forms part of the structural landscape buffer known as the 'Long Plantation' to the rear of properties in Virginia Way and Hill Rise is poorly overlooked from the proposal and neighbouring dwellings and could be prone to future antisocial behaviour. Subject to agreement from HDC Estates Team we recommend this access is gated to secure this part of the site.

This proposed new access to the HDC owned land has resulted in parking spaces 02 and 03 being located further west closer to the dwelling, whilst vehicle tracking has been provided for parking space 02, tracking is necessary for parking space 03 given the smaller turning / manoeuvring space in front of the dwelling.

The extent of landscaping adjacent to the northern boundary between the proposed garden and the adjacent HDC owned land has also reduced – additional landscaping is recommended to strengthen this existing landscape buffer. Note Condition 7 Landscaping is yet to be approved under the 20/80256/COND condition discharge submission.

- 5.3 Cambridgeshire Constabulary: - No objection. I have researched our crime and incident systems and have found no incidents for this location during the last 2 years, I have now spoken to the local PCSO and they confirm they have no problems here either. As this is now a public right of way it obviously can't be gated. While it would appear that there might be no active rooms overlooking the open space area I think any future issues would be picked up very quickly.

My suggestion would be that if there are problems in the future, consideration could be given to fencing along the length of the footpath up to the tree line with a locked gate to allow for maintenance. There may of course never be a need to do anything.

I would however recommend that with a 2.4m wide footpath, if it is permitted on a public right of way, that bollards are root-fitted at the entrance to stop cars, vans and caravans from having access.

- 5.4 CCC Highways (Rights of Way): - No objection. I have been asked to comment upon Planning Application 22/01102/FUL and recommendation from Cambridgeshire Constabulary that bollards should be installed to prevent vehicle access along Saint Ives Public Footpath 22. My understanding is that the recorded

width of Saint Ives Public Footpath 22 is 1.5 metres, and the developer is to leave a 2.4 metre access route, which I assume is to allow maintenance to land at the rear of the property.

Any installation of barriers along a Public Right of Way will require the completion of a Barrier Application Form, which is attached for information or use.

As my role covers South Cambridgeshire District, I have not been able to visit Saint Ives Public Footpath 22 and therefore I have offered various general options for consideration. The fundamentals are that Public Rights of Way should remain unobstructed, and any barriers should be the least restrictive.

1.5 metre Public Right of Way

Where the Public Right of Way is visible on the ground, i.e., defined by surface type or other features, e.g., road studs in asphalt, the way must be accessible to all users. The minimum clear gap within a barrier should be 1.1 metres wide. Should a single bollard wished to be installed it should be to the side to leave as much of the central surface unobstructed. Installing two bollards, i.e., one either side of the Public Right of Way, may provide improved security. Tall bollards can be more easily levered over – particularly when the base is weak, i.e., set in the ground with insufficient stone/concrete or hinged. Locks can also become contaminated making them difficult to use and vulnerable as a security measure where they are not shielded/housed.

Bollards do attract dogs to use them. Personal hygiene of humans operating bollards at ground level may need to be considered.

An alternative to bollard(s) may be a suitable pedestrian gate or other suitable gate. There are many such gates available and designed to standards accommodating most users.

2.4 shared access

The comments relating to a 1.5 metre width are relative to this width.

Further gate options might be “a gate within a gate” or a “two in one gate”

Height restrictors may also be suitable in preventing trucks and caravans.

- 5.5 CCC Highways: - No objection. I note regarding this application it is part retrospective and the same access plan has been submitted as for the previously approved scheme under application number 17/02268/FUL. The amended site plan 0145/051 rev F does not appear to be detrimental with regards to

highway safety over the previously approved 0145/051 rev D. I would therefore have no objections to that proposed subject to the same conditions previously requested.

- 5.6 HDC Estates/Open Spaces Team: - No objection. I assume there will still be grass to maintain between the woodland and the proposed new dwelling, if this is the case then drop down bollards would be required to allow the Grounds Maintenance crew to access the site and also for the tree maintenance team if they need to carry out work on the trees. Appropriate generic padlocks should be fitted to the bollards.
- 5.7 HDC Landscape Officer: - No objection. I've reviewed the landscape proposals, and, on the most part, the concerns raised by the landscape officer during the previous condition application (20/80256/COND) have been addressed. I am not however clear on the implementation programme and unfortunately the design statement does not shed any light on works already undertaken.

Some of the labels on the Ian Waters drawing 0145/054 Rev A read 'Planted Nov-April'. I am not clear on whether this means they have been planted Nov-April or whether there is an intention to plant them Nov-April. For the avoidance of doubt, the plan should be amended to include a note stating 'All landscape works to be carried out in the first available planting season following completion'. The landscaping plan could then be approved with a compliance condition.

6. REPRESENTATIONS

- 6.1 1 representation received in objection, raising the following matters:

The access for cars doesn't seem to be suitable, the proposed route will mean vehicles will gain access via the current path in front of the plot, this is currently a high traffic pedestrian area and is not used by vehicles.

The cladding used on the building is not acceptable. All the houses in the surrounding area are all constructed from the same brick, the cladding is unattractive and stops the house blending into the area. Additionally, it makes the property appear of poor quality and the visual appearance is not good for the area.

The House overlooks all the surrounding houses, the planning has hedges but these don't appear to be high enough, I would like to request hedges of over 6ft to allow some privacy to the surrounding residents.

7. ASSESSMENT

7.1 The main issues to consider in the determination of this application are:

- Principle of Development
- Loss of Open Space
- Design and Visual Amenity
- Residential amenity
- Highway Safety, Access and Parking Provision
- Biodiversity
- Accessible and Adaptable Dwellings
- Water Efficiency
- Other matters

Principle of Development

7.2 The application site is located within the built-up area of St Ives which is identified as a Spatial Planning Area in Policy LP7 of Huntingdonshire's Local Plan to 2036. Policy LP7 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. The application site is surrounded by existing residential development and therefore is considered to be appropriately located.

7.3 It is a material planning consideration that permission has previously been granted for a dwelling on the site and this is given significant weight. It should however be noted that the previous application was determined prior to the adoption of Huntingdonshire's Local Plan to 2036. At the time of the previous application, the adopted Development Plan policies relevant to the supply of housing (En17 and H23 of the Huntingdonshire Local Plan 1995 and CS2 and CS3 of the Huntingdonshire Core Strategy 2009) were not up to date or consistent with the aims of the National Planning Policy Framework (NPPF). As such, the 'tilted balance' as set out within paragraph 11 of the NPPF was engaged in the decision-making.

7.4 Huntingdonshire's Local Plan to 2036 is now adopted and fully up to date, as such the 'tilted balance' is not applied in this instance. It is considered that the proposal accords with Policy LP7 and the principle of the development is supported, subject to other material planning considerations outlined below.

Loss of Open Space

7.5 Policy LP32 (Protection of Open Space) of the adopted Local Plan sets out that a proposal which would lead to the partial or

whole loss of an area of open space of public value will only be supported where there would be no significant adverse impact on the character of the surrounding area.

- 7.6 As previously mentioned, the application site formerly comprised open space. Although this was privately owned at the time of the previous application, it was considered that it functioned as public open space in the sense that it was accessible to the public. As such, an open space assessment was submitted under the previous application which set out that the site was not allocated open space and that there are significant levels of public open space within the immediate area, including Hill Rise Park. Officers concluded in the Officer Report for 17/02268/FUL that the site was surplus to open space requirements in the west ward of St Ives and it did not provide a valuable environmental function to such an extent that it should be retained as such.
- 7.7 A dwelling is now substantially built and therefore the site no longer functions as open space. Notwithstanding this, it is considered that on balance, the proposal complies with the aims of Policy LP32 in that the loss of open space is not detrimental to the character of the area.

Design and Visual Amenity

- 7.8 The two-storey detached dwelling as built is located to the east of No 7 Alabama Way and to the west of 11 Virginia Way. The footprint, size, scale and design of the dwelling reflects that previously approved under 17/02268/FUL. The key differences under this application includes changes to the fenestration, materials, dimensions of the front porch and the outbuilding as shown on the submitted drawings and as seen on site.
- 7.9 The front porch has a flat roof design with the front door located to the side. It measures 3.787 metres in width which represents an increase of approximately 1 metre from the previously approved scheme. Whilst the external material used for the porch is brickwork, the amount of brickwork on the rest of the dwelling has been reduced in comparison to the previous scheme. The as built dwelling is predominantly render and fibre cement feather edge cladding. The Urban Design Team have acknowledged that the reduction of brickwork and replacement with grey cladding is regrettable. However, the siting and location of the dwelling is such that it does not appear incongruous or unduly prominent within the street scene and the use of cladding and render creates a contrast and variation between the new and

old development. The proposal also includes smaller windows which are in keeping with the neighbouring properties.

- 7.10 An outbuilding has been constructed in the north eastern corner of the site. Based on the submitted drawings, the outbuilding measures 7.5 metres in width, 4 metres in depth and has a maximum height of approximately 2.4 metres. It has a mono-pitched roof design and the external materials are fibre cement cladding to match the main dwelling and a rubber flat roof with grey fascia board. The outbuilding is visible when viewed from the front of the dwelling and its roof will also be visible above the proposed 1.8 metre close boarded fence to the north and east boundary of the site. Given its subservient design and use of materials to match the dwelling, it is not considered there would be any adverse impact on the character and appearance of the surrounding area. The intended use of the outbuilding is an ancillary garden room and bike store. A condition is recommended to ensure that the outbuilding is retained as such.
- 7.11 A Landscaping Plan has been submitted (drawing number 0145/054 A) which provides details of hard and soft landscaping. The driveway, path and patio areas would comprise grey block paving and the parking areas would be gravel. A 0.6 metre post and rail fence and hedge are proposed to the front of the site and a 1.8 metre close-boarded fence to the side and rear boundaries. A native hedge is also proposed to the eastern part of the site which wraps around to the rear behind the outbuilding. Two trees are proposed either side of the outbuilding. The soft landscaping will be implemented in the next planting season (November 2022 – April 2023). The Landscape Officer is satisfied with the proposals and recommends a condition be imposed to ensure the landscaping details are complied with.
- 7.12 Overall, it is considered that the proposal is well designed and contributes positively to the character and appearance of the surrounding area. The proposal therefore accords 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. One representation has been received which has been summarised in Section 6 of the report.

- 7.14 The dwelling faces towards the side elevation, front garden and driveway area of No 12 Alabama Way of which only a first-floor side window exists. This window appears to serve a non-habitable room such as a landing or bathroom. It is therefore not considered that the proposal would a significant impact upon the private amenity of No 12 Alabama Way.
- 7.15 The neighbouring property to the west of the application site is No 7 Alabama Way. Due to the siting of the subject dwelling to the side of this neighbouring property and the 3-metre gap between the flank wall of the dwelling and party boundary, it is not considered there is any harmful overbearing impact created. A small high-level window serving a bedroom is shown on the submitted drawings. There are no windows which serve a habitable room on the side elevation of No 7 Alabama Way, as such there would be no detrimental loss of privacy.
- 7.16 There are several dwellings located to the east of the site on Virginia Way, including No 11 and 13. These properties are approximately 20 metres away and separated by gardens and boundary treatment in the form of fencing, trees and the additional fencing and hedgerow planting proposed. Furthermore, the western elevation of the dwelling contains only one high level bedroom window which ensures there is no overlooking or loss of privacy to the neighbouring properties on Virginia Way.
- 7.17 The dwelling itself is considered to have sufficient private amenity space in the form of a private rear and side garden area and off-street parking. Overall, it is considered that a high standard of amenity would be provided for all users of the development and maintained for neighbours. The development is considered acceptable in terms of overshadowing, overlooking, overbearing impact, loss of privacy, loss of light and would not have a significant detrimental impact upon residential amenity, in accordance with Policy LP14 of Huntingdonshire's Local Plan to 2036.

Highway Safety, Access and Parking Provision

- 7.18 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.

- 7.19 Access is gained from the turning head on Alabama Way which is restricted to vehicular access for the property only. The proposed site plan (drawing number 0145/051 F) shows traffic bollards on the path in front of the dwelling. The Highway Authority has commented that the access arrangements are the same as previously approved under 17/02268/FUL and therefore no objections have been raised.
- 7.20 As previously mentioned, the site layout has been revised following the previous permission to address the adoption of the public footpath (Public Footpath No 22, St Ives) to the east boundary of the site which came into operation on 26 August 2020. The public footpath runs from the footpath which connects Alabama Way and Virginia Way, through Long Plantation and then to a footway leading to Hill Rise Park. A 2.4 metre gap is shown on the submitted site plan to ensure the public footpath remains unobstructed, and for maintenance purposes to the Council owned parcel of land to the rear of the site. The provision of removable bollards to prevent vehicular access at the end of the footpath connecting Alabama Way and Virginia Way accords with the advice received from HDC's Urban Design Team, HDC's Estates and Open Spaces Team and Cambridgeshire Constabulary.
- 7.21 The proposed car parking is located to the side and front of the dwelling. The integral garage previously approved has not been built as a garage. A small window has been incorporated on the front elevation (shown on the submitted plans) and this is proposed to be used as a store and additional bedroom. A replacement off-street parking space is proposed to the west of the dwelling and cycle storage is proposed in the outbuilding to the rear.
- 7.22 The concerns raised by the Town Council in respect of potential access issues for pedestrians and vehicle are acknowledged. However, Officers do not consider that the proposed site layout or access as previously approved would give rise to detrimental highway safety issues. Furthermore, the Highway Authority have raised no objection, subject to the imposition of conditions which ensure no gates are erected on the access without written consent, the height of the front boundary is maintained at 0.6 metres in height and adequate drainage measures are installed at the new access. With the above, the development is

considered acceptable in terms of highway safety and parking provision. The proposal therefore accords with Policies LP16 and LP17 of Huntingdonshire's Local Plan to 2036.

Biodiversity

- 7.23 Policy LP30 of the Huntingdonshire Local Plan advises that all development provides a net gain in biodiversity where possible, and that this should be appropriate to the scale, type and location of development.
- 7.24 No preliminary ecological appraisal has been submitted as a part of the application, however given the fallback of the previous permission a request for this information is not justified in this instance. Notwithstanding this, hedge and tree planting is proposed as part of the development which is considered sufficient to ensure no net loss in biodiversity. On balance, the proposal accords with Policy LP30 of the Local Plan to 2036.

Accessible and Adaptable Dwellings

- 7.25 Policy LP25 of the Local Plan to 2036 requires proposals that include housing to meet the optional Building Regulation requirement M4(2) "Accessible and adaptable dwellings" unless it can be demonstrated that site specific factors make this unachievable.
- 7.26 The agent confirmed on 01/09/2022 that the development has been designed and built in accordance with the M4(2) standards. A condition will be imposed to ensure that these standards are maintained for the life of the development.

Water Efficiency

- 7.27 Policy LP12 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.
- 7.28 The agent has confirmed on 01/09/2022 that the development has been built in accordance with the LP12(j) standards. A condition will be imposed upon any consent to ensure these standards are maintained for the lifetime of the development.

Other Matters

Community Infrastructure Levy (CIL):

- 7.29 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.

Unilateral Undertaking for Wheeled Bins:

- 7.30 A Unilateral Undertaking (dated 09/06/2022) to secure the provision of wheeled bins has been submitted as part of the application. On this basis, the proposal would provide a satisfactory contribution to meet the tests within the CIL Regulations. The proposal would therefore accord with Policy LP4 of Huntingdonshire's Local Plan to 2036 and the Developer Contributions Supplementary Planning Document (2011).

Planning Balance and Conclusion

- 7.31 The proposed development is considered to be compliant with relevant national and local planning policy as:
- The principle of the development within built-up area of St Ives is acceptable;
 - The loss of open space is not detrimental to the character of the area;
 - The proposed development would have no significant adverse impact on the overall character or appearance of the area;
 - The proposal would satisfactorily safeguard the amenities of neighbouring dwellings and the future occupants of the proposed dwellings;
 - There are no overriding highway safety issues and the proposal is acceptable with regards to parking provision;
 - The proposal is acceptable with regards to biodiversity;
 - The proposal is acceptable with regards to meeting requirements for accessible and adaptable homes;
 - The proposal is acceptable with regards to meeting requirements for water efficiency.
- 7.32 On balance, the development is consistent with the Development Plan when taken as a whole and is acceptable. There are no other material planning considerations which have a significant bearing on the determination of this application.

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

- Approved plans
- Materials as specified on plans/application form
- Hard and soft landscaping compliance
- Removal of Permitted Development Rights (Schedule 2, Part 2, Class A) in respect of gates at the access
- Implementation of parking and turning areas
- Access drainage measures
- Maintenance of front boundary at 0.6 metres
- Off-site highway improvements
- Compliance with 'accessible and adaptable' requirements
- Compliance with water efficiency standards
- Ancillary use of outbuilding

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

APPLICATIONS FOR PERMISSION FOR DEVELOPMENT
8 June 2022

Application No Applicant/Agent	Proposed Development	Comments
22/00661/FUL Mr Zaghum Ali Mr Richard Biddle 60 Maytrees St Ives PE27 5WZ	Proposed removal of existing garage and replace with 2 storey dwelling 7 The Mallards St Ives	APPROVAL SUBJECT TO <ul style="list-style-type: none"> - The roofline remaining at the same height as neighbouring properties - The loss of car parking being addressed - The hedge would decrease visibility and should not be permitted
22/00795/ADV Mr Matthew Hays 12 The Rosary Fen Drayton CB24 4SQ	Replacing old fascia sign and hanging sign 8 The Pavement St Ives	APPROVAL <ul style="list-style-type: none"> - No adverse impact on the street scene
22/00881/FUL Mr Poppy Ball Mr Aurimas Leliukas 28 Pheasant Rise Bar Hill CB23 8SA	First floor rear extension and internal amendments. 43 Green Leys St Ives	APPROVAL <ul style="list-style-type: none"> - Appropriate scale of development - In keeping with the street scene
22/01018/NMA Mr and Mrs Parsons Bassett Architects 24 Burkett Way Histon CB24 9XU	Amendment to 21/02840/HHFUL: Changes to the rear elevation - Mirroring the location of the windows facing the rear garden 39 Tenterleas St Ives	The Committee has no objection to the changes and has no additional comments to make on this application

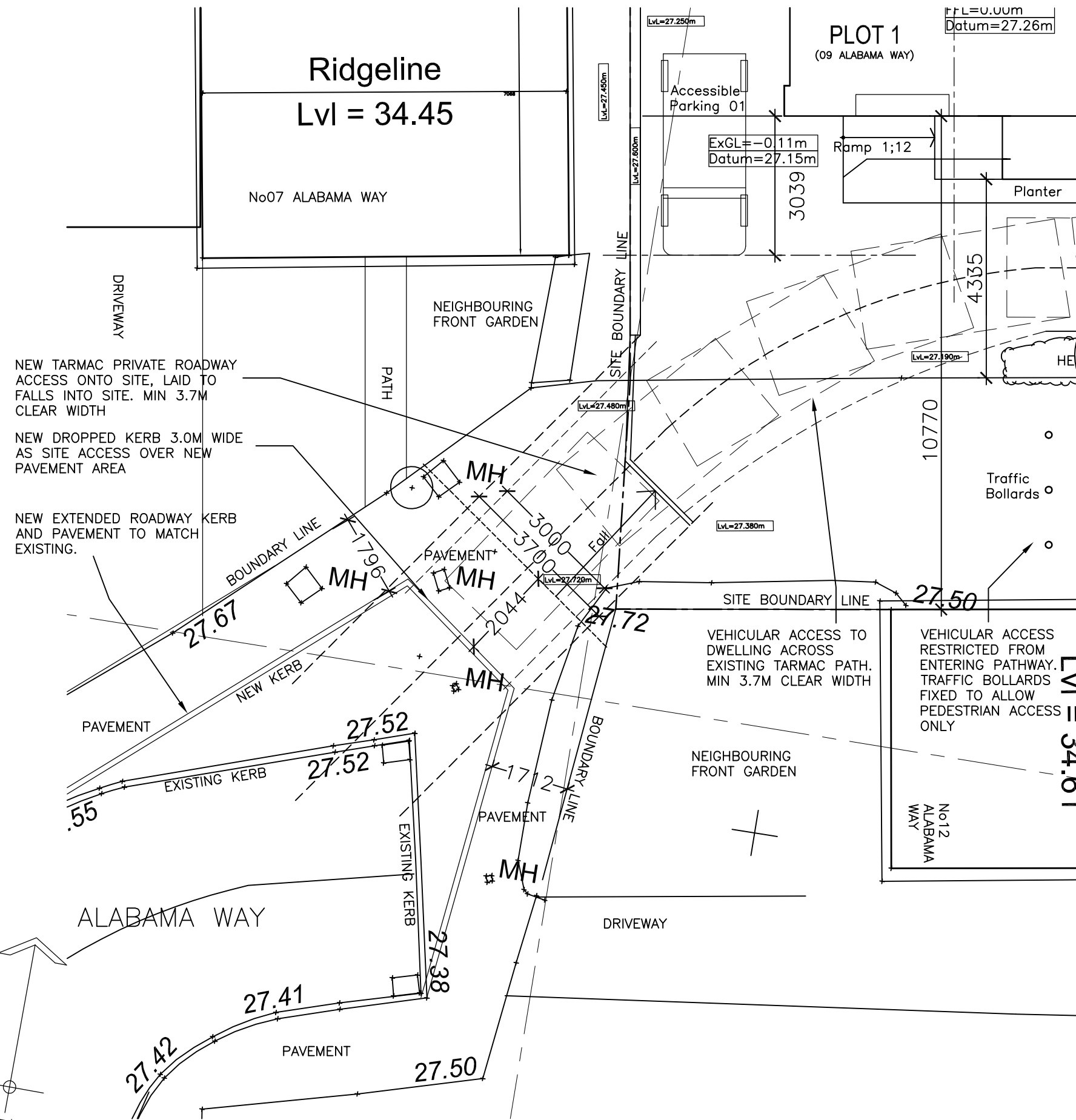
<p>22/01036/s73</p> <p>Mr Daniels Gary Johns Architects 44 Silver Street Ely CB7 4JF</p>	<p>Variation of condition 2 (Plans) and 6 (In accordance with FRA including levels) for 20/02206/FUL to increase in the Finished Floor Level as stated on the plans and sections and within Condition 6 of the planning approval</p> <p>Old Sub Station Priory Road St Ives</p>	<p>The Committee has no objection to the changes and has no additional comments to make on this application</p>
<p>22/01102/FUL</p> <p>W P Design Ian Waters Design Ltd 43 Needingworth Road St Ives PE27 5JT</p>	<p>Construction of new dwelling with associated outbuilding and parking</p> <p>9 Alabama Way St Ives</p>	<p>REFUSAL</p> <ul style="list-style-type: none"> - Overdevelopment - The development would create access issues for pedestrians and vehicles
<p>22/80083/COND</p> <p>Mr M Sandford Glasshouse 27 Chapel Lane Letty Green SG14 2PA</p>	<p>Conditional information for 19/02280/FUL: C7 (Floor and Site Levels), C8 (Surface Water Drainage), C9 (Land Contamination), C11 (Access Drainage Details), C13 (Hard Surfacing) and C16 (Evacuation Drainage)</p> <p>Land north of The How Houghton Road St Ives</p>	<p>OBSERVATION</p> <ul style="list-style-type: none"> - The Committee has concerns about the extension of the drainage system and requires further, and more simplified information, on how this will be achieved and the impact on nearby watercourses



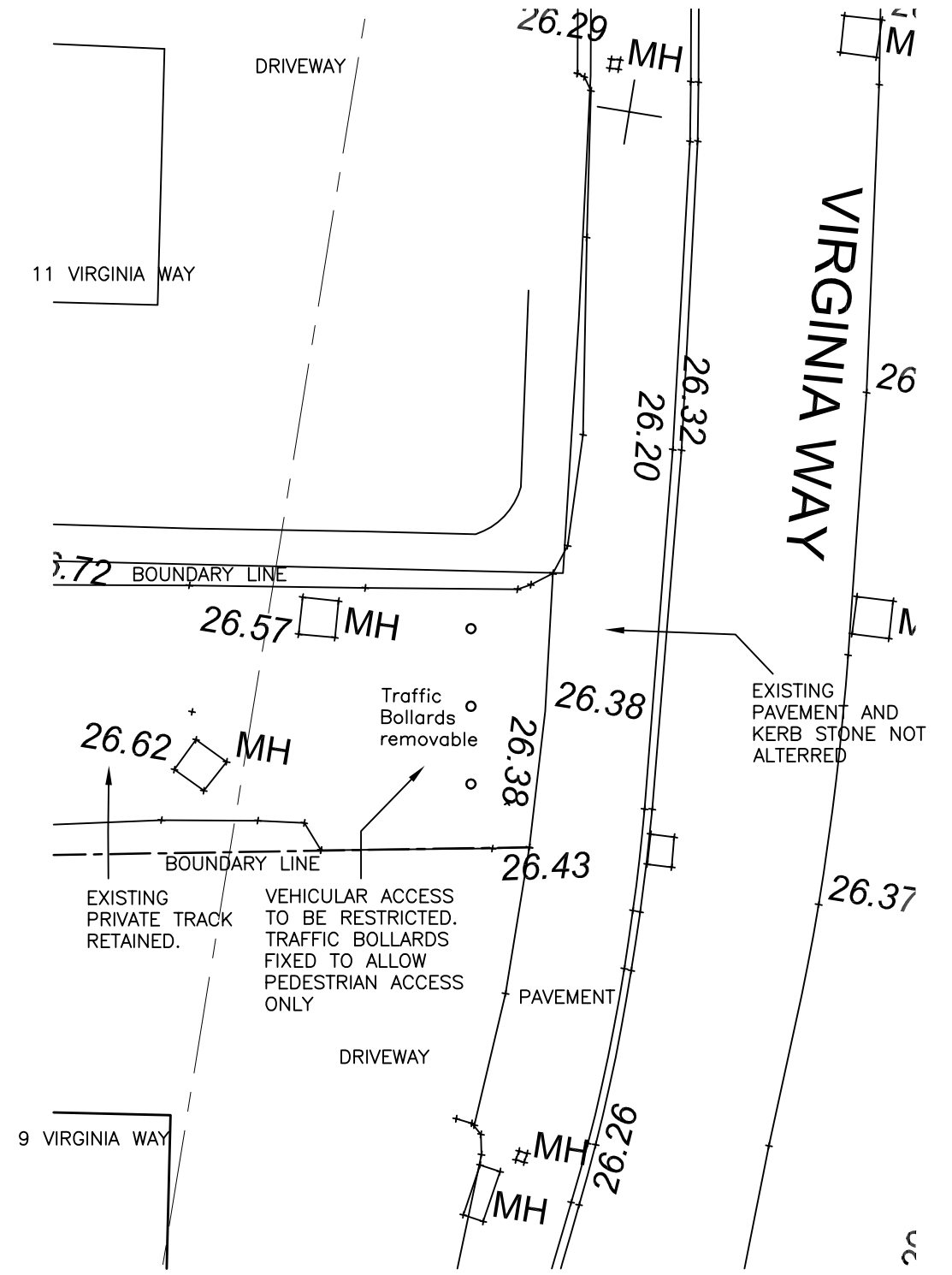
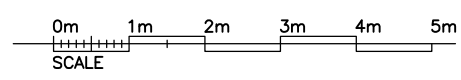
LOCATION PLAN
Scale 1:1250

5	IAN WATERS - Architecture St Ives, Cambridgeshire. 01480 464777 ian.waters77@btinternet.com	3
LAND TO REAR ALABAMA WAY, ST IVES, CAMBRIDGESHIRE. PE27 6SH.		
FOR W P DESIGN		
Date		FEB 2017
Scale		1:250(A3)
Status		
Drawing No		0145/001
8		2

North



PLOT 1
ALABAMA WAY ROADWAY ACCESS
Scale 1:100



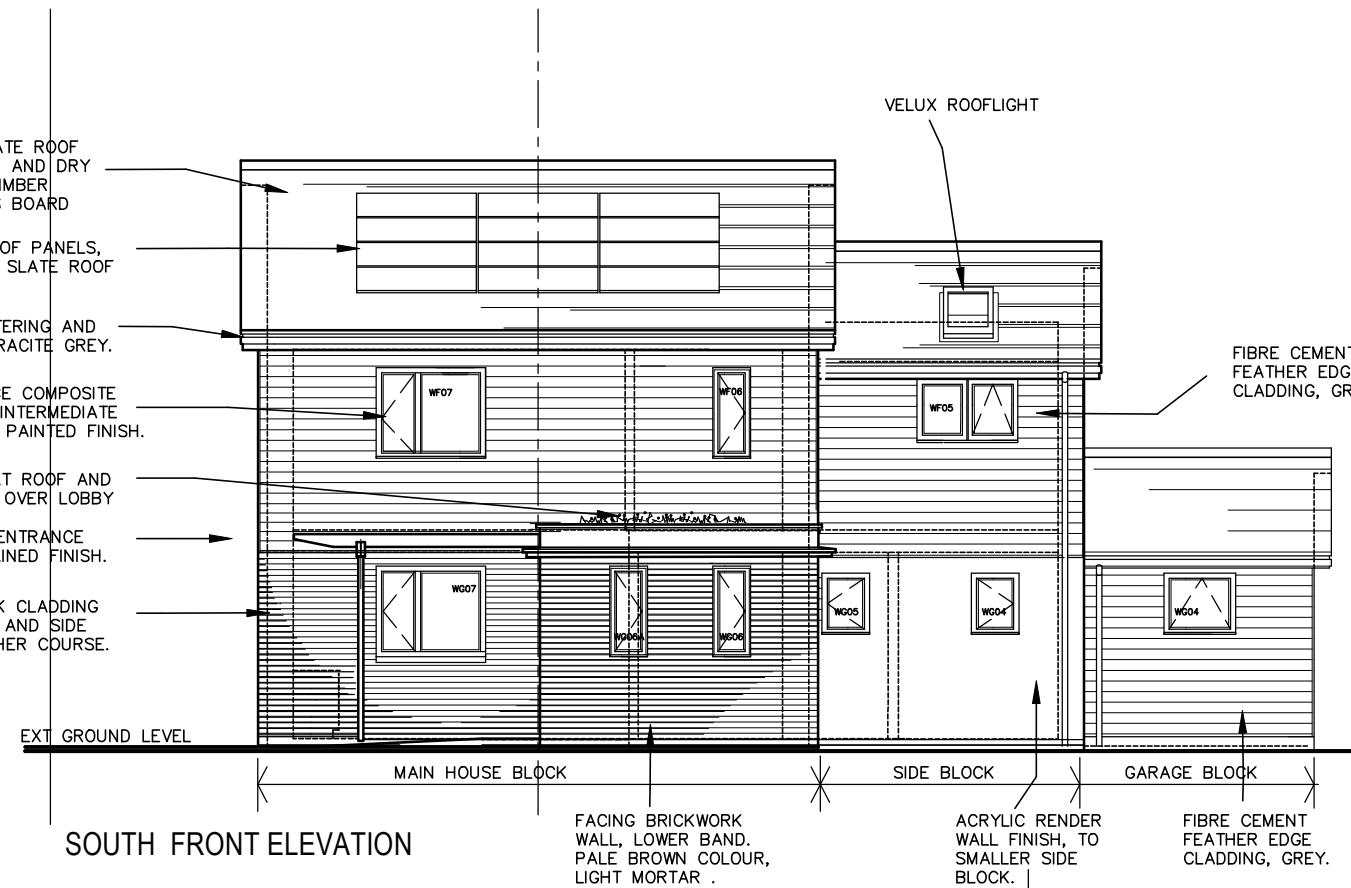
VIRGINIA WAY ACCESS
Scale 1:100

REV A 24.10.17
REVISED APPLICATION

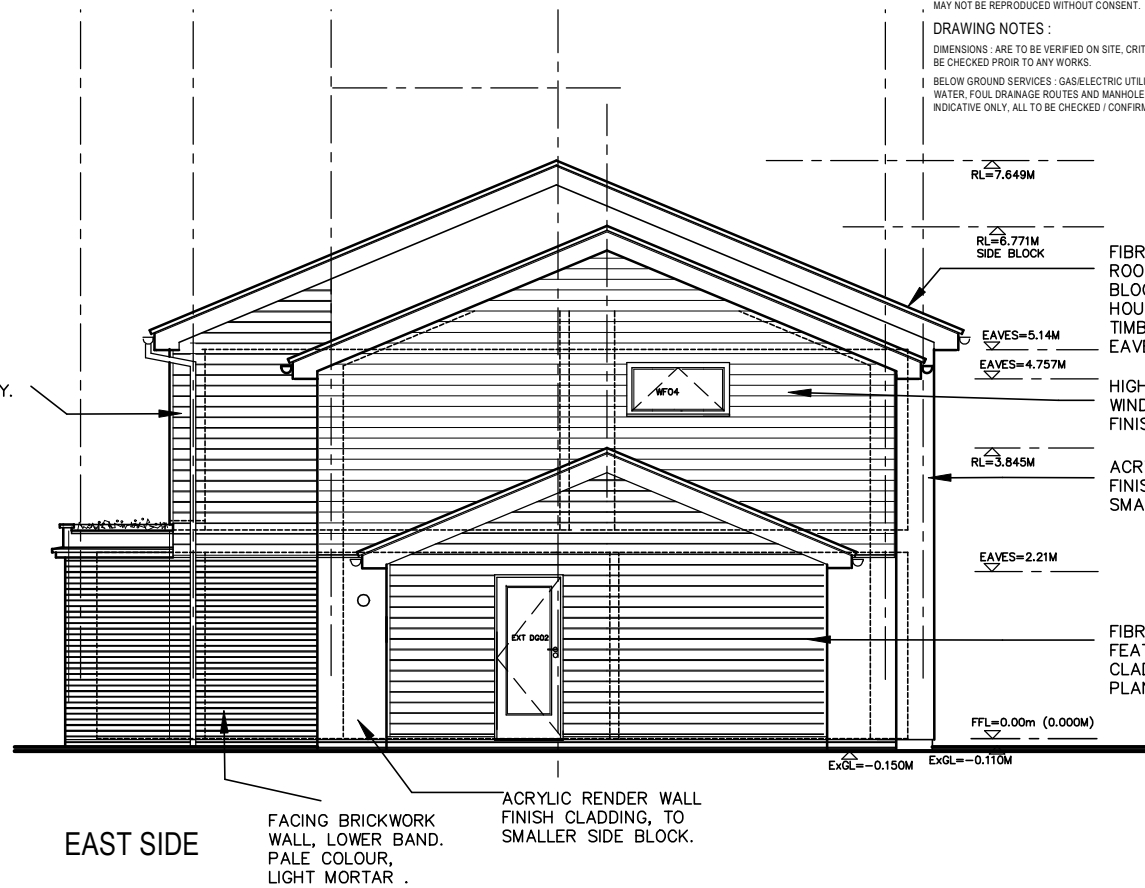
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<p>PROPOSED DWELLING - ACCESS PLANS LAND TO REAR ALABAMA WAY, ST IVES, CAMBRIDGESHIRE. PE27 6SH.</p>	
<p>FOR W P DESIGN</p>	
<p>Date Scale Status Drawing No</p>	<p>FEB 2017 1:100 (A3) 0145/053 A</p>

DRAWING NOTES:
 DIMENSIONS ARE TO BE VERIFIED ON SITE. CRITICAL DIMENSIONS TO BE CHECKED PRIOR TO ANY WORKS.
 BELOW GROUND SERVICES: GAS/ELECTRIC UTILITY ROUTES, SURFACE WATER, FOUL DRAINAGE ROUTES AND MANHOLE LOCATIONS AS DRAWN ARE INDICATIVE ONLY. ALL TO BE CHECKED / CONFIRMED ON SITE.

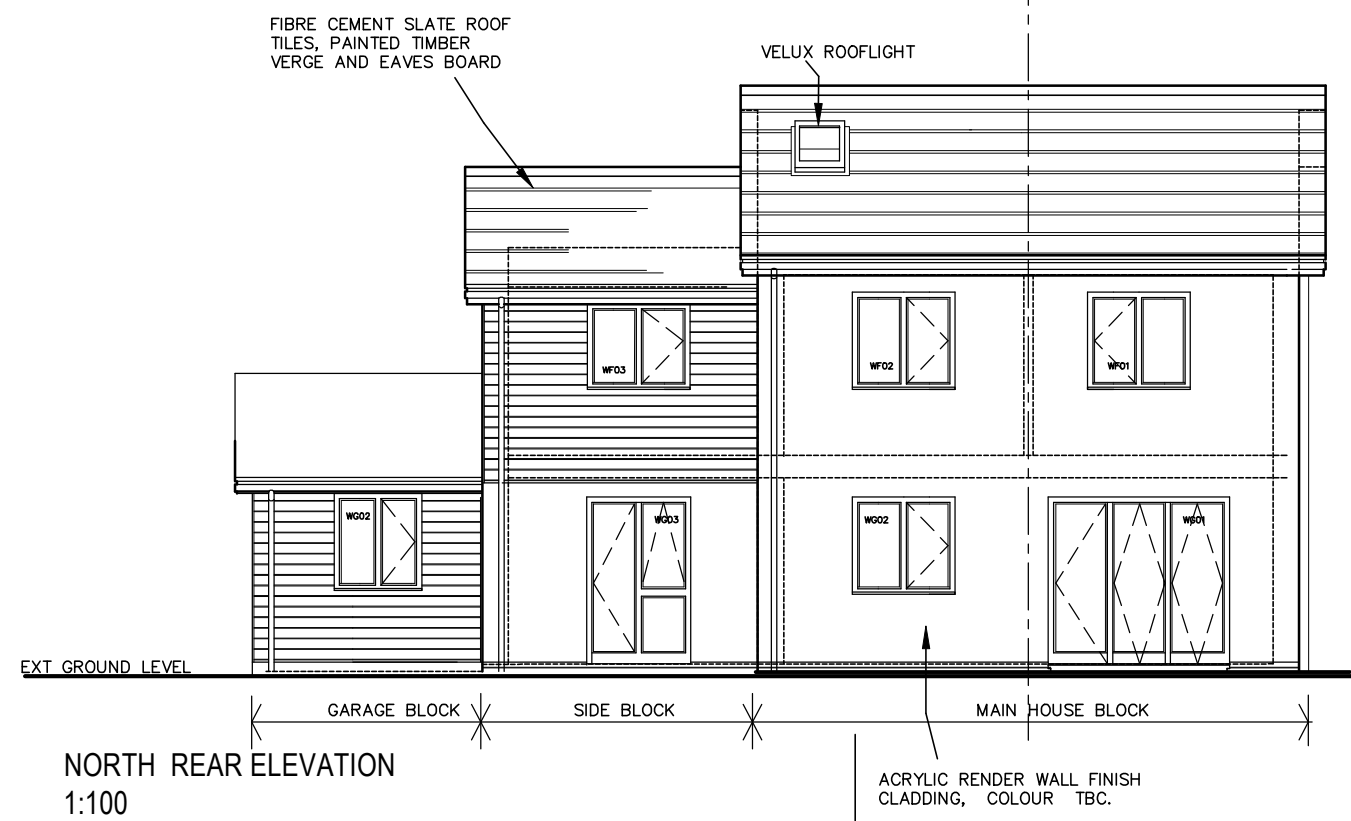
- FIBRE CEMENT SLATE ROOF TILES, RIDGE TILES AND DRY VERGE. PAINTED TIMBER VERGE AND EAVES BOARD
- FLUSH 3kw PV ROOF PANELS, BLACK FRAME, TO SLATE ROOF
- HALF ROUND GUTTERING AND DOWNPIPES, ANTHRACITE GREY.
- HIGH PERFORMANCE COMPOSITE WINDOWS, TIMBER INTERMEDIATE SPANDREL PANEL, PAINTED FINISH.
- SEDUM GREEN FLAT ROOF AND METAL EDGE TRIM OVER LOBBY
- TIMBER PERGOLA ENTRANCE FRAME, POST, STAINED FINISH.
- FACING BRICKWORK CLADDING SOUTH ELEVATION AND SIDE RETURNS. STRETCHER COURSE.



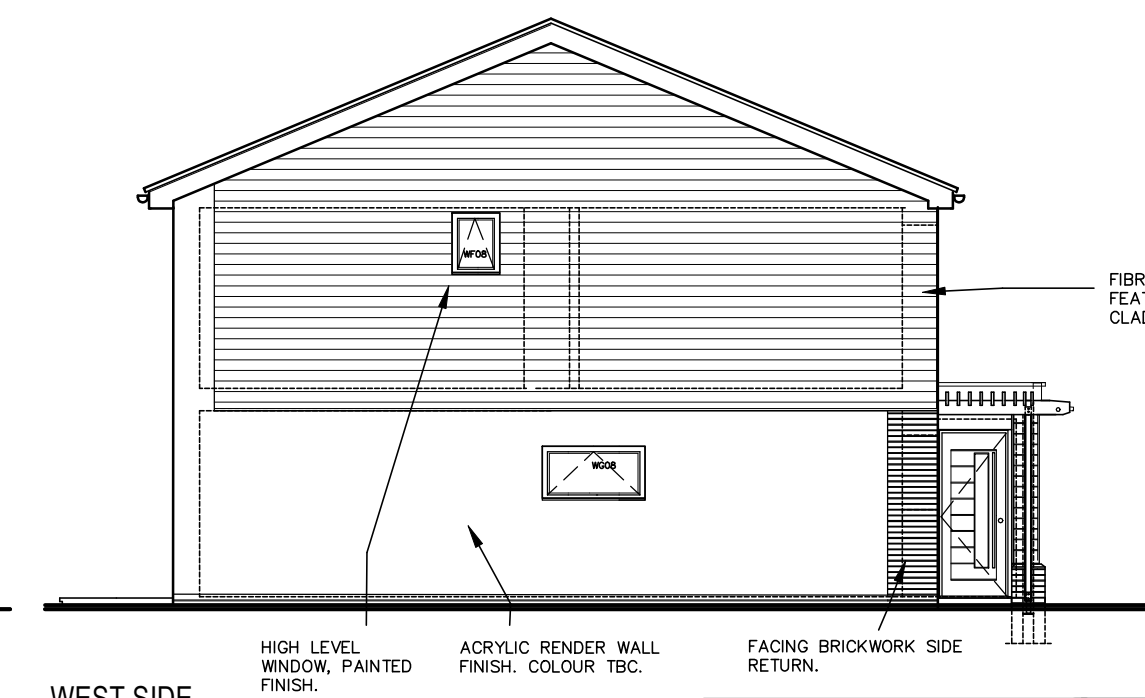
SOUTH FRONT ELEVATION



EAST SIDE

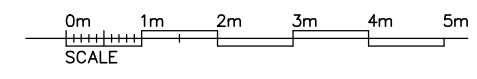


NORTH REAR ELEVATION
1:100



WEST SIDE

SECTION A-A



IAN WATERS - Architecture
 St Ives, Cambridgeshire. 01480 464777 ian.waters7@btinternet.com

PROPOSED DWELLING - ELEVATIONS
 LAND TO REAR ALABAMA WAY, ST IVES, CAMBRIDGESHIRE. PE27 6SH.

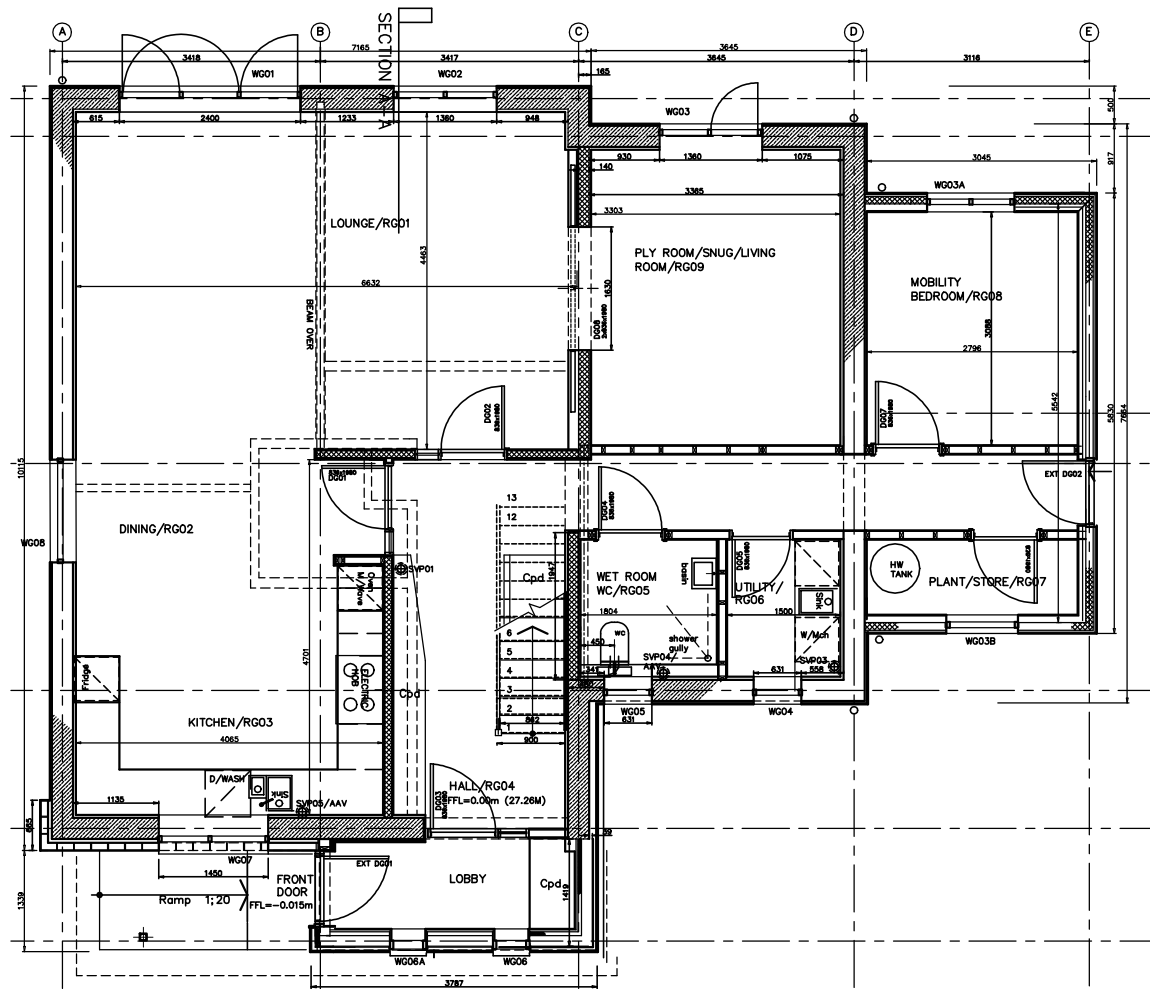
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REV C 01.05.22 PLANNING ISSUE

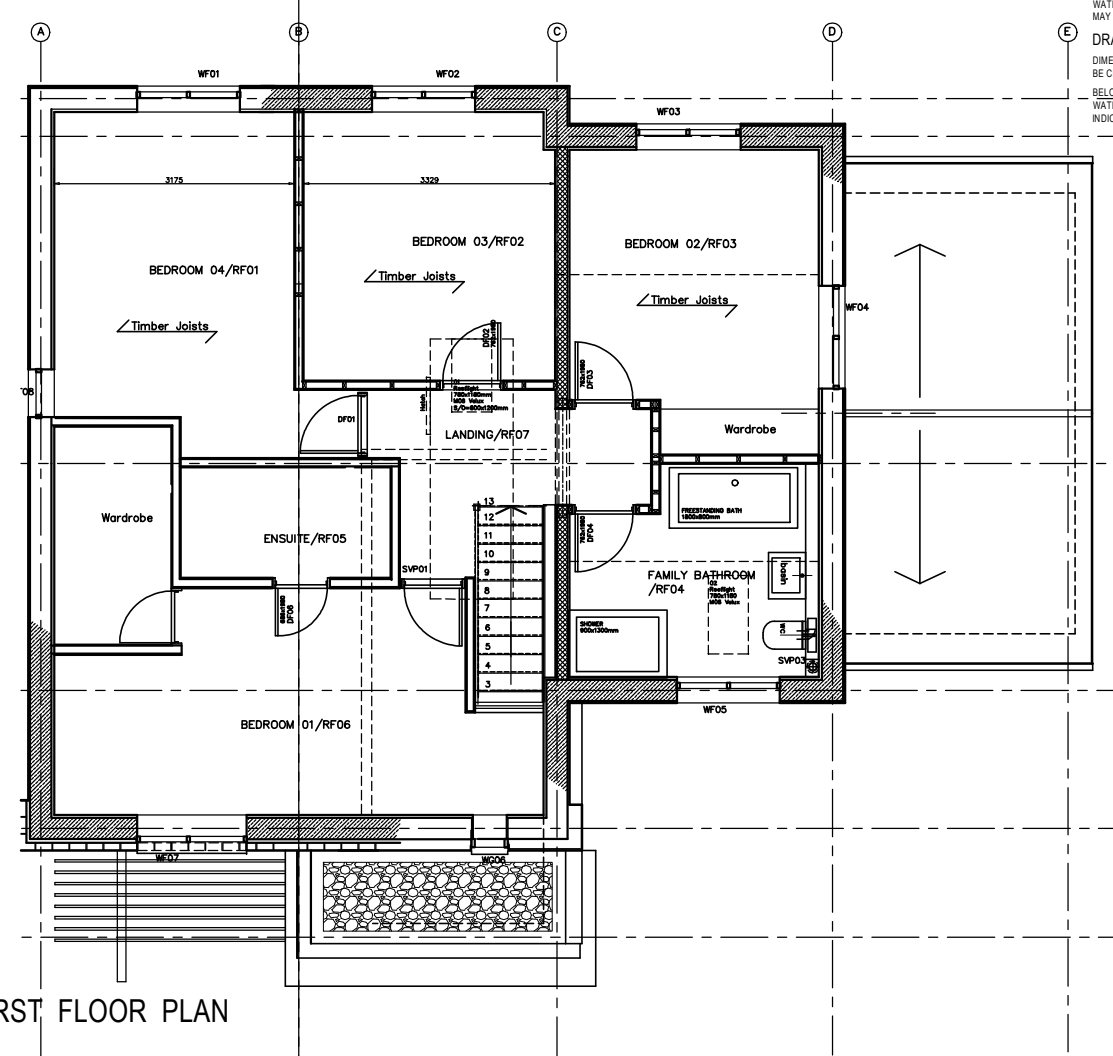
Date: SEPT 2017
 Scale: 1:50 (A3)
 Status: ..
 Drawing No: 0145/310

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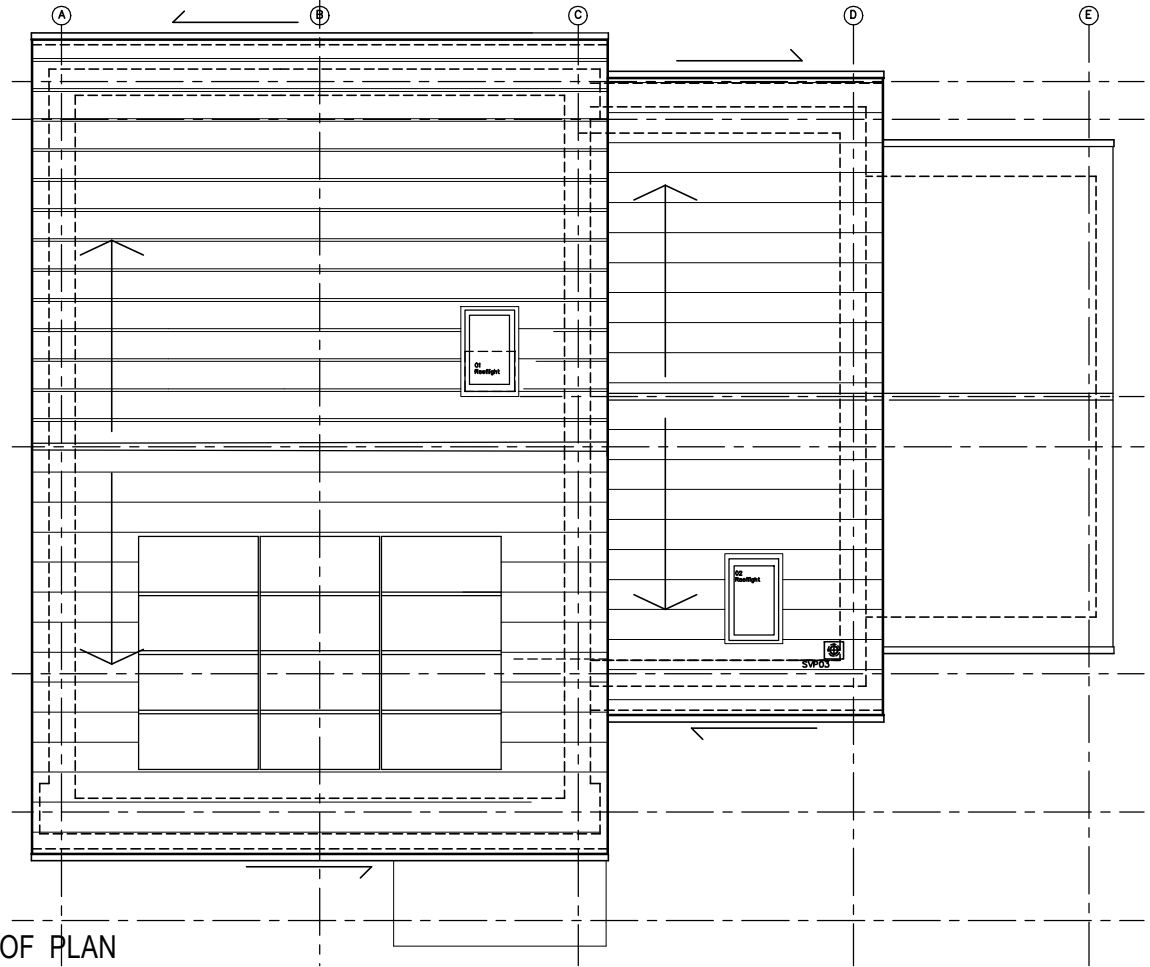
DRAWING NOTES:
 DIMENSIONS ARE TO BE VERIFIED ON SITE, CRITICAL DIMENSIONS TO BE CHECKED PRIOR TO ANY WORKS.
 BELOW GROUND SERVICES - GAS/ELECTRIC UTILITY ROUTES, SURFACE WATER, FOUL DRAINAGE ROUTES AND MANHOLE LOCATIONS AS DRAWN ARE INDICATIVE ONLY. ALL TO BE CHECKED / CONFIRMED ON SITE.



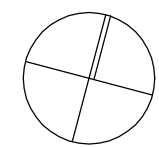
GROUND FLOOR PLAN 1:100



FIRST FLOOR PLAN



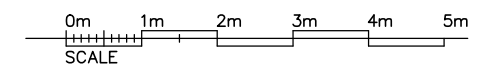
ROOF PLAN



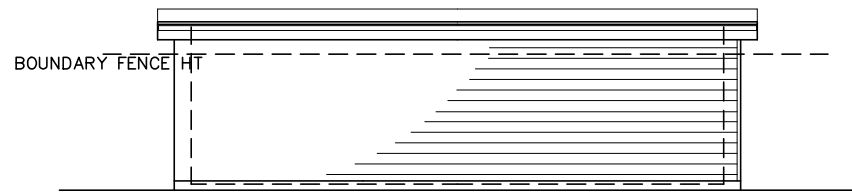
Ground floor Internal floor area = 107m²
 First floor area = 83m²
 Total Internal Floor area = 190m²

REV B 12.05.22
 REVISED APPLICATION

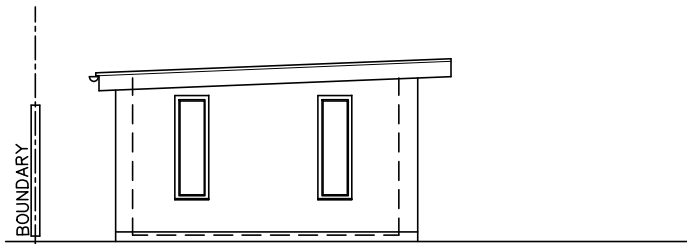
REV A 24.10.17
 REVISED APPLICATION



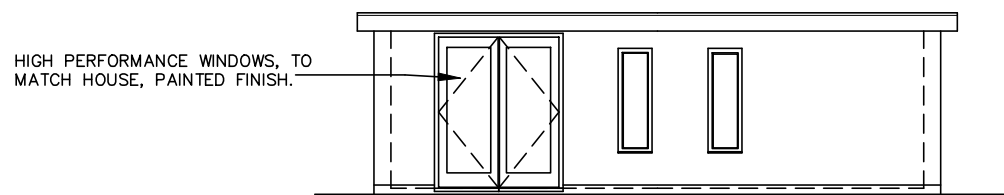
5	IAN WATERS - Architecture St Ives, Cambridgeshire. 01480 464777 ian.waters7x@btinternet.com	
	PROPOSED DWELLING - FLOOR PLANS LAND TO REAR ALABAMA WAY, ST IVES, CAMBRIDGESHIRE. PE27 6SH.	
FOR W P DESIGN		Date Sept 2017 Scale 1:100 (A3) Drawing No 0145/110 b
8		



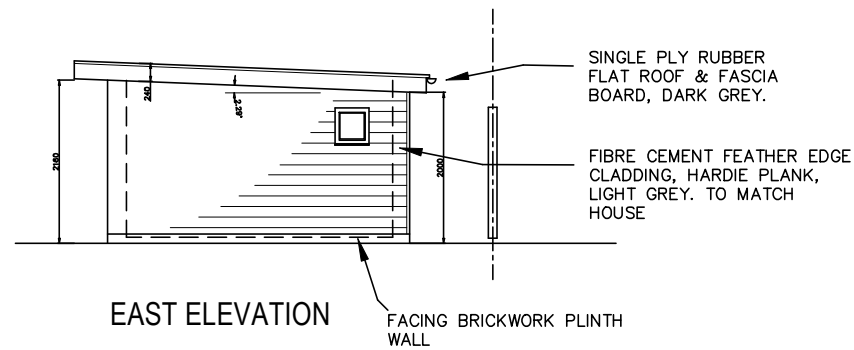
NORTH REAR BOUNDARY ELEVATION



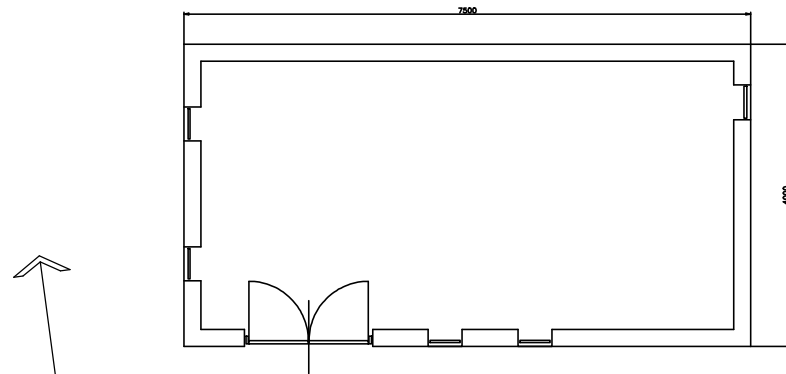
WESTGARDEN ELEVATION



SOUTH GARDEN ELEVATION
1:100



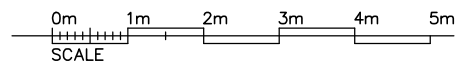
EAST ELEVATION



GROUND PLAN
1:100

NEW SINGLE STOREY ANCILLARY GARDEN STUDIO SPACE.
EXT FLOOR AREA=30m²

MATERIALS = CONCRETE SLAB,
TIMBER FRAME, CEMENT FIRE BOARD CLADDING, RUBBER FLAT ROOF.
DOUBLE GLAZED WINDOWS



05.05.22 PLANNING ISSUE

<p>5</p> <p>IAN WATERS - Architecture St Ives, Cambridgeshire. 01480 464777 ian.waters77@btinternet.com</p> <p>PROPOSED DWELLING— NEW GARDEN STUDIO</p> <p>LAND TO REAR ALABAMA WAY, ST IVES, CAMBRIDGESHIRE. PE27 6SH.</p> <p>FOR W P DESIGN</p>	<p>Date SEPT 2017</p>
	<p>Scale 1:50 (A3)</p>
	<p>Status ..</p>
	<p>Drawing No 0145/350</p>

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DEVELOPMENT MANAGEMENT COMMITTEE 19th SEPTEMBER 2022

Case No: 22/00501/FUL (FULL PLANNING APPLICATION)

Proposal: CHANGE OF USE FROM C3 (DWELLINGHOUSE) TO C2 (CARE HOME)

Location: 31 WEST END BRAMPTON PE28 4SD

Applicant: THE CAMBIAN GROUP

Grid Ref: 520211 270989

Date of Registration: 07.04.2022

Parish: BRAMPTON

RECOMMENDATION - APPROVE

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

1. DESCRIPTION OF SITE AND APPLICATION

Site and surroundings

- 1.1 The application site includes an existing residential property within 0.113ha (0.25 acres) of land fronting West End, within the built up area of Brampton. The surrounding area is predominantly residential.
- 1.2 The property is a relatively large, detached dwelling arranged over 3 floors with several outbuildings. The site sits within a linear row of residential properties that front West End.
- 1.3 To the east and west of the site are existing detached dwellings and their associated gardens and to the north beyond the site's driveway and boundary, West End. The rear garden is south-west facing and borders neighbouring properties located off Centenary Way to the south.
- 1.4 The site does not lie within or adjacent to a Conservation Area and there are no other designated heritage assets that are considered to be impacted by the development. The site lies within Flood Zones 1, 2 and 3 as identified by the Huntingdonshire Strategic Flood Risk Assessment and the Environment Agency Maps for Flooding.

Proposal

- 1.5 This application seeks full planning permission for a change of use from a single dwelling house (use class C3) to a children's care facility (use class C2).
- 1.6 The proposed care facility will provide accommodation for 4 children aged between 11 and 17. The submitted Planning Statement details that care home will have two staff on site at all times working 24 hour shifts with an additional manager present during the day. If the facility is therefore at capacity, it will contain at least 6 occupants at all times with an additional manager present during the day. It is also anticipated that the occupant's families will visit, with one family expected per week. Social Workers are expected to visit once every six weeks dependent on the individual needs of the occupants.
- 1.7 There are no exterior alterations proposed as part of the application nor are there any alterations proposed to the grounds or access. Parking will remain as existing with space for up to five vehicles at the front of the property.

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 are also relevant and materials 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 Contributing to infrastructure delivery
- LP5 Flood Risk
- LP6 Wastewater Management
- LP9 Small settlements
- LP11 Design Context
- LP12 Design implementation
- LP13 Place making
- LP14 Amenity
- LP15 Surface water
- LP16 Sustainable travel
- LP17 Parking and vehicle movement
- LP25 Housing Mix
- LP30 Biodiversity and geodiversity
- LP31 Trees, woodland, hedges and hedgerows

3.2 Supplementary Planning Guidance

- Huntingdonshire Design Guide (2017) including:
 - 1 Introduction:
 - 1.6 Design principles
 - 2.1 Context and local distinctiveness
 - 2.5 Landscape character areas
 - 2.7 Architectural character
 - 3.5 Parking/ servicing
 - 3.6 Landscape and Public Realm
 - 3.7 Building Form
 - 3.8 Building Detailing
 - 4.1 Implementation
- Developer Contributions SPD (2011)
- Huntingdonshire Townscape and Landscape SPD (2017)
- Cambridgeshire Flood and Water SPD 2017
- Huntingdonshire Tree Guidance Note 3
- ECAP CCC Waste Management Design Guide (CCC SPD) 2012

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

4. PLANNING HISTORY

- 4.1 16/01421/HHFUL – vehicle access gates (retrospective): approved 22/9/2016
- 4.2 13/01039/FUL - Flat roof dormer loft conversion and hip roof to gable: approved 6/9/2013
- 4.3 13/01448/FUL - Flat roof dormer conversion and hip roof to gable: approved 1/11/2013
- 4.4 13/00600/FUL - Single storey rear extension: approved 27/6/2013

- 4.5 13/00534/CLPD - Certificate of lawfulness proposed for flat roof dormer conversion: Withdrawn
- 4.6 14/00171/NMA – Amendment to Planning Permission 1301448FUL to amend glazing to rear elevation to include Juliette balcony (no platform): refused 5/3/2014
- 4.7 11/01184/FUL - First floor side and single storey rear extensions and alterations to garage: approved 12/9/2011
- 4.8 88/00599/FUL - Extension to dwelling: approved 19/5/1988
- 4.9 84/00096/FUL – Extension: approved 29/2/1984

5. CONSULTATIONS

- 5.1 **Parish Council – OBJECTION**, recommends refusal on the following grounds:
 - The intense interest from the public regarding this application is noted. The Parish Council are satisfied with the overall proposal, however, recommend refusal due to significant issues with access and parking design of the property.
 - Following the Parish Council meeting and after further discussion, the Parish Council would like to make the recommendation that by removing the walls and foliage at the front of the property, this may make way for better access. If a future application was received, including these changes, the Parish Council would reconsider their recommendation.
- 5.2 **Cambridgeshire County Council Highways – NO OBJECTION**, having regard for the information provided in relation to the operation of the care home and associated vehicle movements, no objection is raised on highway safety grounds. The following comments are provided:
 - The care home would appear to be run like a family home with servicing and shopping undertaken by staff
 - The care home is a single entity i.e., that there is no separate space for owners living separately from the care facility. Only where there is a shared use operating separately within the site would the highway authority seek improvement. In this case, the care home operates as a single dwelling.
 - The vehicle movements indicated with the running of the care home would be similar to a large family with children who drive.
 - The site plan indicates parking for five vehicles which would appear to be more than adequate given the staff numbers indicated and possible movements indicated for family visits and social services. Even at staff change over times there appears to be sufficient onsite parking. That said, any coincidental parking on the highway outside of the site would not be considered a safety issue over and above the on-street parking already seen in this location.
 - Conditions are recommended to ensure on-site parking is

provided and retained for the approved use.

6. REPRESENTATIONS

- 6.1 41 letters of objection have been received raising the following concerns:
- *Poor pedestrian and vehicle access.
 - *Existing traffic congestion caused by buses and HGVs which will be exacerbated by the proposed lack of parking and additional vehicle movements.
 - *Additional traffic will be the cause of safety concerns for existing pedestrians using West End.
 - *Environmental impact of additional car travel.
 - *Noise and disturbance from the proposed use.
 - *Increased overlooking and loss of privacy.
 - *Safety of future residents due to flood risk and proximity to water.
 - *Fear of crime - increased risk of antisocial behaviour.
 - *Additional pressure on local services and infrastructure.
 - *Doctor's surgery is already overwhelmed.
 - *Errors and inaccuracies within the application.
 - *Site could be used for alternative care use/provision.
 - *Questions whether the hedgerow across the frontage be retained and protected.
 - *Questions whether the emergency services have been consulted on the application.
 - *No provision for bin storage or waste collection.
 - *Advice or guidance was not obtained from the local planning authority prior to the submission.
 - *Harm to the character of the neighbourhood.
 - *Flood risk issues, the stream at the back has caused flooding previously.
 - *The Sequential Test has not been satisfied.
 - *The property should remain a private family home.
 - *The existing porch is not shown on the submitted plans and will impede parking.
- 6.2 Photographs and videos of the parking and congestion experienced along West End have also been submitted to supplement the objections raised.
- 6.3 3 further letters of objection have recently been received. These comments raise some matters already as summarised above, but have also raised a number of points in connection to further drawings have been submitted by the applicant. The drawings relate to details of the proposed bin store and cycle parking areas at the north west side of the building. The details in full have been submitted at this stage, instead of part of any planning condition requirement. Further clarification regarding the design and location of these is currently being sought from

the agent. An update on this matter will be provided in the update report published prior to the DMC meeting being held.

6.4 27 letters of support have been received on the following grounds:

*The development will provide a suitable, secure home and community for vulnerable children.

*Individuals need care and this is an appropriate setting.

*Residents will be monitored thus reduced chance of noise and disturbance.

*Large driveway for parking.

*Large garden to meet children's needs.

*Great need for homes like this in street settings.

*Increased community diversity and inclusivity.

*There is a senior school within walking, cycling and bus distance

*Additional expenditure to the local economy

*The concerns/objections raised would continue to apply to the occupants of the existing dwelling and those in surrounding properties

6.5 The following non-planning/ non-material matters have been raised:

*The existing 20mph speed limit is not being enforced.

*More needs to be done to tackle existing illegal activity in the village.

*Rehoming residents in the event of a flood will cost the taxpayer.

*Supervision of residents whilst off-site should be paid for by the applicant and not taxpayers.

*Cost to taxpayers of providing school transport.

*Risk of creating a precedent.

*Alternative property/site available elsewhere in the village.

*Reputation of the care provider.

*Quality of the care to be provided.

*The nature, scale and location of other care facilities operated by the applicant.

*The addresses/location of comments received in support of the application.

*The property has been unable to sell as a conventional dwelling.

*The property has been vastly extended in the past.

*Unauthorised insertion of Juliette balcony.

*Reference to non-planning legislation or guidance i.e. The Health and Social Care Act 2008

*Objections raised by the current property owners to previous planning applications in the locality.

*The decision of other local planning authorities when considering similar change of use applications.

*Advice or guidance was not obtained from the local planning authority prior to the submission.

Officer comment: A large number of comments received have raised matters which are not relevant to planning, not relevant to the application and/or are beyond the scope or control of the local planning authority in determining the planning application. The matters above should not therefore be given any weight as material planning considerations in the determination of the application.

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)
 - Buckden Neighbourhood Plan (2021)
 - Bury Neighbourhood Plan (2021)
 - Grafham and Ellington Neighbourhood Plan (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 in the determination of this reserved matters application are:
- The Principle of Development
 - Impact upon the Character of the Area, including Appearance, Scale, Layout and Landscaping
 - Impact upon Residential Amenity
 - Highway Safety and Parking
 - Flooding and Drainage
 - Other Matters

Principle of Development

- 7.6 The site is located in Brampton which is defined as being within the Huntingdon Spatial Planning area within the Huntingdonshire Local Plan to 2036 (the Local Plan). Policy LP7 'Spatial Planning Areas' of the Local Plan to 2036 sets out that "A proposal for development on a site which is additional to those allocated in this plan, use class C2 will be supported where it is appropriately located within a built-up area of an identified Spatial Planning Area Settlement."
- 7.7 Policy LP2 of the Local Plan seeks to concentrate development in locations which provide or have the potential to provide the most comprehensive range of services and facilities. The Spatial Planning Areas including Brampton, are designated reflecting their concentration of services and facilities in these locations and their role in providing services to residents.
- 7.8 With regard to this application, Policy LP26 'Specialist Housing' of the Local Plan states:
"A proposal for a new residential institution or replacement or extension of an existing one (class 'C2') will be supported where:
e. it is easily accessible to shops, services, community facilities, public transport and social networks appropriate to the needs of the intended occupiers, staff and visitors; and
f. the design meets or exceeds the standards set by the Care Quality Commission (or successors) regarding the safety and suitability of premises."
- 7.9 The application site is considered to be within the built-up area of the Brampton as a Spatial Planning Area.
- 7.10 In relation to the intended occupiers of the site, Brampton hosts a range of useful services and facilities including retail, schools, playing facilities, health and social facilities, and places of worship with good access via public transport to Huntingdon, St Neots and towards Cambridge.
- 7.11 While these services and facilities are in close proximity to the site geographically, it is Officer's view that criterion e. of Policy LP26 requires an assessment as to the accessibility to such

services relative to the needs of the future occupiers, staff and visitors.

- 7.12 In this case, the proposal is for a 4-bedroom children's home with 24/7 staff cover. It is considered that the site location provides sufficient opportunity for accessing services to meet the day to day needs of the residents and staff. Some objections have been raised that the occupiers will be schooled in Bedfordshire and thus will not be sustainable. It is not known where the children will be schooled and may be subject to change and decided on a child-by-child basis. Notwithstanding this, the submitted application suggests that all children will car-share with only one trip generated for school drop-offs or pick-ups. Therefore, to refuse the application on such grounds would not be reasonable or justified.
- 7.13 Concerns have also been raised that the footpath directly outside of the site is less than 1m in width and that residents would need to cross the road to access the footpath on the northern side of West End in order to access services on foot. This is accepted, but it is not considered that it would represent an unacceptable danger to pedestrian or highway safety or deter sustainable forms of travel when considering that there would be no change to the existing situation with regard to accessibility to services and facilities. Overall, the site provides good access on foot, cycle, and by public transport in meeting the day to day needs of residents and staff and is therefore considered a sustainable form of development.
- 7.14 Policy LP16 of the Local Plan 'Sustainable Travel' states that new development will be expected to contribute to an enhanced transport network that supports an increasing proportion of journeys being undertaken by sustainable travel modes, defined in the 'Glossary'. A proposal will therefore be supported where it is demonstrated that:
- a. opportunities are maximised for the use of sustainable travel modes;*
 - b. its likely transport impacts have been assessed, and appropriate mitigation measures will be delivered, in accordance with National Planning Practice Guidance;*
 - c. safe physical access from the public highway can be achieved, including the rights of way network where appropriate*
 - d. any potential impacts on the strategic road network have been addressed in line with Department for Transport Circular 02/2013 and advice from early engagement with Highways England; and*
 - e. there are no severe residual cumulative impacts."*
- 7.15 Sustainable transport modes are defined as: any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.

- 7.16 Policy LP17 of the Local Plan 'Parking Provision and Vehicle Movement' states that clear justification for the space for vehicle movements and level of vehicle and cycle parking proposed will need to be provided taking account of:
- a. highway safety and access to and from the site;*
 - b. servicing requirements;*
 - c. the accessibility of the development to a wide range of services and facilities by public transport, cycling and walking;*
 - d. the needs of potential occupiers, users and visitors, now and in the future;*
 - e. the amenity of existing and future occupiers and users of the development and nearby property; and*
 - f. opportunities for shared provision, where locations and patterns of use allow this."*
- 7.17 It is considered that the development site can be considered easily accessible to shops, services, community facilities, public transport, and social networks appropriate to the needs of the intended occupiers, staff, and visitors.
- 7.18 The NPPF 2021 encourages that local planning authorities take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. Stating that in particular, local planning authorities should support proposals to:
- a) use retail and employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites or the vitality and viability of town centres, and would be compatible with other policies in this Framework; and*
 - b) make more effective use of sites that provide community services such as schools and hospitals, provided this maintains or improves the quality-of-service provision and access to open space."*
- 7.19 The positives benefits associated with providing children's home accommodation within the community should be noted alongside the positive approach that should be taken to the efficient re-use land for these purposes. Whilst no evidence has been submitted that demonstrates a specific need in this location, the proposal is on a small scale and decisions should be taken on the merits of the case with market demand for such a facility, evidenced by the potential purchase of the property and submission of the application for a change in use.
- 7.20 Overall, the proposal is unlikely to result in the intensification of use or access to the property. The site would provide for good access to appropriate services and infrastructure commensurate with the range and number of occupants and is therefore a sustainable development which complies with Policies LP2, LP7, LP16, LP17 and LP26 of the Local Plan.

Impact on the Character and Appearance of the Area

- 7.21 Policy LP11 of the Local Plan requires new development to respond positively to its context. Policy LP12 requires new development to contribute positively to the area's character and identity and to successfully integrate with adjoining buildings.
- 7.22 Paragraph 130 of the NPPF 2021 states that planning policies and decisions should ensure that developments:
*“a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit
e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development, including green and other public space, and support local facilities and transport networks; and
f) create spaces that are safe, inclusive and accessible and that promote health and well-being, with a high standard of amenity for existing and future users.”*
- 7.23 Paragraph 40 of the National Design Guide 2019 states that development should respond positively to the features of the site itself and the surrounding context, including form and local character.
- 7.24 The proposal makes internal alterations only to the existing building and would have a neutral impact on the appearance of the area with no contravention of Policies LP11 and LP12 in this regard. The need for and provision of additional waste storage and cycle parking does have the potential to introduce additional paraphernalia to the frontage which could result in a small degree of harm. The details of these types of facilities would need to be approved via planning condition, to ensure they are acceptable in this regard.
- 7.25 Concerns have been raised that the use and associated activities and movements would be out of character within what is a residential area. Whilst it is acknowledged that the proposal would introduce a new use, this would remain residential in its nature with the number of permanent occupants and associated movements similar to that which could be expected of a dwelling of this size and in this location. It is therefore considered that the proposal would have a neutral effect on the character and

experiential feel of the area and the change of use would have no harm in this regard.

- 7.26 Overall, it is considered that the proposal accords with Policies LP11 and L12 having regard for the character and appearance of the area.

Residential Amenity

- 7.27 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.
- 7.28 The NPPF, at paragraph 127 states that decisions should ensure that developments should create places with a high standard of amenity for existing and future users.
- 7.29 No external changes are proposed to the existing building, As such it is not considered that the proposed use would result in harm to residential amenity in terms of overlooking, overbearing or loss of light.
- 7.30 The neighbour representations regarding amenity impacts are noted. While the representations section above provides a summary, the amenity impacts of the proposal were raised by several neighbours and are addressed below.
- 7.31 In terms of noise and disturbance, it cannot be assumed that children living in care would be more likely to behave antisocially or create levels of noise over and above children living in a traditional dwelling (use class C3). It should be noted that children would be cared for by specialist supervising staff and care workers who are able to deal with any situations that might arise. Furthermore, the number of children that would occupy the site could be limited at four occupants by way of a planning condition. This would ensure that the number of occupants and associated noise impacts would not be materially different to that which could occur within a conventional C3 dwelling of this size.
- 7.32 Potential issues of privacy and security concerns have been raised. The site is currently fenced off to neighbours in an acceptable way, although neighbours may have the opportunity to increase the boundary height to 2 metres to the side/rear under permitted development rights to provide further assurance in this regard. Given that the home would be regulated by Ofsted and have 24/7 staff cover, it is not considered that the security concerns to neighbouring properties would be significant.
- 7.33 It is noted that the current use as a large single dwelling could result in a number of young children occupying the site. While

there could be a larger number of children using the garden of application site at any one time compared to a large single dwelling, given that the home would be regulated by Ofsted and managed through 24/7 staffing, it is considered that the use of the application site would be monitored and controlled to ensure the impacts of noise and disturbance are minimised. For the same reasons, the number of vehicle trip rates on a day-to-day basis are not considered to be materially greater than the existing C3 use and as such would not result in additional noise or disturbance from vehicle movements. Concerns have been raised that additional visitors and waste collection would also contribute to the number of vehicle movements and therefore noise and disturbance. However, additional visitors, and waste collections would generate only minor additional disturbance and would be limited in their occurrence and duration and thus would not amount to an unacceptable impact on neighbour amenity.

- 7.34 Concerns have been raised that the existing second floor dormer windows and Juliette balcony provide uninterrupted views towards neighbouring gardens and results in additional overlooking and loss of privacy. The second floor rooms are currently used as bedrooms and the proposed use would see these rooms used as staff accommodation. It is not considered that the proposed use of the second floor rooms would provide any greater opportunity for overlooking than the existing situation. A neighbour has also raised concerns that the Juliette balcony is unauthorised. However, this matter has been investigated by the Council's Planning Enforcement Officer who has confirmed that the insertion of a Juliette balcony following completion of the approved development would not require planning permission and would be deemed as permitted development. Furthermore, the local planning authority are in possession of a completion certificate granted in 2014. This therefore confirms that the dormer was completed in 2014 in accordance with the approved plans and was subsequently changed using permitted development rights which are intact for the property.
- 7.35 In terms of the future occupiers of the dwelling, the site provides sufficient space for the number of occupants proposed with a large outdoor garden area. As is the current situation, the use of the building as a care home would provide a high standard of amenity for future occupiers.
- 7.36 Overall, it is considered that the site would provide a high standard of amenity for future users of the children's home and the proposal would retain acceptable and high amenity standards for neighbours in accordance with Policy LP14 of the Local Plan.
- 7.37 It is considered that there are no concerns with regard to overbearing, overshadowing or overlooking as a result of the proposed development, for the reasons set out in detail above.

7.38 The proposal is therefore considered to accord with the NPPF, and Policy LP14 of the Huntingdonshire's Local Plan to 2036 in respect of residential amenity.

Highway Safety and Parking

7.39 There are no specific parking policy standards within local policy. Local Plan Policy LP17 requires appropriate space within the site for vehicular movements, facilitates accessibility for service and emergency vehicles and incorporates adequate parking for vehicles and cycles. The policy also requires clear justification for the level of vehicle and cycle parking proposed having regard to the following factors:

- Highway safety to and from the site
- Servicing requirements
- Accessibility of the development to a wide range of services and facilities by public transport, walking and cycling
- Needs of potential occupiers
- Amenity of existing and future residents
- Opportunities for shared provision

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

7.41 West End has a 20mph speed limit is on a bus route and in close proximity to the centre of the village. As stated above, there are no changes to the access or parking area proposed as part of the application.

7.42 In terms of highway network capacity, the Local Highway Authority (LHA) consider that the proposed use will operate in the same way as a large single dwelling generating nine vehicle trips per day with the care providers on site taking on the roles and responsibilities of parents in terms of shopping, leisure activities, school drop offs and pick-ups. Having regard for the low number of anticipated regular trips, it is not considered that the proposed use will have an unacceptable or severe impact on the highway network and would not conflict with paragraph 111 of the NPPF in this regard.

7.43 It is acknowledged that concerns have been raised by local residents in terms of the capacity of the surrounding road network in its ability to meet the needs of the development, the safety of the vehicle and pedestrian access and the level of parking provision proposed. Also, that the anticipated trips do not take into account additional visitors that would generate vehicle movements associated with the proposed use. However, as confirmed by the LHA, additional trips generated by social care

workers and visiting family members are likely to be less regular and would not materially increase the impact on the road network.

- 7.44 The Parish Council and local residents have raised concerns that the access is not suitable for pedestrians and vehicles due to the limited visibility splay caused by the presence of a wall and hedge and with the main footpath being located on the north side of West End. The Parish Council have suggested that they would reconsider their objection if the fence, hedge and gate were removed or altered to provide improved vehicle visibility. However, the scheme needs to be considered on its merits as submitted, which proposed to retain the existing access arrangements.
- 7.45 The LHA has considered the access and having regard for the existing use and the scale and nature of the existing dwelling, it is not considered that the proposed use would increase the number of vehicular movements to such an extent that it would be considered an unacceptable harm to highway safety nor would the cumulative impacts be severe. Having regard for paragraph 111 of the NPPF, it is not considered that the application could be refused on such grounds. In terms of pedestrian safety, whilst it is acknowledged that there is not a complete footway on the south side of West End, there is sufficient pedestrian visibility to assist in crossing the road safely to access the footpath on the north side of West End. Furthermore, it should be noted that the proposed access arrangements do not alter the current situation which is commonplace on the south side of west end where the footpath is limited. It is not considered that users of the development would be disproportionately disadvantaged in terms of pedestrian safety having regard for the existing use and site access arrangements.
- 7.46 The applicant has submitted a parking plan that shows that the existing driveway can accommodate five vehicles with space for manoeuvrability. The LHA has confirmed that the level of parking provision having regard for the number of staff and types of residents, would be sufficient to avoid the need for additional parking within the public highway. The LHA goes on to confirm that even if additional coincidental parking did occur within the public highway this would not be considered a safety issue over and above the on-street parking that already occurs in this location. It is however considered reasonable to impose a condition on the number and age of residents to reduce the potential for additional vehicles parking on and off site which if uncontrolled, could lead to harm both in respect of highway safety and wider public amenity.
- 7.47 It is noted that concerns have been raised that the level of parking provision is unacceptable and will result in additional

parking within the highway to the detriment of highway safety, however, for the reasons set out above the parking provision for the proposed development is considered to be satisfactory.

- 7.48 One neighbouring objector has raised concerns that the existing porch has been omitted from the parking plan which could impede an accurate assessment of the space available for parking. Whilst it is noted that the porch is omitted from the plan, the porch is shown on the floor plans and was evident at the time of a site visit. The porch projects nominally beyond the front elevation and it is not considered that it would not materially reduce the available space for parking of five vehicles shown.
- 7.49 Secure cycle parking is to be provided in accordance with the requirements of the Huntingdonshire Design Guide (2017). Secure cycle storage can be secured by planning condition attached to the decision notice.
- 7.50 Given the scale and use of the proposed development and the favourable consultation comments received by the LHA, Officers are satisfied the proposal is acceptable with regards to highway safety and parking provision. Subject to the above stated conditions, the application therefore complies with Policy LP17 of the Huntingdonshire Local Plan to 2036 as the access would provide appropriate space for vehicular movements within the site, provide for sufficient parking and would consider highway safety when entering or leaving the site.

Flood Risk and Drainage

- 7.51 Policy LP5 states that proposals will only be supported where all forms of flood risk have been addressed.
- 7.52 An unnamed ordinary watercourse bounds the south of the site and flows eastwards where it discharges into the Brampton Brook 260m to the southeast of the site. The application is supported by a site-specific Flood Risk Assessment (FRA).
- 7.53 Concerns have been raised by local residents that the site is located within a high-risk flood zone and therefore should be subject to the sequential test, and other available sites should be identified that are at lower risk of flooding. Concerns have also been raised on the validity of the FRA as it is based on assumptions rather than exact topographical survey data. The applicant has since confirmed that the updated FRA has been prepared using a topographical survey and detailed flood model data provided by the Environment Agency (EA).
- 7.54 The FRA identifies the northern part of the site located in Flood Zone 1 and the south-east of the site to be located within Flood Zone 2. The remainder of the site is located within Flood Zone 3.

The existing dwelling is to be located partly within Flood Zones 1 and 2.

- 7.55 Annex 3 of the National Planning Policy Framework sets out the flood vulnerability classifications for various uses. Buildings used for dwelling houses (C3) and residential institutions (C2) fall within the “more vulnerable” classification. As the proposed use would not introduce a use that would be more vulnerable than the existing use, it is not considered that it would need to be subject to the sequential test. Furthermore, it is not considered to be subject to the sequential test because the building falls within Flood Zone 2 as identified by the FRA. In terms of the exception test, no changes are proposed to the external areas that would increase the risk of flooding.
- 7.56 The updated FRA does recommend some mitigation measures to improve the resilience of the site having regard for the safety of the occupants. These include the premises being signed up to receive the EA’s advance flood alerts and warnings for the area. A flood warning and evacuation plan is recommended which would be triggered by the announcement of a severe flood warning to provide advanced warning of any extreme weather and enable site management to notify all occupants/ visitors to allow sufficient time for them to either prepare for flooding or vacate the site. A full copy of the document has been submitted with the FRA. It is, therefore, recommended that a condition be imposed requiring such flood resilience measures to be carried out in accordance with the FRA recommendations.
- 7.57 Overall, it is considered that the proposed use would not increase flood risk elsewhere nor would the proposed development introduce a more vulnerable use. Subject to planning conditions, the proposal accords with Policy LP5 of the Local Plan and the National Planning Policy Framework.

Other Matters

Impact on Heritage Assets

- 7.58 The site is not located within sufficient proximity to any designated heritage assets that would be affected by the proposed change of use. Furthermore, there are no physical external alterations proposed to the building that would cause any harm to heritage assets or their setting.

Biodiversity

- 7.59 In terms of biodiversity and geodiversity, the proposal does not involve any physical alterations to the existing building or gardens and as such would not impact on any species or habitats.

Other Public Comments

- 7.60 Site could be used for alternative care use/provision.
Officer comment: As stated above the specific use/ occupation will be conditioned to ensure this does not occur.
- 7.61 Questions whether the hedgerow across the frontage be retained and protected.
Officer comment: The submitted plans indicate the hedgerow is to be retained. The site does not lie within a conservation area and it would not be appropriate to require the separate retention or protection of this hedgerow.
- 7.62 Questions whether the emergency services have been consulted on the application.
Officer comment: The appropriate consultation and publicity on the application has been undertaken and all consultee responses recorded.

CONCLUSION

- 7.63 This application must be considered against the test in S38 (6) of the Planning and Compulsory Purchase Act 2004, namely, in accordance with the development plan unless material considerations indicate otherwise. The NPPF has at its heart the presumption in favour of sustainable development (paragraph 11) and requires the approval of development proposals that accord with an up-to-date development plan without delay.
- 7.64 The presumption in favour of sustainable development requires proposals to achieve economic, social and environmental gains; as such a balancing exercise has to be undertaken to weigh the benefits of the scheme against its disadvantages. When considered in the round, a development proposal would contribute to the economic, environmental and social dimensions of sustainability.
- 7.65 In terms of the environmental dimension of sustainable development, the proposal would involve limited changes to the site and associated property and would have no significant adverse impact on the overall character of the area. The access is considered to be safe and suitable to serve the proposed change of use. The proposal is acceptable in terms of flood risk.
- 7.66 In terms of the social dimension of sustainable development, the development would contribute to a local requirement for specialist housing and support for young persons. This is located within a sustainable location of Brampton which would provide for good access to local services and infrastructure commensurate with the range and number of occupants and staff.

7.67 In terms of the economic dimension of sustainable development, the proposal would contribute towards economic growth, including job creation – both during the conversion phase and the staff required to support the children’s home. Both occupants and staff would also have access to the services and facilities nearby.

7.68 Having regard to all relevant material considerations, it is recommended that approval be granted, subject to the imposition of appropriate conditions.

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

- Standard 3 year time limit
- Approved plans
- Limit specific use/occupation to four residents aged under 18
- Provision and retention of parking spaces
- Details of, provision of and retention of cycle storage
- Details of, provision of and retention of waste storage and presentation
- Flood resilience measures as set out in the FRA to be implemented.

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:

Carry Murphy, Development Management Team Leader (South)

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01480 388424
www.huntingdonshire.gov.uk

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

Application Number: 22/00501/FUL Case Officer: Lewis Marshall

Proposal: 31 West End Brampton Huntingdon PE28 4SD

Location: Change of use from C3 (dwelling house) to C2 (care home)

Please ✓ box as appropriate

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

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

The Brampton Parish Council Planning Committee noted the intense interest from the public regarding this application. They were satisfied with the overall proposal, however recommend refusal due to significant issues with the access and parking design of the property.

No observations either in favor or against the proposal

K Hornett, Assistant Clerk to Brampton Parish Council
(For GDPR purposes please do not sign)

Date : 03 May 2022

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

Please send response to email address below.

development.control@huntingdonshire.gov.uk

(Development Management)

From: [Assistant Clerk](#)
To: [Control, Development \(Planning\)](#)
Cc: [Lewis Marshall](#)
Subject: 22/00501/FUL 31 West End Brampton Huntingdon PE28 4SD
Date: 12 May 2022 15:22:38

Good afternoon,

Regarding the above planning application, following the Parish Council meeting and after further discussion, the Parish Council would like to make the recommendation that by removing the walls and foliage at the front of the property this may make way for better access. If a future application was received, including these changes, the Parish Council would reconsider.

Please could you confirm receipt of the above comments.

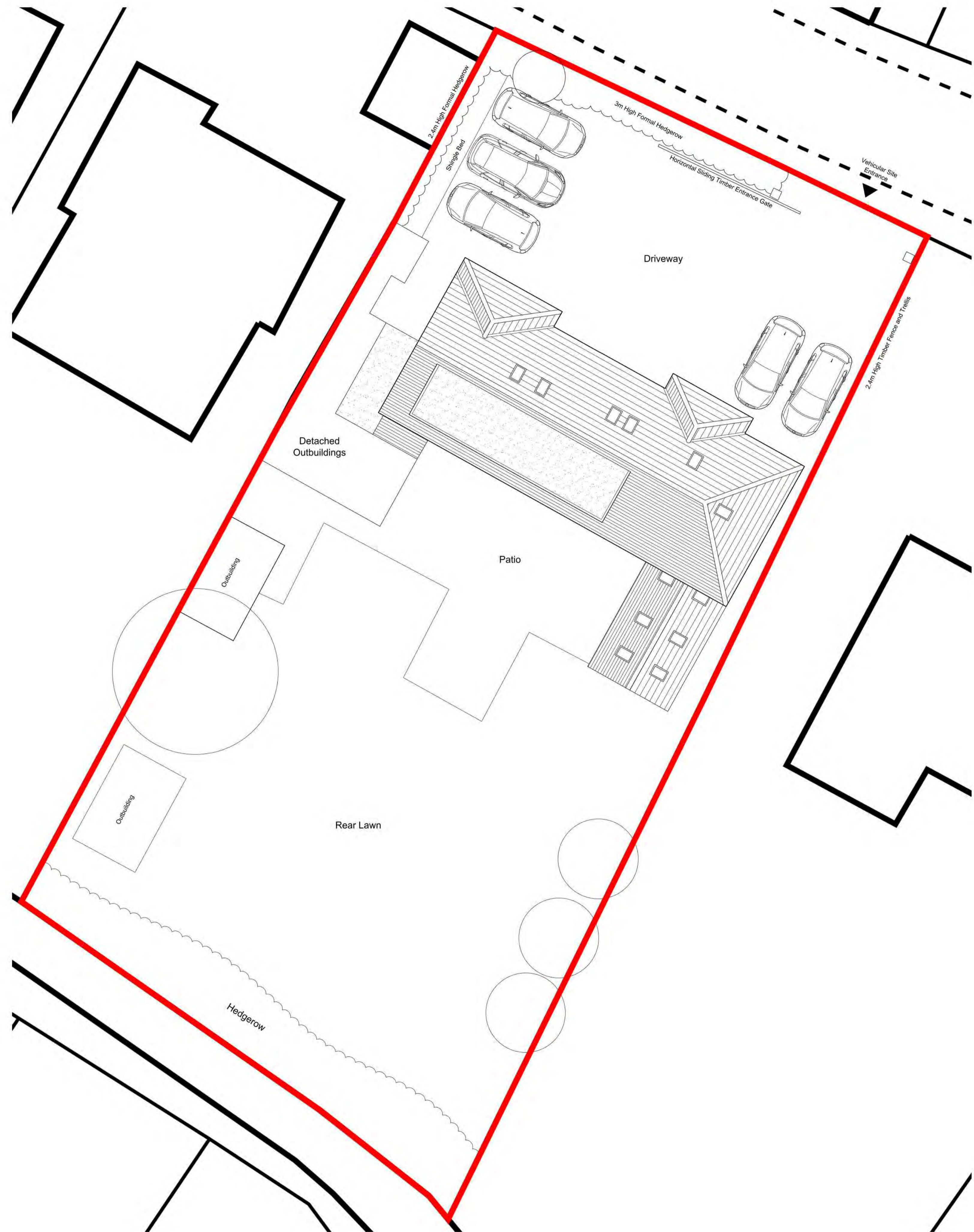
Kind regards,

Kathryn

Kathryn Hornett
Brampton Assistant Clerk

01480 454441
Brampton Memorial Centre
Thrapston Road
Brampton
Huntingdon
Cambs PE28 4TB

Please note - Brampton Parish Council's General Privacy Notice is on our website
www.brampton-cambs-pc.gov.uk



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Constructors must verify all dimensions on site before commencing any work, under penalty of any claims or consequences. This drawing is not to be taken as rigid dimensions only.

Building work is tentative and is subject to change with construction methods, materials and to the course of the design process and development.

Catalyst Architects Ltd is registered in England and Wales. Registration No: 10700019

Site Area : 1013 m²
0.25 Acres

Note
This drawing is indicative only and is based on drawings and/or dimensions provided by others. All dimensions to be checked and measured on site.

PLANNING		
P2	Indicative parking adduct	13.05.2022 GRH
P3	Front driveway arrangement updated	16.05.2022 GRH

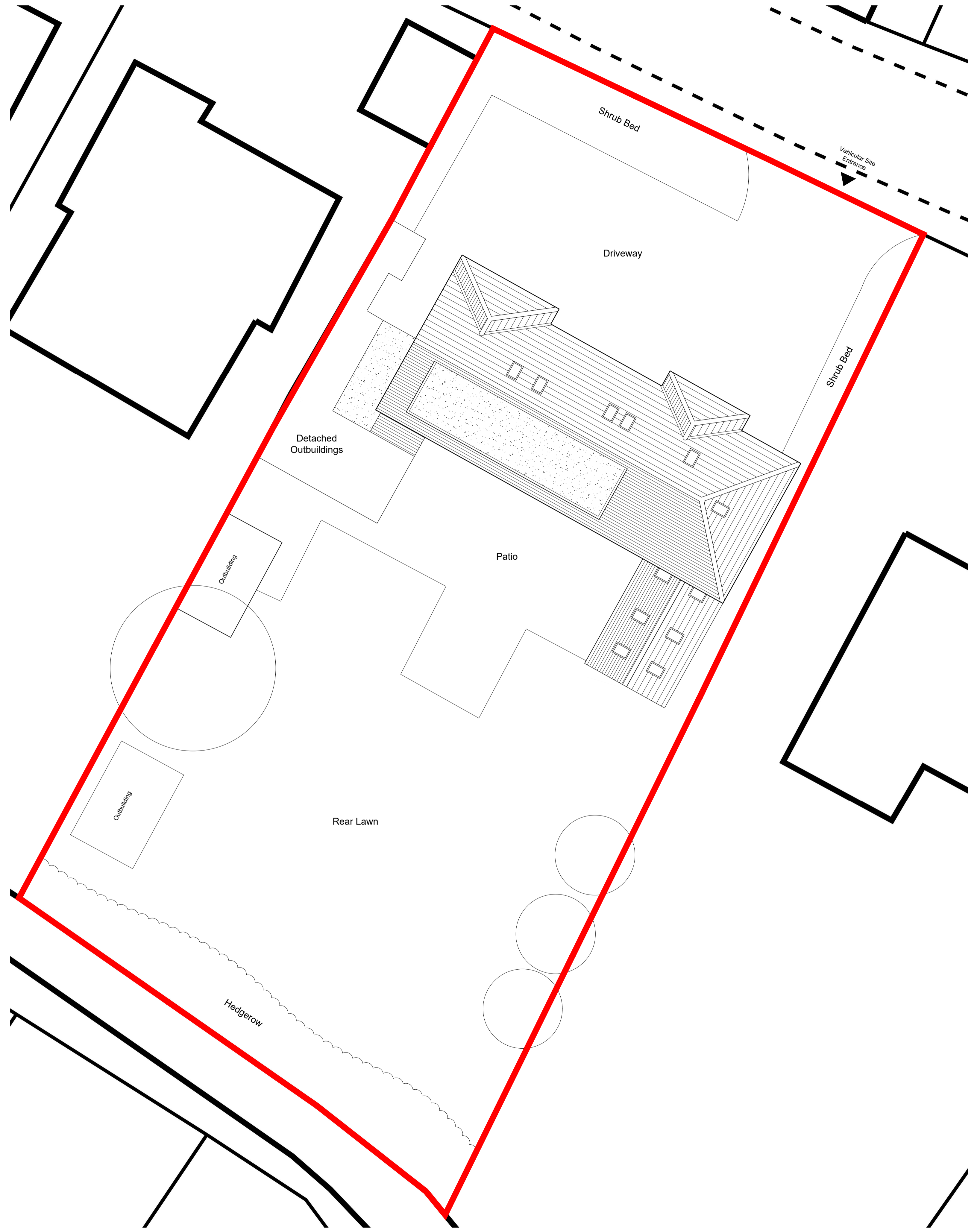


Client: The Caribbean Group
Site: 31 West End
Brampton, Huntingdon
Cambridgeshire
PE28 4SD

Drawing Title: Proposed:
Block Plan and Site Plan

Drawn: GRH	Date: 2022.02.15	Scale: 1:1250 / 500 / 100	Size: A1
Drawing Ref: (22-034)-003	Revision: P1	Issue Date: 2022.05.16	

Site Area : 1013 m²
0.25 Acres



Note
This drawing is indicative only and is based on drawings and/or dimensions provided by others. All dimensions to be checked and measured on site.

SURVEY	



Client: The Cambian Group
Site: 31 West End
Brampton, Huntingdon
Cambridgeshire
PE28 4SD

Drawing Title: Existing Site Location Plan, Block Plan and Site Plan

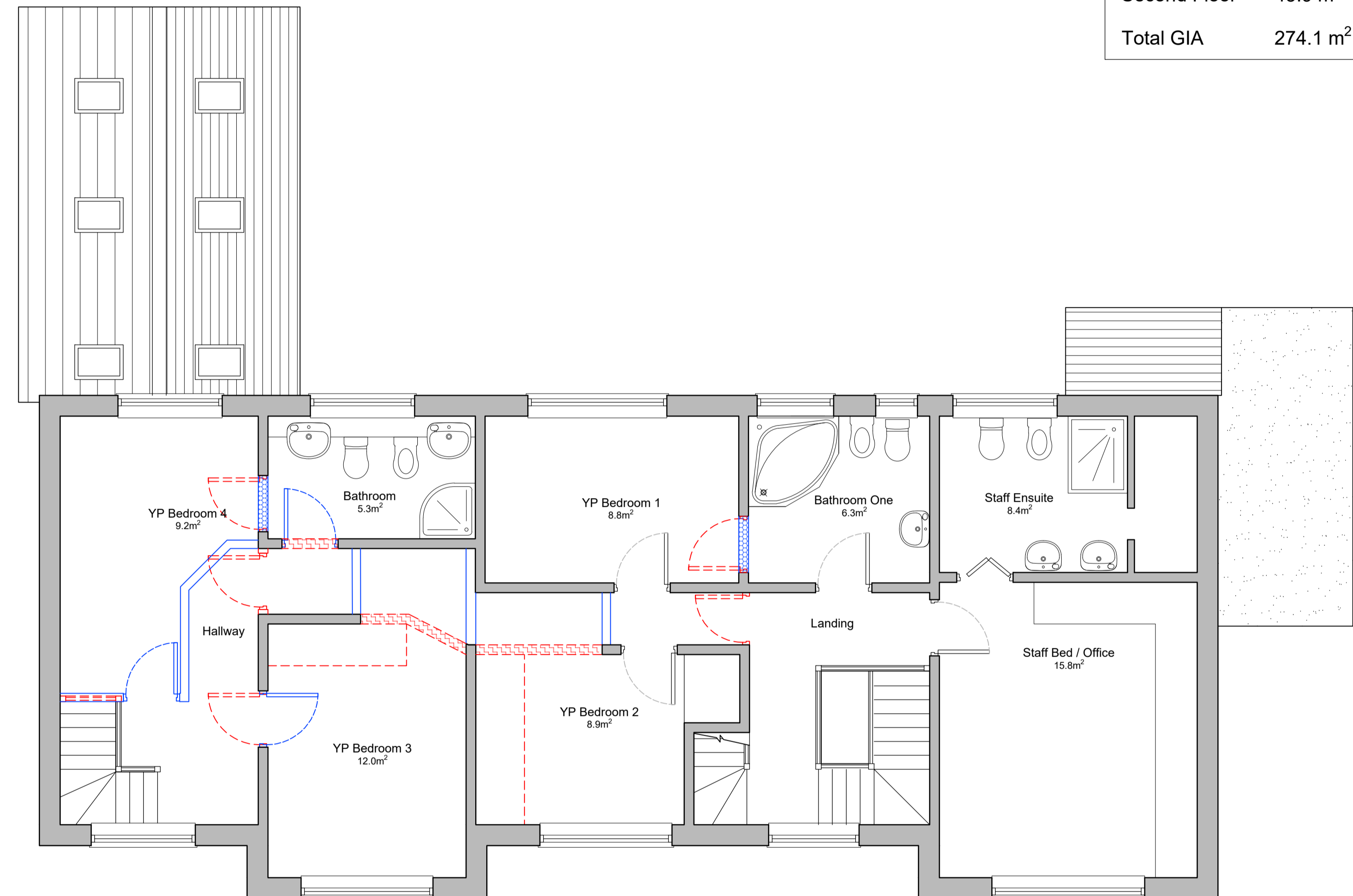
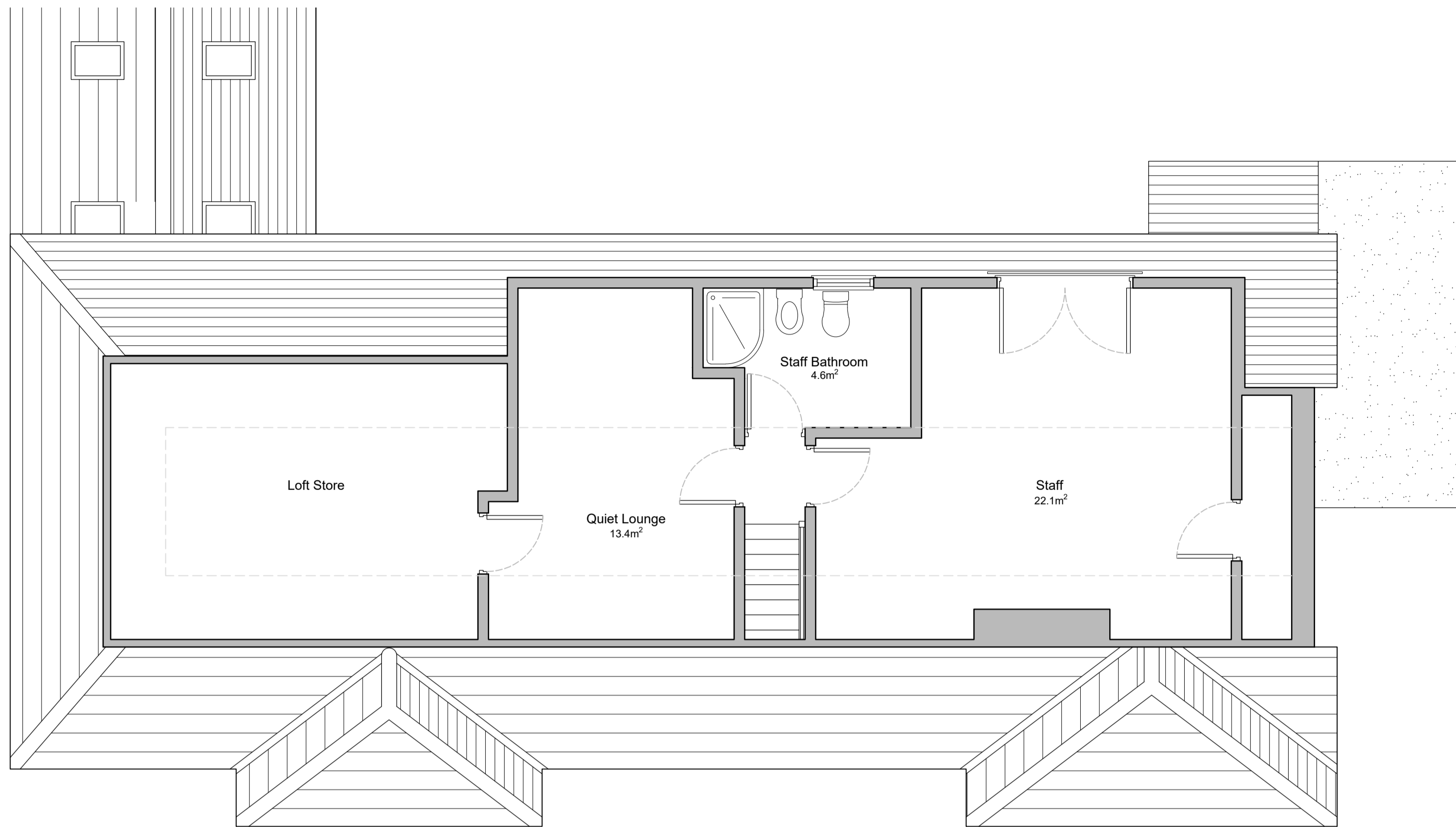
Drawn: GRH | Date: 2022.02.15 | Scale: 1:1250 / 500 / 100 | Size: A1
Drawing Ref: (22-034)-001 | Revision: S1 | Issue Date: 2022.02.15

Legend:

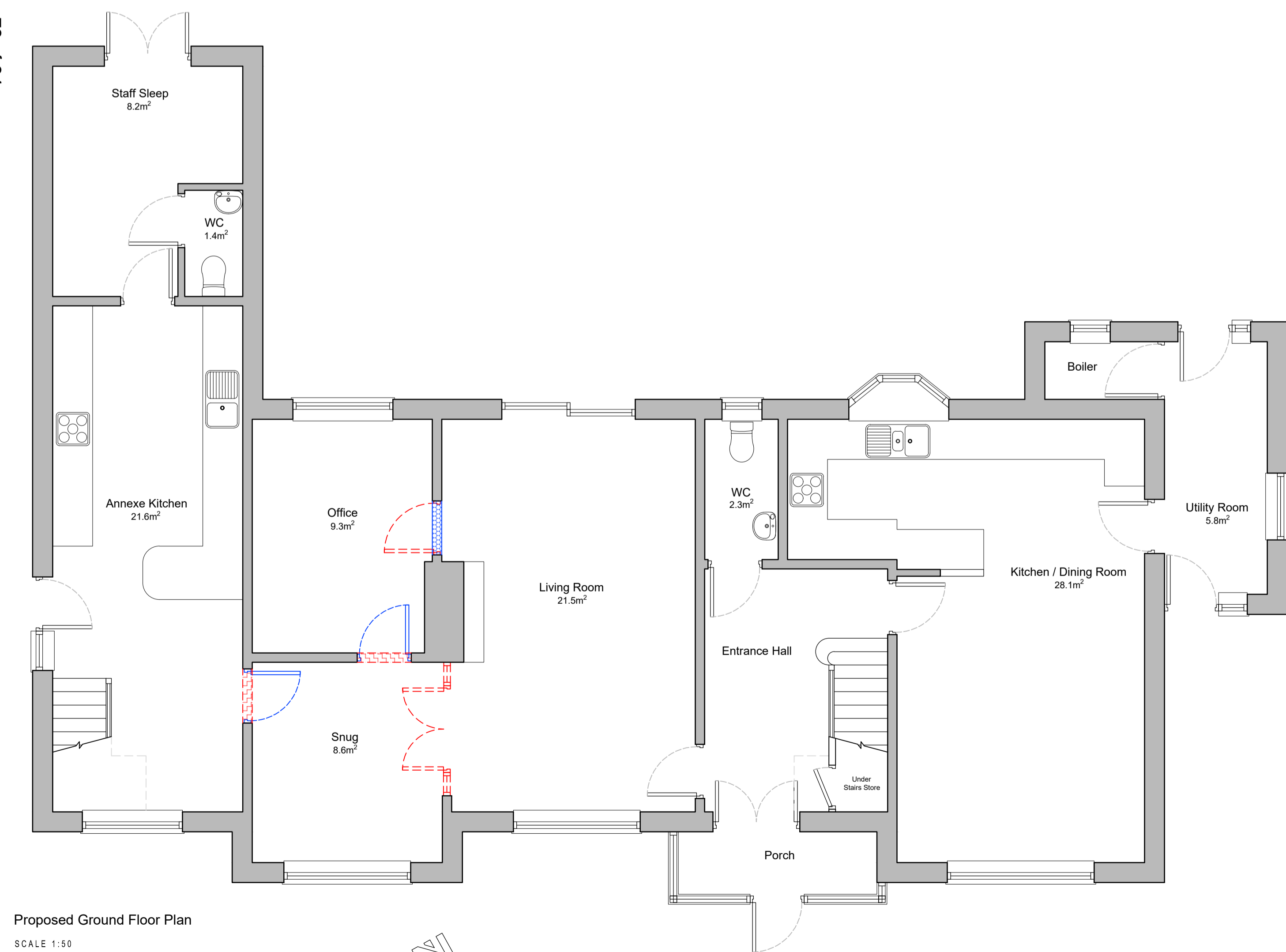
--- Demolition
 --- Proposed

Gross Internal Areas (GIA)

Ground Floor	128.8 m ²
First Floor	101.4 m ²
Second Floor	43.9 m ²
Total GIA	274.1 m²



Page 73 of 94



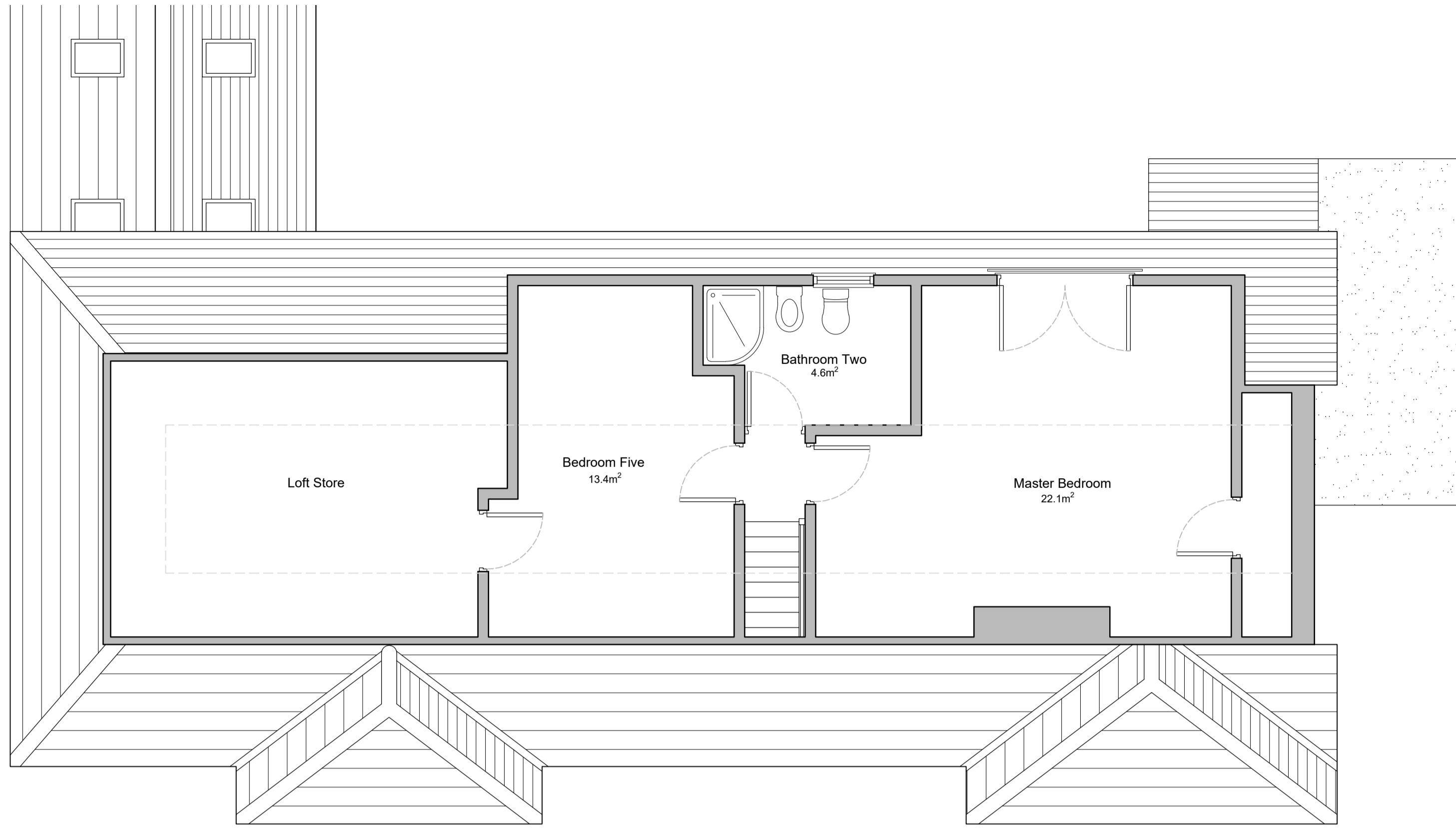
Note

This drawing is indicative only and is based on drawings and/or dimensions provided by others. All dimensions to be checked and measured on site.

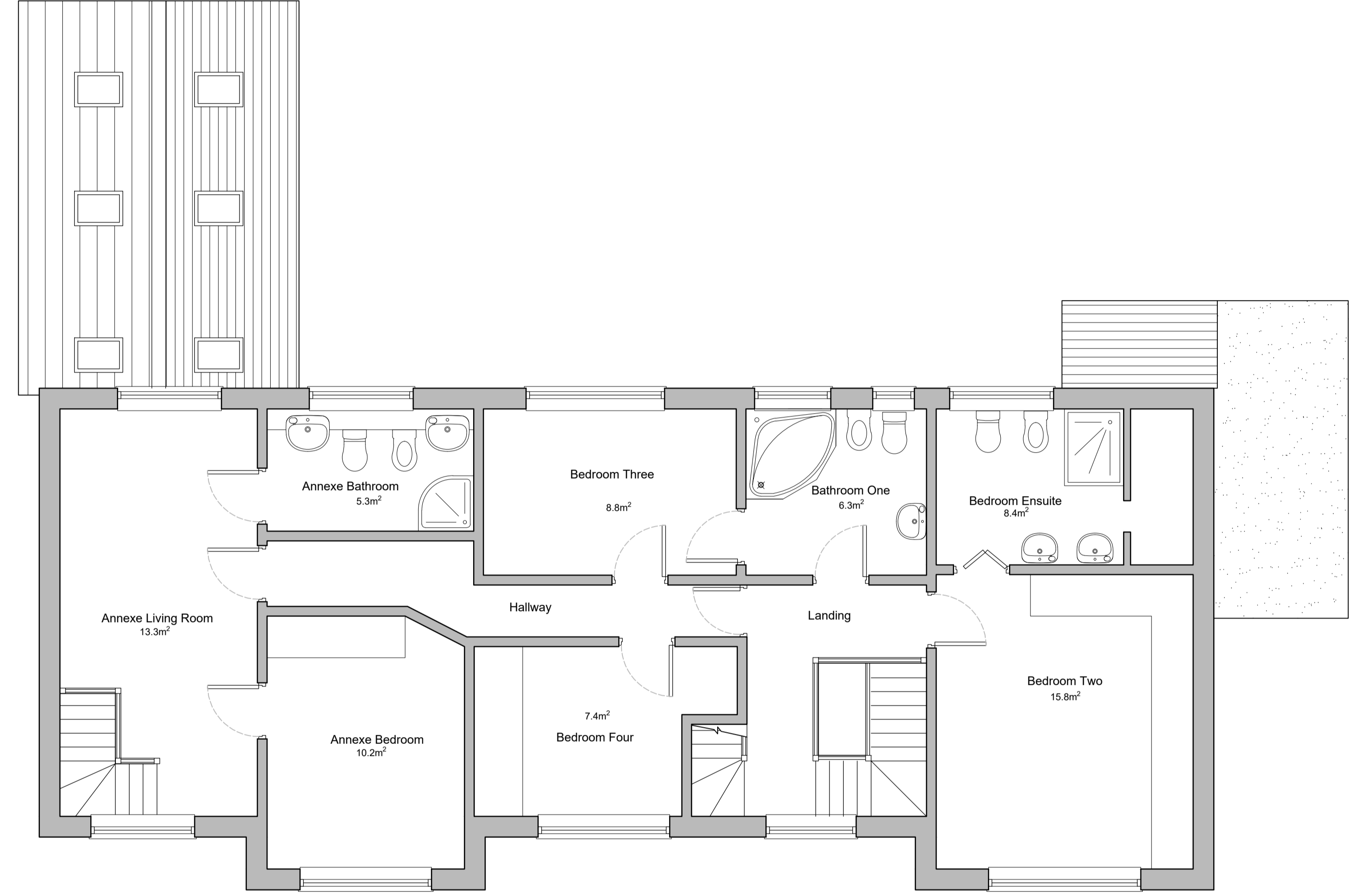
PLANNING			
P2	GIA note added		22.02.2022 GRH
Client:	The Cambian Group 31 West End Brampton, Huntingdon Cambridgeshire PE28 4SD		
Drawing Title:	Proposed: Ground, First and Second Floor Plans		
Drawn: GRH	Date: 2022.02.15	Scale: 1:50	Size: A1
Drawing Ref:	Revision:	Issue Date:	
(22-034)-004	P2	2022.02.22	

Gross Internal Areas (GIA)

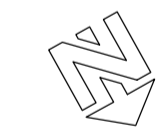
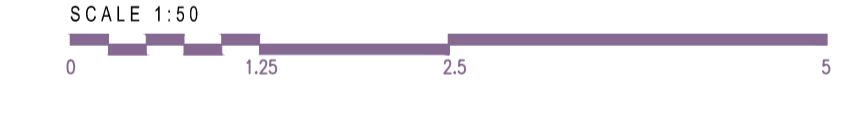
Ground Floor	128.8 m ²
First Floor	101.4 m ²
Second Floor	43.9 m ²
Total GIA	274.1 m²



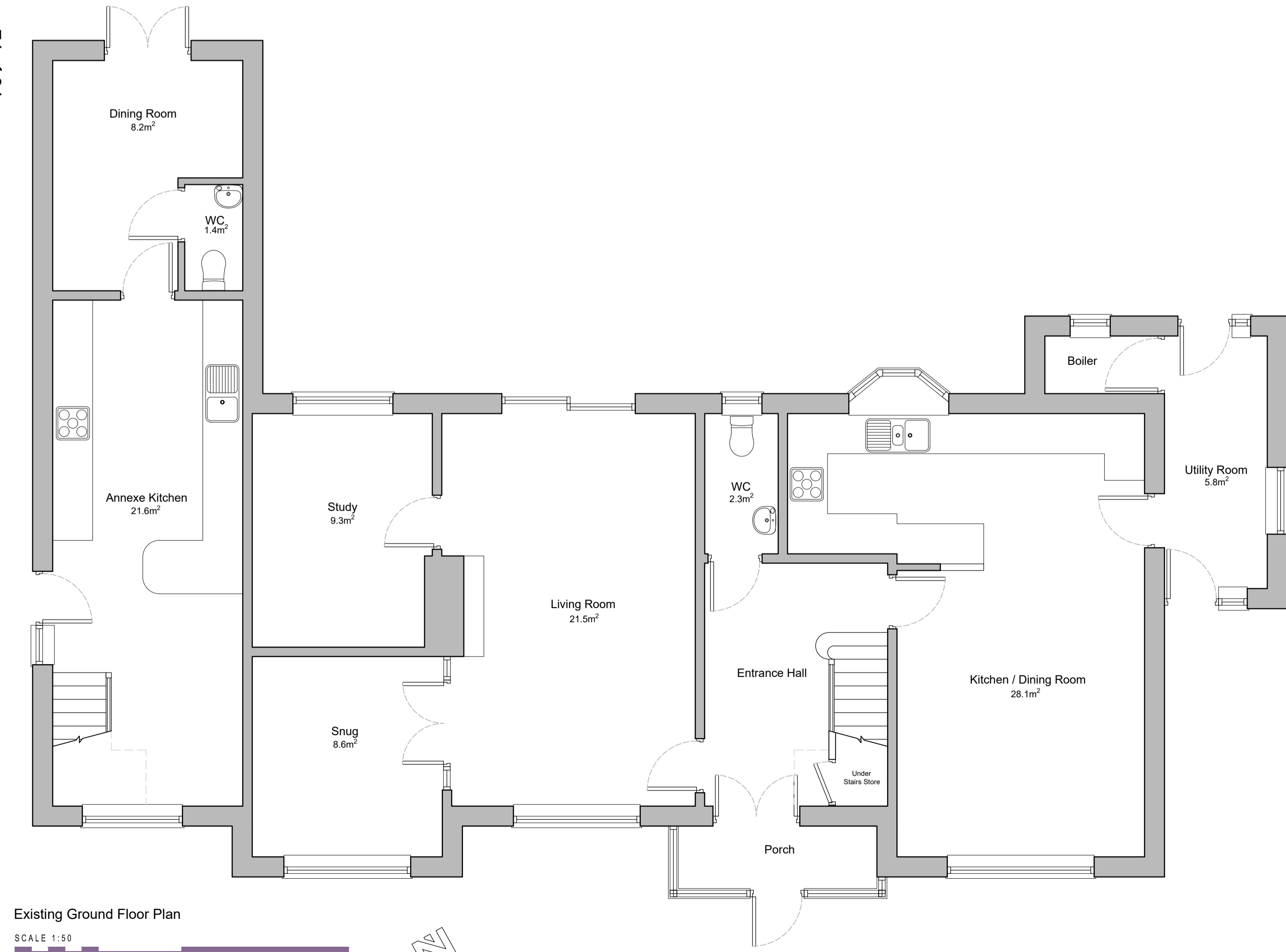
Existing Second Floor Plan



Existing First Floor Plan



Page 74 of 94



Existing Ground Floor Plan



Note
This drawing is indicative only and is based on drawings and/or dimensions provided by others. All dimensions to be checked and measured on site.

SURVEY	
S2	GIA note added 22.02.2022 GRH



Client:	The Cambian Group
Site:	31 West End Brampton, Huntingdon Cambridgeshire PE28 4SD

Drawing Title:	Existing Ground, First and Second Floor Plans
Drawn: GRH	Date: 2022.02.15 Scale: 1:50 Size: A1

Drawing Ref:	(22-034)-002	Revision:	S2	Issue Date:	2022.02.22
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**DEVELOPMENT MANAGEMENT
COMMITTEE 19th SEPTEMBER 2022**

Case No: 22/00879/S73 (REMOVAL/VARIATION OF CONDITIONS)

Proposal: VARIATION OF CONDITION C20 (OFF SITE WORKS AS PER PLAN PRIOR TO COMMENCEMENT) FOR 17/01375/OUT TO RECONCILE THE APPROVED PLANNING DRAWINGS PURSUANT TO CONDITION 20 WITH THE ASSOCIATED COMPLETED OFF-SITE SECTION 278 WORKS

Location: LAND NORTH EAST OF MANDENE GARDENS GREAT GRANSDEN

Applicant: MR MARK GAY

Grid Ref: 527441 255918

Date of Registration: 13.04.2022

Parish: GREAT GRANSDEN

RECOMMENDATION - APPROVE

This application is referred to the Development Management Committee (DMC as Great Gransden Parish Council's recommendation of refusal conflicts with the officer recommendation of approval.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 This application relates to off-site highway improvement works required by Condition 20 of outline planning permission reference 17/01375/OUT.
- 1.2 Application 17/01375/OUT was approved on 20th February 2019 for "Outline planning permission for residential development of up to 40 dwellings (Use Class C3) including means of access into site (not internal roads), parking and associated highway works, with all other matters (relating to appearance, landscaping, scale and layout) reserved."
- 1.3 Condition 20 of the Decision Notice for 17/01375/OUT states "Prior to the commencement of development , the off-site highway improvement works (as indicatively detailed on the approved Footway Improvement Scheme: J32-2975-PS-014), shall be constructed in accordance with a scheme which has been submitted to and approved in writing by the Local Planning

Authority.” The condition was imposed to ensure that the highway network is adequate to cater for the development proposed.

- 1.4 Condition Discharge application reference 19/80334/COND was responded to on 15th May 2020 confirming the approval of a scheme of off-site highway improvement works pursuant to condition 20 which included the installation of a footpath connecting East Street to Sand Road, and the installation of pedestrian crossing points to facilitate pedestrian movements between East Street, Sand Road, Mill Road and Church Street.
- 1.5 The scheme approved under application 19/80334/COND followed extensive highway land investigations to ascertain land ownership on East Street which resulted in less land being available for the off-site footpath than assumed under the outline application and as shown on the indicative plan referred to in Condition 20. The footpath width of 1.20 metres along East Street from the junction with Sand Road was considered acceptable by the County Council Highway officers and then formally approved by the Local Planning Authority. The width of the footpath along Sand Road from its junction with East Street was approved as 1.50 metres which matches the dimensions shown on the indicative plan.
- 1.6 The works were then not carried out in accordance with the approved scheme and therefore this application seeks to regularise the off-site highway improvements.
- 1.7 The submitted plans show the width of the footpath along East Street between 1.16 metres to 1.17 metres and the width of the footpath along Sand Road as 1.49 metres. It is understood that due to a difference in ground levels, an edge retaining structure was required and therefore the reduced width of the footpath from that approved is the thickness of the retaining slab and its backing.
- 1.8 Section 73 of the Town and Country Planning Act 1990 allows an application to be made for permission which does not comply with the conditions imposed on the original planning permission. This permits the Local Planning Authority to remove or vary conditions and add additional conditions following the grant of planning permission. Permission granted under section 73 takes effect as a new, independent permission to carry out the same development with new, amended or removed conditions. This sits alongside the original permission, which remains intact and unamended.
- 1.9 This application proposes to regularise the off-site highway works pursuant to condition 20 of the outline consent. It should be noted that the off-site highway improvement works are subject

to a Section 278 Agreement between the developer and Cambridgeshire County Council under the Highways Act 1980.

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.
- 2.4 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a general duty as respects conservation areas in exercise of planning functions. Paragraph (1) sets out that "with respect to any buildings or other land in a conservation area... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

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
 - LP9: Small Settlements
 - LP11: Design Context
 - LP12: Design Implementation
 - LP14: Amenity
 - LP16: Sustainable Travel
 - LP17: Parking Provision and Vehicle Movement
 - LP34: Heritage Assets and their Settings
- 3.2 Supplementary Planning Documents
- Huntingdonshire Design Guide Supplementary Planning Document (2017)

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

4. PLANNING HISTORY

- 4.1 17/01375/OUT - Outline planning permission for residential development of up to 40 dwellings (Use Class C3) including means of access into site (not internal roads), parking and associated highway works, with all other matters (relating to appearance, landscaping, scale and layout) reserved.
Permission granted 20th February 2019
- 4.2 19/01467/REM - Reserved matters application in respect of layout, scale, landscaping and appearance following permission of 17/01375/OUT - (Outline planning permission for residential development of up to 40 dwellings (Use Class C3) including means of access into site).
Detailed approved 15th May 2020
- 4.3 19/80334/COND - Conditional Information for 17/01375/OUT:
C20 (off site highway works)
Condition reply 15th May 2020
- 4.4 21/01521/S73 - Variation of conditions C20 (off site works as per plan prior to commencement) for 17/01375/OUT to reconcile the approved planning drawings pursuant to condition 20 with the associated completed off-site Section 278 works
Refused 27th January 2022

OFFICER NOTE: Application 21/01521/S73 was refused for the following reason: "The application submission fails to provide clear and sufficient reasoning for the reduced narrowness of the installed footpath between East Street and Sand Road in comparison to the approved scheme, and unjustifiably fails to prioritise pedestrian movements which was the fundamental purpose of imposing the condition. It has not been demonstrated that the works carried out and retrospectively applied for would ensure satisfactory safety for all users of the highway and therefore the proposal is contrary to Policies LP16 parts a, b, c & e and LP17 parts c & d of the Huntingdonshire Local Plan to 2036 as well as Paragraphs 110, 111 & 112 parts a, b & c of the National Planning Policy Framework 2021."

This application is accompanied by a Technical Note prepared by Cotswold Transport Planning which provides justification for the works as proposed and an assessment of its usability and safety. It is understood that during the determination period of this application, County Council Highways Officers have visited the site and carried out measurements of the installed footpath. This now enables a full assessment to be made by officers in terms of usability and highway safety with assurance that the submitted plans are accurate and that a reasonable level of justification for the reduced footpath width has been provided.

5. CONSULTATIONS

- 5.1 Great Gransden Parish Council: At their meeting on 18th May 2022, Parish Councillors unanimously resolved to recommend refusal to this application on the grounds:-

(1) This Condition C20 was the most contentious issue for residents & the matter most debated by DMC Councillors, resulting in the inclusion of a Grampian Condition ie Condition 20: Prior to the commencement of development, the off-site highway improvement works shall be constructed in accordance with a scheme which has been submitted to & approved in writing by the Local Planning Authority. Reason – To ensure that the highway network is adequate to cater for the development proposed. HDC's commitment to ensure this Condition would be observed was reiterated by the Planning Officer.

(2) The junction remains very dangerous: vehicles mount the pavement on a daily basis and pedestrians are forced to use a narrow pavement on a blind corner with no refuge. It may be OK for planners to say that this meets the minimum requirements but that should not be deemed "adequate" in this case.

- 5.2 HDC & Highways have one final opportunity to show leadership & to demonstrate that residents' safety comes first, by refusing this application & working with the developer & residents to find a safe amicable solution.
- 5.3 Cambridgeshire County Council Highways (comments summarised and to be discussed in detail within the main section of the report below): In summary, the provision is not to a standard we would normally request of developers (circa 1.8 -2m in width), given that this was not possible to provide because of land ownership issues and engineering difficulties. However, that provided does form a safer linking footway in this location which is preferable to not having a footway at all. Given the above I would have no objections to this very minor variation in condition 20 which was previously approved.

6. REPRESENTATIONS

- 6.1 113 neighbouring properties were formally consulted on the application and the application was advertised via press and site notice. 8 representations have been received all in objection to the application.
- 6.2 The content of the neighbour representations has been reviewed and considered during the determination period of the application. Some issues are raised by more than one representation. Therefore, the list below provides a summary of the objections:

- We shouldn't be writing this email as the houses on the Sand Road development shouldn't have been built until the off site works had been completed.
- This is a real lack of control by the Huntingdonshire council and hopefully one that will not be repeated.
- The Sand Road, East St, Church St and Mill road junction is extremely dangerous.
- The new, supposedly improved, pavement is not wide enough for a wheelchair as per "inclusive mobility advice".
- The pavement is also not wide enough for buggies and really dangerous when parents are walking children to school.
- The council have a duty of care towards the public and in this case it has been negligent.
- Visibility for road users is still an issue.
- The road signs should say STOP rather than "give way" as this still leads to drivers pulling onto the crossroads before stopping.
- The encroachment continues to get worse and now the pavement is beginning to break up. The lighter inner tyre marks show how little space there is between the slabs and the vehicle.
- The footpath at the disputed point is inherently dangerous as large vehicles often encroach the path when turning from East Street into Sand Road. The situation is made worse by the fact that the path is backed by upright paving slabs leaving no room for pedestrians to step back out of the way of encroaching vehicles.
- A mother with a pushchair or someone in a wheelchair will be particularly at risk.
- A kerbstone has been worked loose by so many vehicles mounting the pavement and tyre tracks on the pavement.
- The fact that this junction was dangerous and that there was not enough land to make a safe pedestrian footway was discussed in great detail and at great length during the planning meeting where planning permission was granted for the 40 houses with the condition that the junction work be completed to the required standard before building commenced. The DMC just dismissed our concerns.
- HDC & Highways ignored residents' concerns & allowed the developer to continue developing the site without the off-site works being started, undermining resident trust in HDC & Highways who are in a position of privilege; namely, to put residents' safety first.
- Worryingly, one professional in Highways matters has told me that the off-site works "are dangerous but just don't go that way".
- The current displacement and subsequent rise of the kerbstone on the apex of the turn creates a serious trip hazard on this tight junction for pedestrians and those negotiating the bend with pushchairs, wheelchairs and other mobility aids.
- The narrow width and staggered nature of the junction of Sand Road with Mill Road/East Street make it almost impossible to find a safe solution that would allow increased access by lorries to Sand Road, while maintaining the safety of pedestrians using the junction. At best, a marginal solution would bring the added issue

of encouraging increased lorry traffic through Church Street, in order to approach Sand Road directly by crossing Mill Road/East Street.

- I propose that the Planning Committee considers restricting access to the stretch of Sand Road that lies between Mill Road/East Street and its junction with Mandene Gardens, to residents only. This short stretch could be marked by using appropriate signage, road surface and width restrictions on Sand Road to prevent access by lorries.

- Assuming the footpath comprises the tarmacked area, the path is exactly 1 metre wide at its narrowest point, measured from the inner edge of the kerb to the vertical paving slab, so some half a metre narrower than required under the original planning permission. It does however appear that, if the telegraph pole was moved, there is enough land to gain at least another 30cms on the inner edge of the path.

- The pathway as built contravenes the Disability Discrimination Act in that it is not of sufficient statutory width.

7. ASSESSMENT

7.1 The Planning Practice Guidance (PPG) notes that there are instances where new issues may arise after planning permission has been granted, which require modification of the approved proposals.

7.2 It advises where these modifications are fundamental or substantial, a new planning application will be required. Where less substantial changes are proposed a non-material amendment application can be submitted, or a minor material amendment (S73 application) where there is a relevant condition that can be varied. There is no statutory definition within the PPG of a 'minor material amendment' but it states that it is likely to include any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved.

7.3 The PPG advises that "Where an application under section 73 is granted, the effect is the issue of a new planning permission, sitting alongside the original permission, which remains intact and unamended. A decision notice describing the new permission should be issued, setting out all of the conditions related to it. To assist with clarity decision notices for the grant of planning permission under section 73 should also repeat the relevant conditions from the original planning permission unless they have already been discharged".

7.4 With the exception of the outstanding off-site highway improvement works which have not been carried out in accordance with the approved plans, the development is otherwise complete save for some remedial landscape works. Therefore, it is not necessary to re-assess the principle of the

development or other planning considerations in relation to the 40-dwelling scheme. The assessment of this application is limited to highway safety and whether the proposal has demonstrated that the improvement works as constructed are suitable for all users of the highway. It is not considered that the scale, appearance and surfacing of the works carried out have a detrimental impact on the character and appearance of the area or cause harm to the setting of the Conservation Area or adjacent Listed Buildings. Further, it is not considered that the highway improvement works have a significant adverse impact on neighbour amenity.

- 7.5 In determining an application under Section 73 of TCPA 1990, officers should have regard to the development plan and all other material considerations.
- 7.6 With this in mind, the report addresses the principal, important and controversial issues which are in this case:

Highway Safety

- 7.7 Policy LP16 of the Huntingdonshire Local Plan to 2036 (the Local Plan) states “New development will be expected to contribute to an enhanced transport network that supports an increasing proportion of journeys being undertaken by sustainable travel modes, defined in the 'Glossary'. A proposal will therefore be supported where it is demonstrated that:
- a. opportunities are maximised for the use of sustainable travel modes;
 - b. its likely transport impacts have been assessed, and appropriate mitigation measures will be delivered, in accordance with National Planning Practice Guidance;
 - c. safe physical access from the public highway can be achieved, including the rights of way network where appropriate
 - d. any potential impacts on the strategic road network have been addressed in line with Department for Transport Circular 02/2013 and advice from early engagement with Highways England; and
 - e. there are no severe residual cumulative impacts.”
- 7.8 Policy LP17 of the Local Plan states “A proposal will be supported where it incorporates appropriate space for vehicle movements, facilitates accessibility for service and emergency vehicles and incorporates adequate parking for vehicles and cycles. These should all comply with design and security guidance set out in the Huntingdonshire Design Guide SPD (2017) or successor documents. A clear justification for the space for vehicle movements and level of vehicle and cycle parking proposed will need to be provided taking account of:
- a. highway safety and access to and from the site;
 - b. servicing requirements;
 - c. the accessibility of the development to a wide range of services and facilities by public transport, cycling and walking;

- d. the needs of potential occupiers, users and visitors, now and in the future;
- e. the amenity of existing and future occupiers and users of the development and nearby property; and
- f. opportunities for shared provision, where locations and patterns of use allow this.”

- 7.9 Between paragraphs 110 and 112 of the NPPF 2021, it is established that applications for development should ensure safe and suitable access to the site can be achieved for all users, 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, and that development should give priority first to pedestrian and cycle movements both within the scheme and with neighbouring areas.
- 7.10 The accompanying Technical Note by Cotswold Transport provides an illustration of various footway widths of between 0.75m and the users who can be accommodated therein. It is stated that at 1.2m an adult and child can be accommodated with sufficient clearance to the carriageway on either side and a wheelchair user can be accommodated within a 0.9m footway. The report also states that the guidance in Manual for Streets demonstrates that a footway of 1.16m – 1.17m is suitable to accommodate vulnerable users, particularly a wheelchair user.
- 7.11 The Technical Note acknowledges that the width of the footpath of 1.16 - 1.17m is not preferred. However, Inclusive Mobility (2021) states that footways can be reduced to 1m over short distances where there are obstacles or other obstructions.
- 7.12 The Technical Note identifies positives of the off-site highway improvement works noting that prior to the footpath being installed, there was no footway along the north-eastern side of East Street or along the northern side of Sand Road and therefore the facility will benefit both residents of the development and existing residents in allowing vulnerable users to safely access key facilities and amenities, which would not have been the case prior to the approval of the development.
- 7.13 Finally, the Technical Note explains that approved drawings demonstrate a 1.2m footway should have been constructed along East Street. However, the ‘as built’ drawing demonstrates a width between 1.16m – 1.17m which equates to a difference of 30mm – 40mm or 3cm – 4cm. In engineering terms this would be considered negligible and well within usual construction tolerances. The difference between the approved and ‘as built’ drawings would be imperceptible on the ground in reality and would not adversely impact the use of the footway by pedestrians.

- 7.14 This application has been assessed in consultation with Cambridgeshire County Council as the Local Highway Authority. It is important to note that a scheme of off-site highway improvement works has been approved through application 19/80334/COND and is a material consideration in the determination of this application. The off-site highway improvement works are also subject to a Section 278 Agreement between the developer and Cambridgeshire County Council Highways under the Highways Act 1980 which is separate to the planning process. Condition 20 imposed on the outline consent secures off-site highway works to be implemented as part of the development to make it acceptable in planning terms. It is for the Local Planning Authority in consultation with the Local Highways Authority as the statutory consultee for this type of development to assess the proposal with regard to highway safety.
- 7.15 Within their consultation comments, the County Highways officer has made the following observations:
- The 1.2m wide footway approved under application 19/80334/COND could not be implemented due the edge retaining structure needing to be constructed due to the difference in ground level. The reduced width indicated from that previously approved is the thickness of the retaining slab and its backing.
 - The constructed footway has been reduced in width to between 1.16m and 1.17m, this is a width difference of 30-40mm (or circa 1.5 inches) and would have no discernible impact of the use of the facility.
 - Manual for Street criteria allows such width restrictions and indicates that it is still suitable for use for prams and wheelchair users.
 - The Department for Transport document Inclusive Mobility allows reductions in width down to 1m where there are engineering obstructions / difficulties.
 - The road geometry has not been altered to facilitate the footway provision.
 - There have been no collisions resulting in injury reported to the police over the last five years for this junction.
- 7.16 Noting that this is a contentious issue, the County Highways officer consulted their safety auditor for their views on the provision of this facility. The safety auditor provided the following comments:
- It is safer for pedestrians to have a provision, albeit slightly reduced in width, than no provision at all.
 - Previously there was no footway provision in this location which meant that the same issue of pedestrians being struck at this corner was a higher risk than with this provision.
 - The kerb face should act as a deterrent to any standard saloon type vehicle and afford pedestrians some protection not previously seen in this location.

- Whilst this junction may see some overrun, (indicated by submitted photographs) many junctions do, usually by larger vehicles. However, it is unlikely to happen when occupied by pedestrians. This is because of the position of the driver whilst undertaking a turning manoeuvre, pedestrians would be clearly visible as it is the rear end of the vehicle that is generally the part of the vehicle mounting kerbing.

- The scheme improves connectivity and visibility for all users of Sand Road and this junction, seen previously, and is therefore a benefit to the wider community.

7.17 Paragraph 4.2 of Inclusive Mobility by The Department for Transport states, "Footways and footpaths should be made as wide as is practicable, but under normal circumstances, a width of 2000mm is the minimum that should be provided, as this allows enough space for two wheelchair users to pass, even if they are using larger electric mobility scooters. If this is not feasible due to physical constraints, then a minimum width of 1500mm could be regarded as the minimum acceptable under most circumstances, as this should enable a wheelchair user and a walker to pass each other. Where there is an obstacle, such as lamp columns, sign posts or electric vehicle charging points, the absolute minimum width should be 1000mm, but the maximum length of such a restricted space should be 6 metres."

7.18 The Local Highway Authority (including their Safety Auditor) comments discussed above raise no significant concerns regarding highway safety and ultimately conclude that the provision of the footpath is an improvement for all users of Sand Road and the junction in comparison to the pre-development situation and provides a benefit to the wider community.

7.19 The content of the neighbour representations is noted. However, the Local Highway Authority are a statutory consultee for such development and provide specialist advice to the Local Planning Authority relating to highway-related matters including safety. In this instance, no objections from the Local Highway Authority have been received.

7.20 Overall, it is considered that the proposal is acceptable with regard to highway safety and would provide a functional facility for all users of Sand Road and the junction. There would be no contravention of Policies LP16 and LP17 of the Local Plan to 2036 or the NPPF 2021 in this regard.

Other Matters

7.21 This application raises no known Human Rights issues.

7.22 It is recognised that a neighbour representation states "The pathway as built contravenes the Disability Discrimination Act in that it is not of sufficient statutory width."

7.23 This report includes an assessment of the suitability of the footpath for all users including those who are disabled. The Local Planning Authority and Local Highway Authority have had regard to the Manual for Streets and Inclusive Mobility documents by the Department of Transport in assessing the suitability of the footpath to cater for all users of it. This application would raise no known issues under the Equality Act 2010.

Conclusion and Planning Balance

7.24 The off-site highway improvement works are subject to a Section 278 Agreement between the developer and Cambridgeshire County Council under the Highways Act 1980. The purpose of this application is to regularise the planning approval for the off-site highway works pursuant to condition 20 of the outline consent. Given that the Local Highway Authority consider the use of the footway would not be adversely impacted through a minor reduction in width from the approved scheme, there are no grounds to refuse the application from a highway safety perspective.

7.25 While it is considered that the width of the footpath is not optimal, the land available for the footpath restricts a typical full width footpath (indicated as 1.5m at outline stage) but remains functional and safe for all users and satisfactorily provides a footpath link for occupiers of the development and nearby residents to the existing services and facilities within the village which was the purpose of imposing the condition and is an improvement on the pre-development situation.

7.26 Overall, having taken into account the provisions of the Development Plan, NPPF and NPPG guidance, the statutory requirements of the Town and Country Planning Act 1990, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the application is recommended for approval.

7.27 In accordance with the Planning Practice Guidance, the decision notice will set out all of the conditions imposed on the new permission and conditions imposed on the related outline planning permission will be repeated for clarity where they continue to have effect.

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

- Approved Plans
- In accordance with approved Landscape Management and Maintenance Plan approved under 19/01467/REM

- In accordance with approved management and maintenance of surface water drainage scheme under 20/80230/COND
- In accordance with future management and maintenance of streets approved under 19/01467/REM
- Retention of visibility splays
- Re-wording of condition 20 for compliance with approved plans

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

HUNTINGDONSHIRE
DISTRICT COUNCIL

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

Application Number: 22/00879/S73 Case Officer Lewis Collins
Proposal: Variation of condition C20 (off site works as per plan prior to commencement) for 17/01375/OUT to reconcile the approved planning drawings pursuant to condition 20 with the associated completed off-site Section 278 works
Location: Land North East Of Mandene Gardens Great Gransden
Observations of Great Gransden Parish Council

Recommend Refusal

At their meeting on 18th May 2022, Parish Councillors unanimously resolved to recommend **refusal** to this application on the grounds:-

- (1) This Condition C20 was the most contentious issue for residents & the matter most debated by DMC Councillors, resulting in the inclusion of a Grampian Condition ie Condition 20: *Prior to the commencement of development, the off-site highway improvement works shall be constructed in accordance with a scheme which has been submitted to & approved in writing by the Local Planning Authority. Reason - To ensure that the highway network is adequate to cater for the development proposed.* HDC's commitment to ensure this Condition would be observed was reiterated by the Planning Officer.
- (2) The junction remains very dangerous: vehicles mount the pavement on a daily basis and pedestrians are forced to use a narrow pavement on a blind corner with no refuge. It may be OK for planners to say that this meets the minimum requirements but that should not be deemed "*adequate*" in this case.

HDC & Highways have one final opportunity to show leadership & to demonstrate that residents' safety comes first, by refusing this application & working with the developer & residents to find a safe amicable solution.

Diane Taylor
Locum Clerk to Great Gransden Parish Council
Elm Cottage
33 Meadow Road
Great Gransden
SG19 3BD

Date: 18th May 2022

Development Management Committee



Scale = 1:2,500

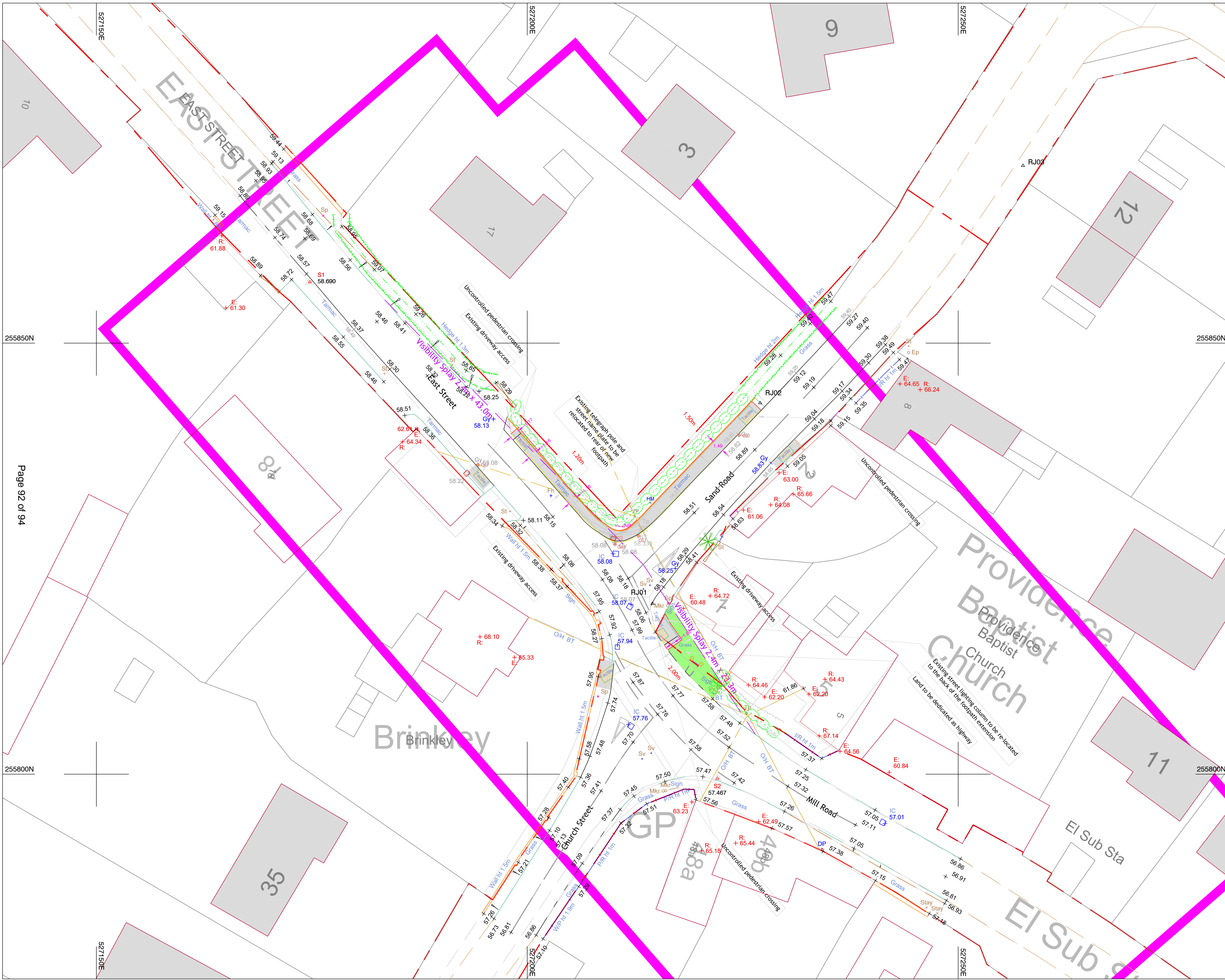
Application Ref:22/00879/S73

Date Created: 28/07/2022

Location: Great Gransden

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Ordnance Survey HDC 100022322





Symbol & Abbreviation Key.

	BARBED WIRE FENCE		KERB
	POST & RAIL FENCE		DROPPED KERB
	CLOSE BOARD FENCE		GULLY CHANNEL
	RAILINGS		TOP / BOTTOM OF BANK
	CHAIN LINK FENCE		FOLIAGE
	OTHER FENCE		DITCH
	KERB		VERGE
	DROPPED KERB		OVERHEAD CABLES
	GULLY CHANNEL		GATE
	TOP / BOTTOM OF BANK		HEDGE
	FOLIAGE		TREE - BROAD LEAVED
	DITCH		TREE - CONIFEROUS
	VERGE		BUSH
	OVERHEAD CABLES		BUILDING
	GATE		BOREHOLE
	HEDGE		SURVEY STATION
	TREE - BROAD LEAVED		ORDNANCE SURVEY BENCH MARK
	TREE - CONIFEROUS		
	BUSH		
	BUILDING		
	BOREHOLE		
	SURVEY STATION		
	ORDNANCE SURVEY BENCH MARK		

General.
 This survey has been prepared with a scaling accuracy for a plot at a scale of 1:200.
 All tree heights and spreads are approximate. We have tried to identify tree types, however if tree species are critical specialist advice should be gained.
 Drainage pipe sizes have been measured from the surface. Chamber access has not been gained for safety reasons, therefore sizes should be regarded as approximate.
 Some detail may have been omitted due to parked vehicles.

Notes.
 18468-SRGG-5-500 Section 278 General Arrangement showing as built survey reference 210556 as an overlay

Rev	Details of Revision	Drawn	Date

Surveyed	Drawn	Date	Checked	Date	Approved	Date
RJ	SE	29/06/21	GD	29/06/21	RGT	29/06/21



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Title.
TOPOGRAPHICAL SURVEY
 DUTTON GARDENS
 SANDS ROAD
 EAST STREET
 GREAT GRANSDEN, SG19 3EF

Dwg No. **210556** Sheet **2 of 2**
 Scale 1:200 A1 Sheet Rev.

Planning Appeal Decisions Since July 2022 Committee

Ref No	Appellant	Parish	Proposal	Site	Original Decision	Delegated or DMC	Appeal Determination	Date	Costs
21/027 30/ HHFU L	Mr M Harrington	Kimbolton	A proposed double garage to the front of the house.	5 Aragon Place Kimbolton Huntingdon PE28 0JD	Refused	Delegated	Dismissed	30.06 .2022	N/A
21/024 78/ HHFU L	Mr Pescod	Tilbrook	Proposed side extension replacing existing outbuilding	30 Church Lane Tilbrook Huntingdon PE28 0JS	Refused	Delegated	Dismissed	05.07 .2022	N/A

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