

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, 28 NOVEMBER 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. 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.

2. DEVELOPMENT MANAGEMENT - DEFERRED ITEMS

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

(a) St Neots - 21/02437/FUL (Pages 5 - 52)

Demolition of 19 garages and construction of two 3 bed dwellings with associated external works - Rear of 108 – 114 Duck Lane, St Neots.

(b) St Neots - 21/02438/FUL (Pages 53 - 102)

Demolition of 33 garages and construction of 3 dwellings (one 3 bed and two 2 bed) with associated external works - North of 54 Henbrook, St Neots.

(c) St Neots - 21/02493/FUL (Pages 103 - 144)

Construction of one 1 bed dwelling with associated external works - North of 115 Duck Lane, St Neots.

(d) St Neots - 21/02494/FUL (Pages 145 - 190)

Demolition of 6 garages and construction of two 3 bed dwellings with associated external works - North east of 157 Duck Lane, St Neots.

(e) St Neots - 21/02495/FUL (Pages 191 - 238)

Demolition of 8 garages and construction of three 2 bed dwellings with associated external works - Adj 45 Springbrook, Eynesbury.

3. APPEAL DECISIONS (Pages 239 - 242)

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

LATE REPRESENTATIONS (Pages 243 - 248)

23 day of November 2022



Head of Paid Service

Disclosable Pecuniary Interests and other Registrable and Non-Registrable Interests

Further information on [Disclosable Pecuniary Interests and other Registerable and Non-Registerable 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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DEVELOPMENT MANAGEMENT COMMITTEE 21st NOVEMBER 2022

Case No: 21/02437/FUL (FULL PLANNING APPLICATION)

Proposal: DEMOLITION OF 19 GARAGES AND CONSTRUCTION OF TWO 3 BED DWELLINGS WITH ASSOCIATED EXTERNAL WORKS

Location: REAR OF 108 TO 114 DUCK LANE ST NEOTS

Applicant: CHORUS HOMES GROUP

Grid Ref: 518891 259658

Date of Registration: 23.11.2021

Parish: ST NEOTS

RECOMMENDATION - APPROVE

This application is referred to the Development Management Committee (DMC) in accordance with the Scheme of Delegation as the ward member for the area has 'called in' the application and the officer recommendation of approval is contrary to that of the Town Council

This application was presented to Development Management Committee on the 21st of February 2022. Members resolved to defer the application pending further detail from the applicants in the form of parking surveys and consultations with Cambridgeshire Fire and Rescue, Cambridgeshire Constabulary, East of England Ambulance Service and HDC Operations (Waste and Recycling).

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The application site is an area of land housing garages on a 1960's Council housing development in St Neots. Some of the dwellings have since transferred to the ownership of Places for People (previously HHP, Luminus & Chorus Homes) following the transfer of the District Council's housing stock in the year 2000.
- 1.2 In terms of constraints the site is not within a Conservation Area, there are no Listed Buildings in the immediate vicinity and no protected trees. The site lies within Flood Zone 1 though does have a greater than 75% risk of surface water flooding.

- 1.3 This application seeks permission to demolish nineteen garages and to erect two, 3-bedroom detached dwellings. Two parking spaces are provided for each dwelling along with three visitor and two allocated spaces.
- 1.4 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.
- 1.5 During the lifetime of the application revised plans have been received, re-consultations have been carried out with the Town Council, relevant consultees, neighbours and other interested parties accordingly.
- 1.6 Given the nature of the development, though not specifically required, officers have taken the cautious approach of displaying a site notice in the vicinity of the site to ensure that any interested parties were fully aware of the proposals.
- 1.7 The application is one of 14 similar applications in this area which have been submitted to the District Council for consideration.

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
- 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 St Neots Neighbourhood Plan 2014-2029 (February 2016) Policies:
 - A3 – Design
 - PT1 – Sustainable Travel

- PT2 – Vehicle Parking Standards for Residential Development
 - P4 – Flooding
- 3.2 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
- LP1: Amount of Development
 - LP2: Strategy for Development
 - LP5: Flood Risk
 - LP4: Contributing to Infrastructure Delivery
 - LP6: Waste-Water Management
 - LP7: Spatial Planning Areas
 - LP11: Design Context
 - LP12: Design Implementation
 - LP14: Amenity
 - LP15: Surface Water
 - LP16: Sustainable Travel
 - LP17: Parking Provision and Vehicle Movement
 - LP25: Housing Mix
 - LP30: Biodiversity and Geodiversity
- 3.3 Supplementary Planning Documents
- Huntingdonshire Design Guide Supplementary Planning Document 2017
 - Developer Contributions SPD 2011
 - Huntingdonshire Landscape and Townscape Assessment (2007)
 - 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)
- 3.4 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
 - * H2 - Well-related to external amenity and public spaces
 - * H3 - Attention to detail: storage, waste, servicing and utilities

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

4. PLANNING HISTORY

4.1 None relevant.

5. CONSULTATIONS

- 5.1 As detailed above, St Neots Town Council have been consulted a number of times during the lifetime of the application following receipt of revised plans and details. They maintain their position of refusal. Their comments are summarised below but are also available to view on HDC's Public Access Site.
- 5.2 St Neots Town Council recommend refusal: This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de-facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.

Further reasons were summarised as:

- Overlooking/loss of privacy
- Adequacy of parking/loading/turning
- Highway safety
- Traffic congestion
- Layout and density of building
- Road access
- Local, strategic, regional and national planning policies
- Disabled persons access
- Contrary to the Development Plan/NPPF and the St Neots Neighbourhood Plan
- Proposals in the development plan
- Previous planning decisions (including appeal decisions)
- Demonstratable harm to the amenity of residents
- Loss of important open spaces or physical features
- Overdevelopment
- Lack of future provision for electric vehicle charging
- Lack of communication with the Town Council

Officer comment: Officers are unaware of any recent, previous proposals relating exclusively to this site and so are unable to comment or confirm the presence of any previous planning decisions or appeal decisions. Given the consultations which have taken place it is considered that the Town Council have had input into the decision-making process throughout the lifetime of the application. The remaining matters including the principle of the development and considered adherence to local and national planning policies are addressed in the proceeding sections of this report.

- 5.3 HDC's Urban Design Team - broadly have no objections - details of this consultation is referenced in para 7.9.
- 5.4 HDC's Environmental Health - no objections subject to conditions relating to site investigation detail, the reporting of unexpected contamination and the implementation of an approved remediation scheme.
- 5.5 HDC Operations Team (Waste & Recycling) – no objection, further details in para 7.15.
- 5.6 Cambridgeshire Constabulary – no objections in terms of parking. Suggestions made to general design enhancements (for security purposes) which are addressed in para 7.10.
- 5.7 Cambridgeshire Fire and Rescue – no objections – further details in para 7.20.
- 5.8 East of England Ambulance Service – no objections – further details in para 7.20.
- 5.9 Lead Local Flood Authority (LLFA) – no objections – further details in para 7.30.
- 5.10 Cambridgeshire County Council Local Highways Authority - raise no objections in terms of highway safety – further details in para 7.19.
- 5.11 Cambridgeshire County Council Transport Assessment Team – no objections – further details in para 7.19.

6. REPRESENTATIONS

- 6.1 At the time of preparing the original report 45 objections had been received, two of these were from local Councillors. Since the application was presented to DMC in February a further nine have been received, two of these were from the Ward Councillor. These are available to view on HDC's Public Access Site but broadly relate to the following concerns:
- Potential that local residents may be unaware of the proposals and so may not have had the opportunity to comment
 - Loss of highway safety/emergency vehicle access
 - Loss of parking with make an existing bad situation much worse
 - Increase in congestion, accidents, frustration and arguments and general highway safety concerns
 - Parking spaces for existing residents should be provided on-street
 - Plans contrary to Government document 'A Green Future: Our 25 Year Plan to Improve the Environment' and loss of green spaces and trees

- Increased population density
- Increased density of houses in the locality
- Design and impact upon visual amenity
- Overshadowing
- Overdevelopment
- Loss of privacy
- Loss of light
- Noise
- Contrary to Government Policy (NPPF)
- Contrary to the Development Plan and St Neots Neighbourhood Plan
- Disabled persons access
- Bin storage (both for new dwellings and impact in terms of existing waste collection methods)
- Potential for increased criminal activity
- Query on the re-allocation of parking (by Chorus Homes)
- Out of date and misleading information submitted (parking)
- In the evenings and weekends the site is often filled with parked cars
- Lack of EV charging points
- Existing garages are not used as they are too small to put a car in and because Chorus charge too much rent and do not maintain the garages
- Some garages are used as storage due to problems with overcrowding
- Perceived lack of communication with the Town Council
- Quality of the detail provided in the submitted parking surveys and suggestions contrary to Highway Code
- Disruption during the development stages
- Lack of detail on boundary treatments.

Officer comments in relation to the above:

As stated in the preceding section of this report, though not specifically required officers did arrange for a site notice to be displayed in the vicinity of the application site in an attempt to ensure that any interested parties were made aware of the proposals. The comments regarding density both of the immediate locality and in Huntingdonshire are noted, however, given that St Neots is identified as a Spatial Planning Area under Policy LP7 of Huntingdonshire's Local Plan to 2036 (2019) which supports housing development where it is appropriately related to the built-up area (and where it accords with other appropriate policies), the proposal and principle of further residential development is supported in this location in line with this Policy of the Local Plan. This and other policies matters are addressed later in this report.

Officers note the comments regarding green spaces and impact on trees, however, in this case the application form states that no trees will be removed such to facilitate the development and, as

this utilises an area of hardstanding/garage court there is no significant loss of green space as a result of the development. The document referenced above 'A Green Future: Our 25 Year Plan to Improve the Environment' does not impose direct restrictions on new development. It is noted that HDC have been guided by this document and the ambitions within it will eventually form the renewed Environment and Climate Strategy. However, at present there is no policy in place which restricts development of this nature, especially given the existing built-up location of the area concerned.

In terms of the reference to the Equality Act (2010) officers have a duty to pay proper regard to this where it is required in the decision-making process. The complaint in this instance references the potential impact on elderly and disabled persons and the loss or reduction of their garages/parking spaces. Aside from the details provided within the objection, officers have not been made aware of the personal circumstances of the remaining garage tenants. In this case in particular the applicants (Chorus Homes) have advised that of the nineteen garages, seven are rented locally, one remotely and eleven are void. There appears to be some confusion in terms of the submitted Parking Displacement Statement in that site 12 is referenced as having a reprovision of seven garages/allocated parking spaces, yet in the submitted plans the retained garage is reflected, along with two spaces each for the new dwellings and four visitors' spaces. Therefore, officers have sought some clarification from the agent in this regard. The agent has confirmed that the plans are correct and that the provision will be for four visitor spaces with the one garage retained.

However, notwithstanding the consideration above, officers have reviewed the submitted Constraints Plan - Existing Garage Usage (originally submitted) and note that the occupants of the four 'isolated properties' as referred to in the objection (presumably numbers 60-63 Henbrook are not listed as renting one of the garages to the rear of the dwellings and so it is unclear as to how this loss would impact the occupants of these dwellings regardless of their physical needs. It is recognised that the garage courts may be used for parking (and as is referenced in the submitted supporting documents this in theory should not be taking place and presumably could be stopped at any time by the introduction of restrictions). Section 149 of the Equality Act (2010) requires Council employees and decision takers to have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act;*
- Advance equality of opportunity between people who share a protected characteristic and those who do not; and*
- Foster good relations between people who share a protected characteristic and those who do not.*

It is recognised that any occupant of the dwellings 60-63 Henbrook will potentially have further to travel to and from their vehicles (if they are presently using the garage court to store their vehicles). However, as previously established, as it does not appear apparent that any of the occupants rent a garage there is presently no clear guaranteed level of parking for any residents. There is no indication that the demolition of these garages and associated courts will result in the loss of any parking which is specifically restricted to those who have a protected characteristic (such as if the works were to result in the loss of a specific area of parking for people with a disability), and so it is concluded that the loss of these garages would not be detrimental to the requirements of the Act in this regard.

The matters referencing the 'bricking up' of any existing access to the garage areas between homes under Chorus ownership and those which are privately owned appear to relate to the fact that Chorus would not have control over privately owned dwellings in the same way as land/property which belongs to them.

In terms of EV (Electric Vehicle) charging points, officers are aware that there is a proposed change in law mandating this addition but there is no requirement for this at present. Further, whilst the concerns regarding the remoteness of the proposed parking is noted, this does not prevent the future addition of EV charging 'upstand points' and so the fact that the parking areas are not directly adjacent to the new dwellings does not necessarily result in a barrier in this regard.

Whilst the concerns regarding disruption during the development stages are noted, this is not a matter which can be taken into account as a materials consideration. Some disruption is likely to be associated with any form of development and it is not considered that development at the scale proposed here will result in long term significant detrimental residential amenity impacts.

The other matters raised will be dealt with under the relevant headings elsewhere this report.

7. ASSESSMENT

- 7.1 When determining planning applications, it is necessary to establish what weight should be given to each plan's policies in order to come to a decision. The following legislation, government policy and guidance outline how this should be done.
- 7.2 As set out within the Planning and Compulsory Purchase Act 2004 (Section 38(6)) and the Town and Country Planning Act

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

- 7.3 In Huntingdonshire the Development Plan consists of:
- Huntingdonshire's Local Plan to 2036 (2019)
 - Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)
 - St Neots Neighbourhood Plan 2014-2029
 - Godmanchester Neighbourhood Plan (2017)
 - Houghton and Wyton Neighbourhood Plan (2018)
 - Huntingdon Neighbourhood Plan (2019)
 - Bury Village Neighbourhood Plan (2021)
 - Buckden Neighbourhood Plan (2021)
 - Grafham and Ellington Neighbourhood Plan 2020-2036 (2022)
- 7.4 The main issues to consider in the determination of this application are:
- The Principle of Development
 - Design and Visual Amenity
 - Residential Amenity
 - Highway Safety and Parking Provision
 - Flood Risk and Surface Water
 - Biodiversity
 - Accessible and Adaptable Homes
 - Water Efficiency
 - Developer Contributions

The Principle of Development

- 7.5 Policy LP7 of Huntingdonshire's Local Plan to 2036 defines St Neots as a spatial planning area. Whilst the area in question is not an allocated site, Policy LP7 states that a proposal for development on a site which is additional to those allocated in the plan will be supported where it fulfils the following requirements and is in accordance with other policies. For residential development the policy is set out as below:
- 7.6 A proposal for housing development (Class C3) or for a residential institution 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 In this case the application site is considered to lie within the built-up area of the settlement and is therefore acceptable in

principle subject to compliance with the other relevant policies and considerations.

Design and Visual Amenity

- 7.8 Duck Lane appears typical of a 1960's purpose-built housing development. The section of the road in the immediate vicinity of the application site hosts mainly terraced dwellings which are of brick and tile construction. A dominant feature in the streetscene are also the four-storey flats which are to the north-east of the application site. Given this variance in design and style the streetscene cannot be considered to have a uniform appearance.
- 7.9 To the rear of numbers 108-114 Duck Lane there is a garage court which hosts nineteen garages. This application seeks permission to demolish the garages and to replace them with two detached 3- bedroom dwellings and nine parking spaces - four for the proposed dwellings, three visitor and two allocated spaces. In this case the dwellings are located either side of a shared private driveway accessed between numbers 72 and 74 Henbrook with the dwellings themselves located directly to the rear of 114 Duck Lane to the north-east and 62-63 Henbrook to the south-west. Neither are located such that they form part of the Duck Lane frontage. The dwellings appear to have been well designed such that they would integrate well with the surroundings and not appear as overly prominent development. HDC's Urban Design team have also been consulted and raise no objection, they point out that the side sitting room windows on both plots are supported and are a positive feature providing surveillance to the access. They also support the arrangement of the brick wall boundaries including the sections of 0.8 metre wall with 1 metre vertical railings towards the rear of both plots which again provides opportunity for surveillance over the rear parking spaces. It is also noted that some elements of soft landscaping has been provided. The parking areas appear to be constructed using block paving, therefore a condition such to secure the materials for this and details of the demarcation will be attached to the permission. Further conditions will be added with regard to the proposed external materials.
- 7.10 In terms of other matters officers note that a shed has been provided in the rear gardens of all plots which, though of limited scale should provide for secure covered cycle space, this matter will be further clarified by condition. There is also ample space for the storage of wheeled bins in the rear gardens, these are marked on the plans and considered to be acceptable. It should be noted that Cambridgeshire Constabulary did make some observations in their comments with regard to some design aspects (boundary treatments for example) but which were contrary to the advice of Urban Design. These are recommendations as opposed to requirements. Some amendments (outside of planning) may be achieved. An

informative note shall be added to any permission with regard to these.

- 7.11 Overall, whilst the concerns raised in the objections in terms of visual amenity and density of development in the area are noted, given the positive comments from Urban Design and the other factors detailed above, it is considered that the proposed dwellings would make a positive contribution to the area. At present the appearance of the garage court does little to enhance the area, the design of the dwellings do not look out of place such that they would appear overly prominent in the streetscene and they have been carefully designed to integrate well. Therefore, the proposal is considered not to have a detrimental impact upon the character or appearance of the area and, (subject to condition) complies with Policies LP1, LP2, LP11 and LP12 of Huntingdonshire's Local Plan to 2036, Policy A3 of the St Neots Neighbourhood Plan 2014-2029, the NPPF (2021) and the National Design Guide (2021) in this regard.

Residential Amenity

- 7.12 As established in the preceding sections of this report, the dwellings are located to the rear of dwellings on Duck Lane and Henbrook. The original plans for plot 1 reflected a separation distance of 1 metre to the boundary with number 114 Duck Lane. A sectional drawing has been provided which reflect adherence to the 25-degree test as detailed in the Huntingdonshire Design Guide Supplementary Planning Document (2017) with regard to the relationship with the rear windows of number 114. Officers have conducted the same test with regard to number 63 Henbrook and again the relationship is considered to be acceptable. However, notwithstanding this consideration officers noted that there was a separation distance of just 1 metre to the common boundary of number 114 and plot 1 and just over 1.8 metres to the common boundary with plot 2 and number 63 Henbrook which is considered to have a significantly detrimental impact upon the amenity of the adjacent dwellings as a result of the overbearing effect of the mass and proximity of the proposed dwellings to the rear gardens of existing neighbouring properties.
- 7.13 This was initially dealt with as a 'late representation' for the purposes of the February DMC. However, since the application was deferred at DMC in February 2022 revised plans have been received which now demonstrate a re-consideration of the layout and a greater degree of separation to the boundaries with the dwellings referred to above. This amendment is considered to satisfy officers concerns with regard to any overbearing impacts associated with the development and is therefore considered to be acceptable. It should also be highlighted that Urban Design have not raised any objections in terms of residential amenity in this regard.

- 7.14 In terms of overlooking and loss of privacy, the side elevation of both dwellings do not contain any windows at first-floor level which serve habitable rooms. These can therefore be conditioned as obscure glazed thus preventing views towards the dwellings on Duck Lane and Henbrook. For this reason (alongside the proposed boundary treatments) the relationship between the two new dwellings is also considered to be acceptable. Officers consider that there will be no increased views as a result of any windows to the front or rear given their orientation and the separation distances to adjacent dwellings or land when considered alongside the existing layout and density of dwellings in the area.
- 7.15 In terms of other factors in relation to residential amenity officers note the concerns raised regarding potential increased noise, and odours from bin storage and collection points. Whilst there is likely to be an increased level of noise during the development stages it is not considered that this will be a long-term issue and the introduction of three dwellings is unlikely to significantly impact upon residential amenity through noise issues. As stated in the previous section of this report, provision for bin storage has been identified on the plans and is considered acceptable and will be formalised by way of condition. HDC's Operations (Waste and Recycling Team) have been consulted and raise no objections stating that the proposed development would not have a great effect on waste collections in the area as it's only an additional 29 bins per service. They observe that there are no communal collection points and collection from the highway will be easy. They also note that all of the dwellings can store their bins within their gardens. It is recognised that the storage of wheeled bins and waste collection methods may present some form of nuisance, but this cannot be completely eradicated through the planning process and again the introduction of development of this scale is unlikely to significantly contribute to this. There are appropriate channels (separate to Planning), that can be taken to address any future issues that may arise. Officers also consider the size of the dwellings and their associated amenity land to be suitable for the scale of the development.
- 7.16 Lastly, matters relating to parking and potential amenity concerns which may arise from displacement of existing provision will be dealt with later in this report.
- 7.17 Therefore, taking the above points into consideration and subject to confirmation of the changes that are proposed to address concerns regarding the overbearing nature of the scheme, the development is considered not to have such a detrimental impact on the residential amenity of neighbouring properties as to warrant further amendment or refusal of the application, and would provide a suitable level of amenity for future occupiers of the proposed dwellings and therefore accords with LP14 of

Huntingdonshire's Local Plan to 2036 and the NPPF (2021) in this regard.

Highway Safety and Parking Provision

7.18 As the proposal will result in the demolition of nineteen garages and the loss of the associated garage court, which officers understand is unofficially used for parking, there is naturally some concern about this loss, and this is certainly what most of the objections relate to. In this case the revised existing parking and garage usage detail which has been submitted reflects that from the 19 garages 7 are used locally, 1 from outside of the area and 11 are void. The proposals include two spaces per new dwelling, 3 visitor and 2 allocated spaces which is considered to be sufficient.

7.19 Since these applications were presented at DMC in February 2022 the applicants have submitted revised details with regard to parking provision following the loss of the garages and garage courts. Parking surveys have also been completed which were carried out in March and April 2022 (both on a weekday and at the weekend) and a later assessment (explained below) in June 2022 (a weekday) to meet a request made by Cambridgeshire County Council's Highways Team. Upon initial review of the revised surveys and details within these, concerns were raised by Highways that the surveys had not been carried out to fully accord with the Lambeth Methodology (as was suggested). Therefore, an amended survey was requested (including the June data). There were also a number of other matters which Highways considered needed to be addressed such as:

- The inclusion of vehicles parking in the garages included in the figures.
- Criteria used to identify the spaces to ensure that they would be in a suitable (and safe) location.
- Query on provision of the unallocated spaces which will be provided (mainly their location – several in one area).

Following these comments revised survey detail was provided to the Local Planning Authority (as detailed above) and CCC Highways were consulted again. This time, as well as the Development Management Team of Highways the Transport Assessment Team have also been consulted. The Development Management section has provided comments advising that in terms of the layout access and scale, their original comments (prior to February DMC) remain consistent. They state that the accesses do not change in terms of their suitability or safety whether they are considered as individual applications or as a whole. The original comments received stated that there were no objections in principle but that the LPA should consider the impact of the displaced vehicles (from the garages and

associated courts) when determining the applications, particularly with regard to any residential amenity impacts which was also a matter (raised originally) by HDC's Urban Design Team. Overall, Highways raised no objection on grounds of highway safety. It should be noted that Urban Design have not been consulted further on the proposals given the level of detail provided in the surveys as their original concerns mainly focused on the fact that the earlier parking surveys did not consider parking which takes place within the garage courts which the later surveys now cover.

The CCC Transport Assessment Team have responded separately advising that they would not comment on a development of this scale as it is below the threshold which calls for a Transport Statement or a Transport Assessment to be provided. They advise that they expect a 'light touch' transport statement for 50 dwellings plus and a transport assessment undertaking full capacity assessments for 80 dwellings plus. To conclude, they advise that 29 dwellings would not have a severe impact on highway safety or capacity.

- 7.20 Further to the above, it should be noted that Cambridgeshire Constabulary, Cambridgeshire Fire and Rescue, the East of England Ambulance Service and HDC Operations (Waste and Recycling) have also been consulted on the proposals. They raise no objections in terms of accessibility. Both Cambridgeshire Constabulary and Cambridgeshire Fire and Rescue caveat that this is provided people are parking legally and responsibly. However, it should be recognised that this is likely to be an issue in any area and the matters regarding legal parking are not a matter which are within planning control. Again, balanced consideration should be given to the loss of the garages (which the applicants have demonstrated are largely unused) and the re-provision as part of this (and the related) schemes.
- 7.21 Officers have carefully considered the potential impacts upon residential amenity as a result of the displacement of the vehicles from the garages and garage courts and the cumulative impacts (as a result of 14 similar applications in the same area). Broadly, the development in its entirety will result in the loss of 174 garages, 109 of these are void (as per the latest details submitted). Of the 65 garages in occupation 45 are used by residents within the site area and 20 are in occupation by people who live outside of the area. It is noted (as is raised in the objections) that the parking courts are also used (unofficially for parking). However, it should be regarded that this area is private property under the ownership of Places for People, therefore it is within their gift to prevent this use at any time (regardless of the outcome of this application). Further, as the area is not within a Conservation Area, in planning terms demolition could take place outside of planning control.

- 7.22 As part of the development (the 14 applications as a whole) 45 allocated spaces will be provided, thus providing parking spaces for each vehicle displaced by the loss of a garage (for those who currently rent garages and live within the area – no provision will be made for the 20 tenancies held by those that live outside of the area). 38 visitors' spaces shall be provided and so there is a total provision of 83 spaces as a result of the development. Further, each new dwelling (with the exception of one which requires a larger disabled access space) shall have two spaces allocated to it, thus 57 spaces will be provided for the 29 dwellings proposed as part of the entire scheme. Officers note the concerns raised regarding displacement from the (unofficial) parking taking place within the garage court areas. The data collected during March/April 2022 indicated that as a worst-case scenario 107 vehicles were parking in the garage courts (subject to this and the associated applications) and this assessment was undertaken during the early hours of a Saturday morning when most people were likely to be at home and thus parking their vehicles within the courts. The March/April data demonstrated that between 130-193 on street parking spaces remained free within the study area overnight on a weekend and during the day on a weekday. The later studies did not contradict the earlier figures and therefore 107 vehicles displaced remains a worst-case scenario. The statement therefore concludes that even if the additional parking provided as part of these scheme was unavailable, even in a worst-case scenario (of 107 vehicles displaced from the garage courts) on street provision is available within a short walk of resident's homes within the overall estate. Officers have noted the concerns raised regarding the locations and suitability of the kerbside parking in relation to legal parking and the Highway Code. However, officers refer back to the fact that the legalities of parking are not a planning matter and that given the scale of the development Cambridgeshire County Council as the Local Highways Authority have not raised any objections in terms of highway safety and once again, the Transport Assessment Team have confirmed that the provision of 29 dwellings is below the threshold for formal transport statement to be submitted as it would not have a severe impact on highway safety or capacity.
- 7.23 It should also be highlighted that (as confirmed in the revised Parking Displacement Statement) that Chorus Homes do have other garage courts in close proximity where there are void garages and so if the residents would still prefer to rent a garage, then this is a possibility, though, in practice there are practical implications to consider as part of this solution.
- 7.24 It is considered that the provision of affordable housing is a key factor in the determination of this application. The most recent

data from the Annual Monitoring Report 2022 Part 1(Housing Supply) reflects that the availability of affordable housing in Huntingdonshire is a major issue with a growing gap between average earnings and housing costs. In 2021/2022 255 new affordable homes were completed, amounting to 23.61% of all new dwellings completed and 27.29 of completions on qualifying sites (those that meet the affordable housing policy criteria). In St Neots, 13 affordable dwellings were provided.

- 7.25 Though the loss of parking provision is naturally going to result in increased pressure on the adjacent roads forming the estate it does not present any significant highway safety concerns (as detailed in the consultee comments from CCC Highways). Therefore, when the impacts of the loss of these underutilised garages and the garage courts (which as stated above are considered as private property and presumably could be protected by barriers if the landowner so wished) are balanced against the need for affordable housing it is considered that the public benefits of the provision of additional affordable housing would outweigh any potential amenity issues arising from the loss of parking provision, particularly when the level of replacement parking which will be introduced as part of the scheme alongside the parking for each individual dwelling is considered.
- 7.26 In terms of parking associated with the dwellings the plans reflect two off road spaces per dwelling. As noted above, the dimensions of these are considered to be sufficient for their purpose, but alongside the allocated parking, further details relating to the demarcation of the shared plots will be secured by condition. Policies LP16 and LP17 of Huntingdonshire's Local Plan to 2036 aim to support more sustainable modes of transport with LP17 specifically stating that a proposal that includes residential development will be expected to provide at least one clearly identified secure cycle space per bedroom for all dwellings (C3 Use Class) unless it can be demonstrated that this is unachievable. The submitted plans reflect that this has been considered and a shed has been provided in the rear gardens which appears to broadly meet with this requirement (but will be secured by condition). It is noted that the provision of electric vehicle charging points is a matter which has been raised, however, Huntingdonshire District Council do not have a current Policy in place which would allow for this to be enforced.
- 7.27 Special regard has also been given to the comments raised (primarily by the Town Council) that Policies PT1 and PT2 of the St Neots Neighbourhood Plan have not been given consideration. Policy PT1 deals with the demonstration of how sustainable transport modes can be maximised (including cycling), whilst PT2 deals with parking provision and specifically states (amongst other matters) that 'all development proposals which include an element of residential development must

provide adequate space for vehicle parking to meet the expected needs of residents and visitors.' As detailed in the preceding sections of this report, the level of parking associated with the new dwelling is considered to be acceptable, and, given the results of the evidence provided by the surveys it is considered that this application alone (or those forming the wider scheme) would not be contrary to this Policy. Officers consider that the location of the development (in a sustainable and the provision of secure covered cycle storage (to accord with Policy LP17 of the Local Plan) is sufficient in its aim such to encourage sustainable modes of transport.

- 7.28 Broadly speaking, whilst the concerns raised in the objections are noted and officers do not discount the potential amenity/access issues caused by the parking displacement, given the comments from CCC Highways there is no reason to consider that development of this scale would result in a detrimental impact on highway safety in the locality and therefore no justifiable reason for a refusal on this basis alone. Further, the comments from Cambridgeshire Constabulary, Cambridgeshire Fire and Rescue and the East of England Ambulance Service all demonstrate that they have no concerns with regard to public safety as a result of being able to access emergencies when required. Overall, the parking provision and cycle storage associated with the dwellings are acceptable, therefore, the proposed development is considered to broadly meet the objectives of Policies LP16 and LP17 of Huntingdonshire's Local Plan to 2036, Policies PT1 and PT2 of the St Neots Neighbourhood Plan 2014-2029 and the NPPF (2021) and would not give rise to highway safety issues.

Flood Risk and Surface Water

- 7.29 The application site is in Flood Zone 1 as identified by the Huntingdonshire Strategic Flood Risk Assessment (2017), which means it has a low probability of fluvial flooding and is not subject to the sequential and exception tests as set out within the NPPF. The site is less than 1 hectare in size but is identified as having a greater than 75% risk of flooding as a result of surface water. As per the guidance contained within the NPPF (2021) sites which may be subject to 'other sources' of flooding and which would also introduce a more vulnerable use (a dwelling is classed a more vulnerable) should be accompanied by a Flood Risk Assessment.
- 7.30 Subsequently a Flood Risk Assessment (FRA) has been submitted and has been passed to the LLFA for consultation. During the lifetime of the application various iterations of the FRA has been provided along with technical details (at the request of the LLFA). As such, the LLFA have commented that they raise no objection to the proposed development subject to conditions

relating to drainage, sustainable drainage systems (SuDS) and surface water run-off measures.

- 7.31 The proposal is therefore considered to be acceptable (subject to conditions) with regard to its approach to flood risk and complies with Policies LP5 and LP15 of Huntingdonshire's Local Plan to 2036, Policy P4 of the St Neots Neighbourhood Plan 2014-2029, and the NPPF 2021 in this regard.

Biodiversity

- 7.32 Policy LP30 of Huntingdonshire's Local Plan to 2036 requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated. Policy LP30 also requires development proposals to ensure no net loss in biodiversity and provide a net gain in biodiversity where possible. In this case, though no measures such to provide a net gain have been provided, given the nature of the site and its surroundings it is considered that it provides little value in terms of biodiversity and so there will be no net loss as a result of the development. A condition shall be attached to the permission such to secure details of biodiversity enhancement measures prior to development beyond slab level. The proposal is therefore considered to be acceptable with regard to its impact on biodiversity and therefore accords with Policy LP30 of Huntingdonshire's Local Plan to 2036 in this regard.

Water Efficiency

- 7.33 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. The agent has confirmed that the proposed development is designed in accordance with and will be built in accordance with the LP12 (j) standards. A condition will be imposed upon any consent to ensure that the development is built in accordance with these standards and that they are maintained for the lifetime of the development.

Accessible and Adaptable Homes

- 7.34 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. The agent has confirmed that the proposed development is designed in accordance with and will be built in accordance with the M4(2) standards. A condition will be imposed upon any consent to ensure that the development is built in accordance with these standards and that they are maintained for the life of the development. Officers note the concerns raised regarding disabled persons access but given

this confirmation the proposal is considered to meet all necessary requirements in this regard.

Other Issues

Development Obligations:

- 7.35 Part H of the Developer Contributions SPD (2011) requires a payment towards refuse bins for new residential development. A Unilateral Undertaking form for wheeled bin signed by the applicant and dated December 2021 has been received. The proposal is therefore considered to accord with the requirements of Policy LP4 of the Local Plan to 2036 and the Developer Contribution SPD in this regard.

Community Infrastructure Levy (CIL):

- 7.36 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. A completed Community Infrastructure Levy Form has been provided. The proposal is therefore considered to accord with the requirements of Policy LP4 of the Local Plan to 2036 and the Developer Contribution SPD in this regard.

Conclusion

- 7.37 The proposed development is compliant with the relevant national and local policy as it:

*Is acceptable in principle

And it:

- * Is of an appropriate scale and design
- * Would not have a harmful impact upon the character and appearance of the area;
- * Would not have a significantly detrimental impact upon the amenity of neighbours;
- * Would not result in an increased risk of flooding in the locality;
- * Is acceptable with regard to parking provision and would not be detrimental to highway safety;
- * Is acceptable with regards to biodiversity matters;

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

- 7.39 Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that planning permission be granted, subject to the imposition of appropriate conditions.

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

- Time limit
- Development in accordance with plans
- Materials
- Architectural details
- Obscure glazing
- Hard and soft landscaping
- Cycle storage design
- Parking court details
- Lead Local Flood Authority (LLFA) requirements
- Biodiversity enhancement
- Contaminated land/mitigation measures
- Water efficiency measures to accord with LP12
- Accessible and adaptable homes to accord with LP25

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:

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SCHEDULE OF PLANNING APPLICATIONS – 6 SEPTEMBER 2022

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|---------------|---|
| S1 | 21/02393/FUL | Chorus Homes Group Adjacent 13 Mallard Lane St Neots Demolition of 7 garages and construction one 3 Bed Dwelling with associated external works | Refuse | <p>The following comments should be considered for Chorus Homes Group applications on the schedule of plans - no's 1 to 9 and 11 to 14.</p> <p>The Council's two overriding concerns are over development and reduction of existing parking provisions, with other concerns resulting from these to issues. This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking.</p> <p>This will result in a significant loss of parking, pushing traffic into the street.</p> <p>The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>A standard was required when the estate was first constructed, and car ownership has increased since that time. Removal of existing parking spaces is counterproductive and will negatively impact on the housing area as a whole.</p> <p>Committee members agree with the Consultee objections from LLFA dated 12/08/2022:</p> <ol style="list-style-type: none"> 1. Hydraulic calculations 2. Flooded volumes <p>Informatives</p> <ul style="list-style-type: none"> • Infiltration • Pollution control <p>The Council's concerns can be summarised as:</p> <ul style="list-style-type: none"> • Overlooking/loss of privacy • Adequacy of parking/loading/turning • Highway safety |
| S2 | 21/02398/FUL | Chorus Homes Group Adjacent 2 Mallard Lane St Neots Demolition of 6 garages and construction of two 2 Bed Dwellings with associated external works | Refuse | |
| S3 | 21/02399/FUL | Chorus Homes Group Land between No 8 and No 10 Mallard Lane, St Neots Demolition of 10 garages and construction of 1 dwelling with associated external works | Refuse | |
| S4 | 21/02400/FUL | Chorus Homes Group Land between No 20 and No 22 Mallard Lane, St Neots Demolition of 6 garages and construction of two 2 Bed Dwellings with associated external works | Refuse | |
| S5 | 21/02396/FUL | Chorus Homes Group Land adjacent (southeast) to No 32 Mallard Lane, St Neots Demolition of 12 garages and construction of two 2 bed dwellings with associated external works | Refuse | |
| S6 | 21/02397/FUL | Chorus Homes Group North Of 197 Duck Lane St Neots Demolition of 13 garages and construction of two 3 bed dwellings with associated external works | Refuse | |
| S7 | 21/02431/FUL | Chorus Homes Group Opposite 27 To 30 Naseby Gardens St Neots Demolition of 16 garages and construction of four 2 bed dwellings with associated external works | Refuse | |
| S8 | 21/02436/FUL | Chorus Homes Group Between 130 And 132 Duck Lane St Neots | Refuse | |

SCHEDULE OF PLANNING APPLICATIONS – 6 SEPTEMBER 2022

| No. | Reference | Development | SNTC Decision | Notes |
|-----|---------------------|--|----------------|---|
| | | Demolition of 24 garages and construction of 3 dwellings (one 1 Bed, two 2 Beds) with associated external works | | <ul style="list-style-type: none"> • Inability for emergency vehicles to manoeuvre through the estate. • Traffic congestion • Layout and density of building • Road access • Local, strategic, regional, and national planning policies • Disabled persons access • Proposals in the development plan. • Previous planning decisions (including appeal decisions) • Demonstrable harm to the amenity of the residents • Loss of important open spaces or physical features. • Allows for insufficient spaces for future on-street EV changepoints which will inevitably be required as the government pushes for greater EV ownership. <p>Please also record the Council's objections in in line with NPPF;</p> <p>The proposals conflict with Section 2, Para 7 NPPF which states: "... the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs "</p> <p>The proposed developments will leave no scope for future EV charge hubs or points.</p> <p>Section 2, Para 104 NPPF reinforces the requirement to consider transport issues and changing transport technology at the earliest stage of plan making.</p> <p>Para 16 NPPF states: plans should... "(c) be shaped by early, proportionate, and effective</p> |
| S9 | 21/02494/FUL | Chorus Homes Group North East of 157 Duck Lane, St Neots Demolition of 6 garages and construction of two 3 bed dwellings with associated external works | Refuse | |
| S10 | 21/02493/FUL | Chorus Homes Group North of 115 Duck Lane, St Neots Demolition of 7 garages and re-modelling of existing parking area | Approve | |
| S11 | 21/02438/FUL | Chorus Homes Group North Of 54 Henbrook St Neots Demolition of 33 garages and construction of 3 dwellings (one 3 bed, two 2 beds) with associated external works | Refuse | |
| S12 | 21/02437/FUL | Chorus Homes Group Rear Of 108 To 114 Duck Lane St Neots Demolition of 19 garages and construction of two 3 bed dwellings with associated external works | Refuse | |
| S13 | 21/02394/FUL | Chorus Homes Group Adjacent 28 Springbrook Eynesbury Demolition of 7 garages and construction of two 2 bed dwellings with associated external works | Refuse | |
| S14 | 21/02495/FUL | Chorus Homes Group Adjacent 45 Springbrook Eynesbury Demolition of 8 garages and construction of three 2 bed dwellings with associated external works | Refuse | |

SCHEDULE OF PLANNING APPLICATIONS – 6 SEPTEMBER 2022

| No. | Reference | Development | SNTC Decision | Notes |
|-----|-----------|-------------|---------------|---|
| | | | | <p>engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;”</p> <p>This is reinforced in the St Neots Neighbourhood Plan;</p> <p>“1.4.8 Early discussions should be held with the Town Council to discuss design issues. Proposals that have evolved with the community will be favourably considered. The Town Council can provide valuable advice to applicants in terms of St Neots special character and local distinctiveness.”</p> <p>Chorus Homes have however failed to engage with the Town Council or the community on the applications presented.</p> <p>The application has failed to take into account or include strategic policies from the Local Planning authorities policies or the local Neighbourhood plan as set out in Para17 of NPPF; “The development plan must include strategic policies to address each local planning authority’s priorities for the development and use of land in its area 12. These strategic policies can be produced in different ways, depending on the issues and opportunities facing each area. They can be contained in:</p> <p>a) joint or individual local plans, ...”</p> <p>The applications have not considered or addressed Policy PT1 of St Neots Neighbourhood Plan, which states: “Policy PT1 Development proposals</p> |

SCHEDULE OF PLANNING APPLICATIONS – 6 SEPTEMBER 2022

| No. | Reference | Development | SNTC Decision | Notes |
|-----|-----------------------|--|----------------|---|
| | | | | <p>must demonstrate how opportunities for the use of sustainable modes of transport are maximised. This should be achieved through maximising the potential for cycling and walking throughout the site and through contributions towards the extension, linking, and/or improvement of existing routes throughout St Neots.”</p> <p>Finally, the proposals conflict with Policy PT2 of St Neots Neighbourhood Plan, which states; “Policy PT2 All development proposals which include an element of residential development, including change of use to residential, must provide adequate space for vehicle parking to meet the expected needs of residents and visitors. A design-led approach should be taken to ensure parking is properly integrated into the layout of the scheme, minimises adverse impacts on surrounding uses, and facilitates traffic flow and accessibility for service and emergency vehicles.”</p> |
| S10 | 21/02493/FUL | Chorus Homes Group North of 115 Duck Lane, St Neots Demolition of 7 garages and re-modelling of existing parking area | Approve | The committee welcome the proposed remodelling of the existing parking area. |
| S15 | 22/01546/FUL | 47 Springbrook Eynesbury St Neots Change of use from amenity land to garden and erect fence | Refuse | Demonstrable harm to the amenity of the residents. Loss of important open spaces or physical features. Highway safety. Contrary to SNTC Neighbourhood Plan. |
| S16 | 22/01405/FUL | Mr Neil Frost Land East Of 16 Stevenson Court Between the River and Crosshall Road Eaton Ford Retention of a replacement/altered mooring deck and the retention of altered fencing (Retrospective) | Approve | Minimum impact on neighbours. Within a sustainable location. |
| S17 | 22/01470/HHFUL | Mr D Woodward 261 Great North Road Eaton Socon St Neots Demolition of rear outbuilding and conservatory. Rear single storey | Approve | Satisfactory proposal in terms of scale and pattern of development. Makes efficient use of its site. |

SCHEDULE OF PLANNING APPLICATIONS – 6 SEPTEMBER 2022

| No. | Reference | Development | SNTC Decision | Notes |
|-----|-----------------------|--|----------------|---|
| | | extension with associated landscaping and drainage. Additional window to site gable end | | |
| S18 | 22/01717/TREE | Mrs Carolyn Martin 17 Duloe Road Eaton Socon St Neots Lime T7. Lift crown to 5m above the driveway and prune to clear garage building by 2m. To improve ambient light levels and prevent the potential for building damage. Also, exempt works: remove dead wood | Approve | Subject to the approval of HDC Tree Officer. |
| S19 | 22/01733/HHFUL | Mr & Mrs Weldon 18 Valerian Close Eaton Ford St Neots Erection of first floor front extension and two storey front extension | Approve | Improves the property. Makes efficient use of its site. |
| S20 | 22/01477/LBC | Ms Alison Manton 5 Audreys Court 153 Great North Road Eaton Socon Retrospective Removal of disintegrating Gable End Windows and replacement with Wooden Double Glazed Fire Compliant Windows 1 x bathroom 1 x Living Room | Approve | Subject to the approval of HDC Conservation Officer. Fits in with local street scene. Satisfactory proposal in terms of scale and pattern of development. |
| S21 | 22/01747/HHFUL | Mr Watson Sycamore House 119 Great North Road Eaton Socon Erection of orangery to replace existing conservatory, construction of a carport, changes to the front boundary treatments. | Approve | We consider that the proposal would assimilate itself to the existing part of the town. |
| S22 | 22/01602/FUL | Santander UK PLC (Mr Alastair Rodda) 56 Market Square St Neots PE19 2HL Alterations to main pedestrian entrance and internal installation of 1no new 46 (portrait) TV screen within a metal shroud floor standing unit. | Approve | Minimum impact on neighbours. We consider that the proposal would assimilate itself to the existing part of the town. |
| S23 | 22/01772/HHFUL | Mr James & Chris Tortise-Crawford 12 East Street St Neots PE19 1JU | Approve | Minimum impact on neighbours. Improves the property. |

SCHEDULE OF PLANNING APPLICATIONS – 6 SEPTEMBER 2022

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|---------------|--|
| | | Erection of single storey and two storey rear extension. Demolition of existing extensions. | | |
| S24 | 22/01266/FUL | Miss Yen Hai Thi Hoang 16 High Street St Neots PE19 1JA Change of use from a Nail Parlour (Sui Generis) to a Bubble Tea Shop (Class E) | | Application withdrawn – not considered |

Committee Chairperson

SCHEDULE OF PLANNING APPLICATIONS – 7 June 2022

| No. | Reference | Development | SNTC Decision | Notes |
|-----|---------------|---|---|--|
| 1 | 22/00827/S106 | <p>Jemma Brown Land North Of Cambridge Road St Neots Variation of Section 106 associated with 070401273, in respect of the affordable housing clause.</p> | NOTED | Members noted that there was a variation around right to buy for which the Committee was not sufficiently qualified to comment. |
| 2 | 22/01147/REM | <p>Loves Farm Eastern Expansion Development Area Cambridge Road St Neots Application for reserved matters in respect of appearance, layout, scale and landscaping pursuant to Sub-Phase B of outline planning permission 1300388OUT for the construction of Spine Road and Secondary Road Primary Infrastructure</p> | APPROVE Subject to the recommendations submitted by members. | <p>Highway Safety: Road Narrowing – road narrowing schemes should be avoided. They can cause issues for vehicles and emergency services. On Love's Farm, many road narrowing schemes are hot spots for collisions, especially where there are no parking restrictions to ensure room for two-way traffic either side of the schemes.</p> <p>Road Design: Committee members recommend the addition of limited sections of wider roads to allow for 2 car widths in addition to on-street parking, similar to Great High Ground beside the Pirate Ship playground. Some limited sections of clearly designated on-street parking will discourage and free-for-all approach by residents and visitors that would result in antisocial and dangerous parking.</p> <p>Use of Block Paving: Committee members recommend against the use of block paving. The surface does not lend itself to hard wearing road markings such as parking restrictions, which are liable to cracking, rendering them unenforceable. Block paving at two locations with high volume traffic on Stone Hill have exhibited some movement and have become uneven and unstable.</p> |
| 3 | 21/02393/FUL | <p>Chorus Homes Group Adjacent 13 Mallard Lane St Neots Demolition of 7 garages and construction one 3 Bed Dwelling with associated external works New Parking Surveys Received</p> | | <p>The following comments should be considered for all Chorus Homes Group applications on the schedule of plans - no's 3 to 16.</p> <p>The Council's two overriding cover are over development and reduction of existing parking provisions, with other concerns resulting from these to issues.</p> |

SCHEDULE OF PLANNING APPLICATIONS – 7 June 2022

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|---|---------------|---|
| 4 | 21/02398/FUL | Chorus Homes Group Adjacent 2 Mallard Lane St Neots Demolition of 6 garages and construction of two 2 Bed Dwellings with associated external works New Parking Surveys Received | | This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. |
| 5 | 21/02399/FUL | Chorus Homes Group Between 8 And 10 Mallard Lane St Neots Demolition of 10 garages and construction of 1 dwelling with associated external works New Parking Surveys Received | | This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access. |
| 6 | 21/02400/FUL | Chorus Homes Group Between 20 And 22 Mallard Lane St Neots Demolition of 6 garages and construction of two 2 Bed Dwellings with associated external works New Parking Surveys Received | | A standard was required when the estate was first constructed, and car ownership has increased since that time. Removal of existing parking spaces is counterproductive and will negatively impact on the housing area as a whole. |
| 7 | 21/02396/FUL | Chorus Homes Group South East Of 32 Mallard Lane St Neots 12 garages and construction of two 2 bed dwellings with associated external works New Parking Surveys Received | | The Council's concerns can be summarised as; <ul style="list-style-type: none"> • Overlooking/loss of privacy • Adequacy of parking/loading/turning • Highway safety • Inability for emergency vehicles to manoeuvre through the estate. |
| 8 | 21/02397/FUL | Chorus Homes Group North Of 197 Duck Lane St Neots Demolition of 13 garages and construction of two 3 bed dwellings with associated external works New Parking Surveys Received | | <ul style="list-style-type: none"> • Traffic congestion • Layout and density of building • Road access • Local, strategic, regional, and national planning policies • Disabled persons access • Proposals in the development plan. • Previous planning decisions (including appeal decisions) • Demonstrable harm to the amenity of the residents |
| 9 | 21/02493/FUL | Chorus Homes Group North Of 115 Duck Lane St Neots Demolition of 7 garages and re-modelling of existing parking area New Parking Surveys Received | | <ul style="list-style-type: none"> • Loss of important open spaces or physical features. • Allows for insufficient spaces for future on-street EV changepoints which will inevitably be required as |

SCHEDULE OF PLANNING APPLICATIONS – 7 June 2022

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|---|---------------|---|
| 10 | 21/02438/FUL | Chorus Homes Group North Of 54 Henbrook St Neots Demolition of 33 garages and construction of 3 dwellings (one 3 bed, two 2 beds) with associated external works New Parking Surveys Received | | the government pushes for greater EV ownership. Please also record the Council's objections in in line with NPPF; The proposals conflict with Section 2, Para 7 NPPF which states: "... the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs " |
| 11 | 21/02436/FUL | Chorus Homes Group Between 130 And 132 Duck Lane St Neots Demolition of 24 garages and construction of 3 dwellings (one 1 Bed, two 2 Beds) with associated external works New Parking Surveys Received | | The proposed developments will leave no scope for future EV charge hubs or points. Section 2, Para 104 NPPF reinforces the requirement to consider transport issues and changing transport technology at the earliest stage of plan making. |
| 12 | 21/02437/FUL | Chorus Homes Group Rear Of 108 To 114 Duck Lane St Neots Demolition of 19 garages and construction of two 3 bed dwellings with associated external works New Parking Surveys Received | | Para 16 NPPF states: plans should... "(c) be shaped by early, proportionate, and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;" |
| 13 | 21/02394/FUL | Chorus Homes Group Adjacent 28 Springbrook Eynesbury Demolition of 7 garages and construction of two 2 bed dwellings with associated external works New Parking Surveys Received | | This is reinforced in the St Neots Neighbourhood Plan; "1.4.8 Early discussions should be held with the Town Council to discuss design issues. Proposals that have evolved with the community will be favourably considered. The Town Council can provide valuable advice to applicants in terms of St Neots special character and local distinctiveness." |
| 14 | 21/02495/FUL | Chorus Homes Group Adjacent 45 Springbrook Eynesbury Demolition of 8 garages and construction of three 2 bed dwellings with associated external works New Parking Surveys Received | | Chorus Homes have however failed to engage with the Town Council or |
| 15 | 21/02431/FUL | Chorus Homes Group Opposite 27 To 30 Naseby Gardens St Neots Demolition of 16 garages and construction of four 2 bed dwellings with associated external works New Parking Surveys Received | | |

SCHEDULE OF PLANNING APPLICATIONS – 7 June 2022

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|---|---------------|---|
| 16 | 21/02494/FUL | <p>Chorus Homes Group North East of 157 Duck Lane St Neots Demolition of 6 garages and construction of two 3 bed dwellings with associated external works New Parking Surveys Received</p> | | <p>the community on the applications presented.</p> <p>The application has failed to take into account or include strategic policies from the Local Planning authorities policies or the local Neighbourhood plan as set out in Para17 of NPPF; “The development plan must include strategic policies to address each local planning authority’s priorities for the development and use of land in its area 12 . These strategic policies can be produced in different ways, depending on the issues and opportunities facing each area. They can be contained in:</p> <p>a) joint or individual local plans, ...”</p> <p>The applications have not considered or addressed Policy PT1 of St Neots Neighbourhood Plan, which states: “Policy PT1 Development proposals must demonstrate how opportunities for the use of sustainable modes of transport are maximised. This should be achieved through maximising the potential for cycling and walking throughout the site and through contributions towards the extension, linking, and/or improvement of existing routes throughout St Neots.”</p> <p>Finally, the proposals conflict with Policy PT2 of St Neots Neighbourhood Plan, which states; “Policy PT2 All development proposals which include an element of residential development, including change of use to residential, must provide adequate space for vehicle parking to meet the expected needs of residents and visitors. A design-led approach should be taken to ensure parking is properly integrated into the layout of the scheme, minimises adverse impacts on surrounding uses, and facilitates traffic flow and accessibility for service and emergency vehicles.”</p> |

SCHEDULE OF PLANNING APPLICATIONS – 7 June 2022

| No. | Reference | Development | SNTC Decision | Notes |
|-----|-----------|-------------|---------------|---|
| | | | | The applicant has failed to take into account local priorities as directed by the NPPF. |

Committee Chairperson

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|---------------|---|
| 1 | 21/02393/FUL | <p>Chorus Homes Group Adjacent 13 Mallard Lane St Neots Demolition of 7 garages and construction one 3 Bed Dwelling with associated external works</p> | Reject | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|----------------------|---|
| 2 | 21/02394/FUL | <p>Chorus Homes Group Adjacent 28 Springbrook Eynesbury Demolition of 7 garages and construction of two 2 bed dwellings with associated external works</p> | <p>Reject</p> | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|---------------|---|
| 3 | 21/02396/FUL | <p>Chorus Homes Group South East Of 32 Mallard Lane St Neots Demolition of 12 garages and construction of two 2 bed dwellings with associated external works</p> | Reject | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|---|---------------|---|
| 4 | 21/02397/FUL | <p>Chorus Homes Group North Of 197 Duck Lane St Neots Demolition of 13 garages and construction of two 3 bed dwellings with associated external works</p> | Reject | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|---|---------------|---|
| 5 | 21/02398/FUL | <p>Chorus Homes Group Adjacent 2 Mallard Lane St Neots Demolition of 6 garages and construction of two 2 Bed Dwellings with associated external works</p> | Reject | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|---------------|---|
| 6 | 21/02399/FUL | <p>Chorus Homes Group Between 8 And 10 Mallard Lane St Neots Demolition of 9 garages and construction of 1 dwelling with associated external works</p> | Reject | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|---------------|---|
| 7 | 21/02400/FUL | <p>Chorus Homes Group Between 20 And 22 Mallard Lane St Neots Demolition of 6 garages and construction of two 2 Bed Dwellings with associated external works</p> | Reject | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|---------------|---|
| 8 | 21/02495/FUL | <p>Chorus Homes Group Adjacent 45 Springbrook Eynesbury Demolition of 8 garages and construction of three 2 bed dwellings with associated external works</p> | Reject | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|---------------|---|
| 9 | 21/02437/FUL | <p>Chorus Homes Group Rear Of 108 To 114 Duck Lane St Neots Demolition of 19 garages and construction of two 3 bed dwellings with associated external works Demolition of 19 garages and construction of two 3 bed dwellings with associated external works</p> | Reject | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|---------------|---|
| 10 | 21/02438/FUL | <p>Chorus Homes Group North Of 54 Hen brook St Neots Demolition of 33 garages and construction of 3 dwellings (one 3 bed, two 2 beds) with associated external works</p> | Reject | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|---|----------------------|---|
| 11 | 21/02494/FUL | <p>Chorus Homes Group North East Of 157 Duck Lane St Neots Demolition of 6 garages and construction of two 2 bed dwellings with associated external works</p> | <p>Reject</p> | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|----------------------|---|
| 12 | 21/02436/FUL | <p>Chorus Homes Group Between 130 And 132 Duck Lane St Neots Demolition of 24 garages and construction of 3 dwellings (one 1 Bed, two 2 Beds) with associated external works</p> | <p>Reject</p> | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|---------------|---|
| 13 | 21/02431/FUL | <p>Chorus Homes Group Opposite 27 To 30 Naseby Gardens St Neots Demolition of 16 garages and construction of four 2 bed dwellings with associated external works</p> | Reject | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

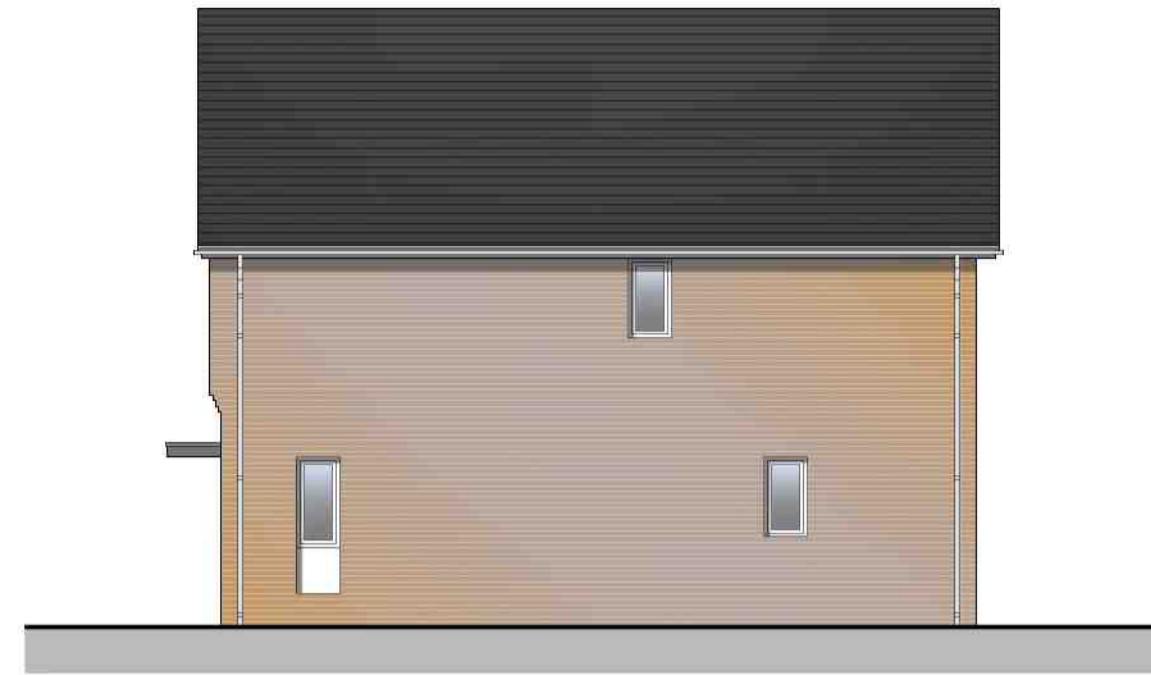
| No. | Reference | Development | SNTC Decision | Notes |
|-----|----------------|---|----------------|--|
| 14 | 21/02493/FUL | Chorus Homes Group North od 115 Duck Lane, St Neots Construction of one 1 bed dwelling with associated external works | Reject | This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access. Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features. |
| 15 | 21/02413/HHFUL | Mr Thomas Evans 30 Luke Street Eynesbury St Neots Demolition of existing chimney and external alterations to the rear part of the building, including the addition of conservation rooflights | Reject | Effect on listed building and conservation area. Design, appearance, and materials. |
| 16 | 21/02381/HHFUL | Mr & Mrs Tom Walker 155 Great North Road Eaton Socon St Neots Proposed first floor extension to the front of the property | Approve | Improves the property. Will have no negative impact on the wider landscape character of the area. |
| 17 | 21/02000/HHFUL | Mr Mark McGuigan 5 St Neots Road Eaton Ford St Neots Dropping of roadside kerb | Approve | Noted |
| 18 | 21/02427/HHFUL | Mr and Mrs Howe Home Field Kings Lane St Neots Proposed single storey free standing out-building including sleeping accommodation and a shower room (to be used solely by a family member) | Approve | Minimum impact on neighbours |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|----------------|---|----------------|--|
| 19 | 21/02603/FUL | Mr Peter Mckeown 22 High Street St Neots PE19 1JA Full retrospective planning application to regularise matters on site for a residential development containing 18 dwellings (including conversion of existing chapel) along with access, parking, landscaping, and associated infrastructure | Noted | |
| 20 | 21/02552/HHFUL | Mr & Mrs McGarry 37 Burwell Road Eaton Ford St Neots PE19 7QQ Proposed single storey infill extension between house and garage and widen existing front entrance canopy | Approve | Makes efficient use of the site |
| 21 | 21/02571/TREE | Mr Micheal Cullis The Spinney 98A Great North Road Eaton Socon St Neots PE19 8EJ Oak Tree - general tidy and removal of dead timber, clean the undergrowth and dead wood and to ensure there is no danger from the boughs that hang across the public footpath and the garden immediately left of the public footpath. This will also bring further light into property | Approve | Noted |
| 22 | 21/02511/LBC | Mr and Mrs D Barnes The Mill House School Lane Eaton Socon St Neots PE19 8GW Remove garage door and insert window; insert 2 windows in north elevation and extend balcony | Approve | Subject to approval of conservation officer |
| 23 | 21/02504/HHFUL | Cheryl Stead 30 Wilkinson Close Eaton Socon St Neots PE19 8HJ Proposed two storey side/front extension. | Approve | Satisfactory proposal in terms of scale and pattern of development |

Committee Chairperson



Front Elevation
scale 1:100



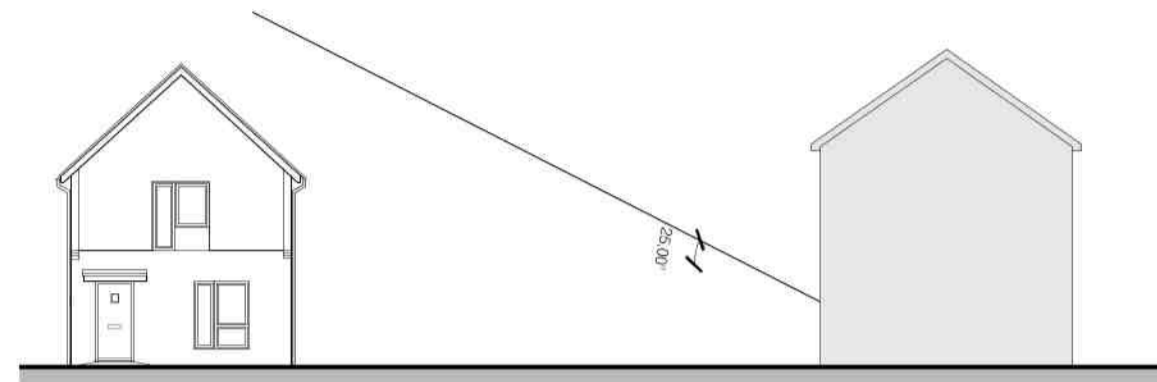
Side Elevation



Rear Elevation



Side Elevation



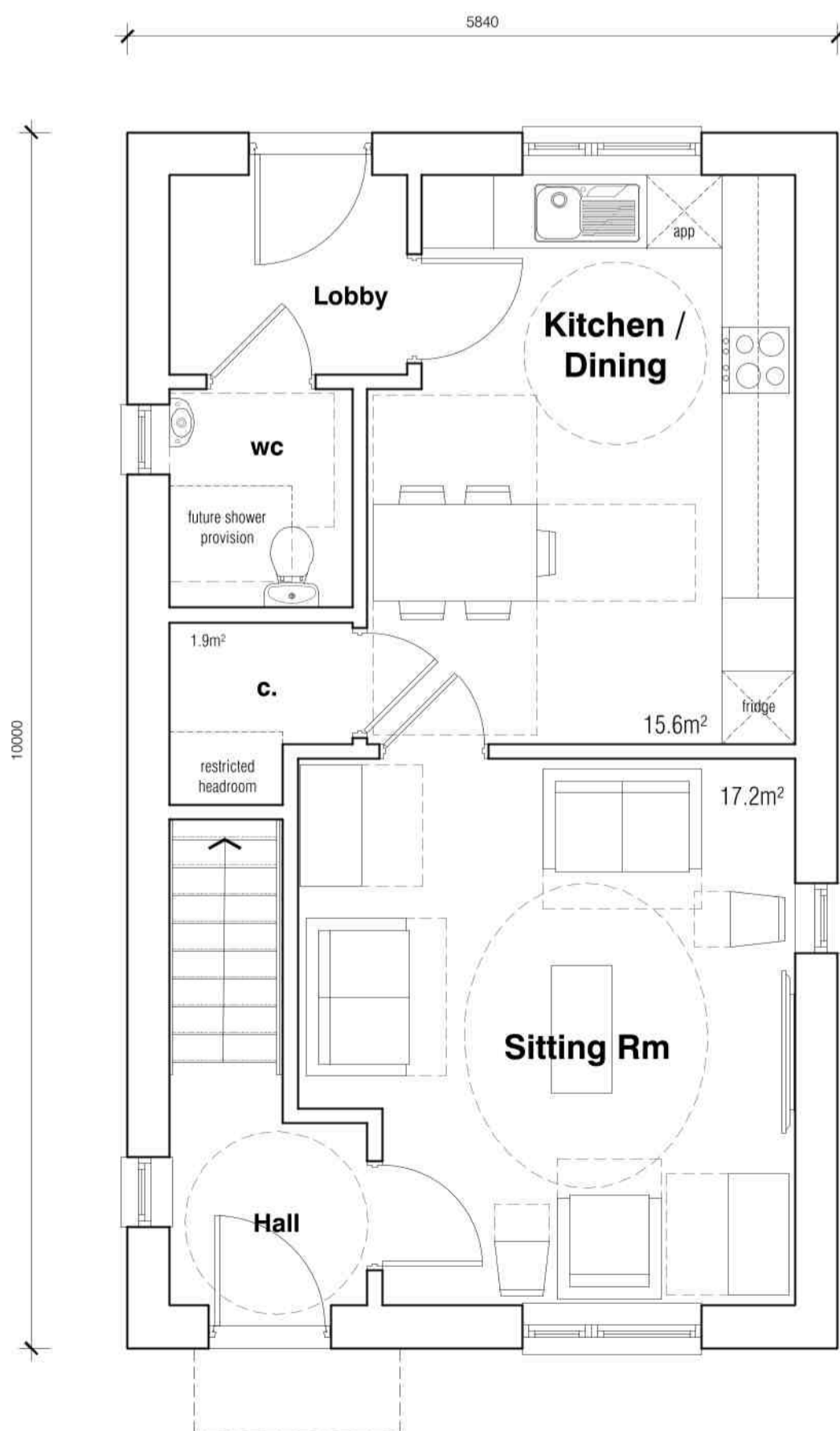
25 degree light test
scale 1:200



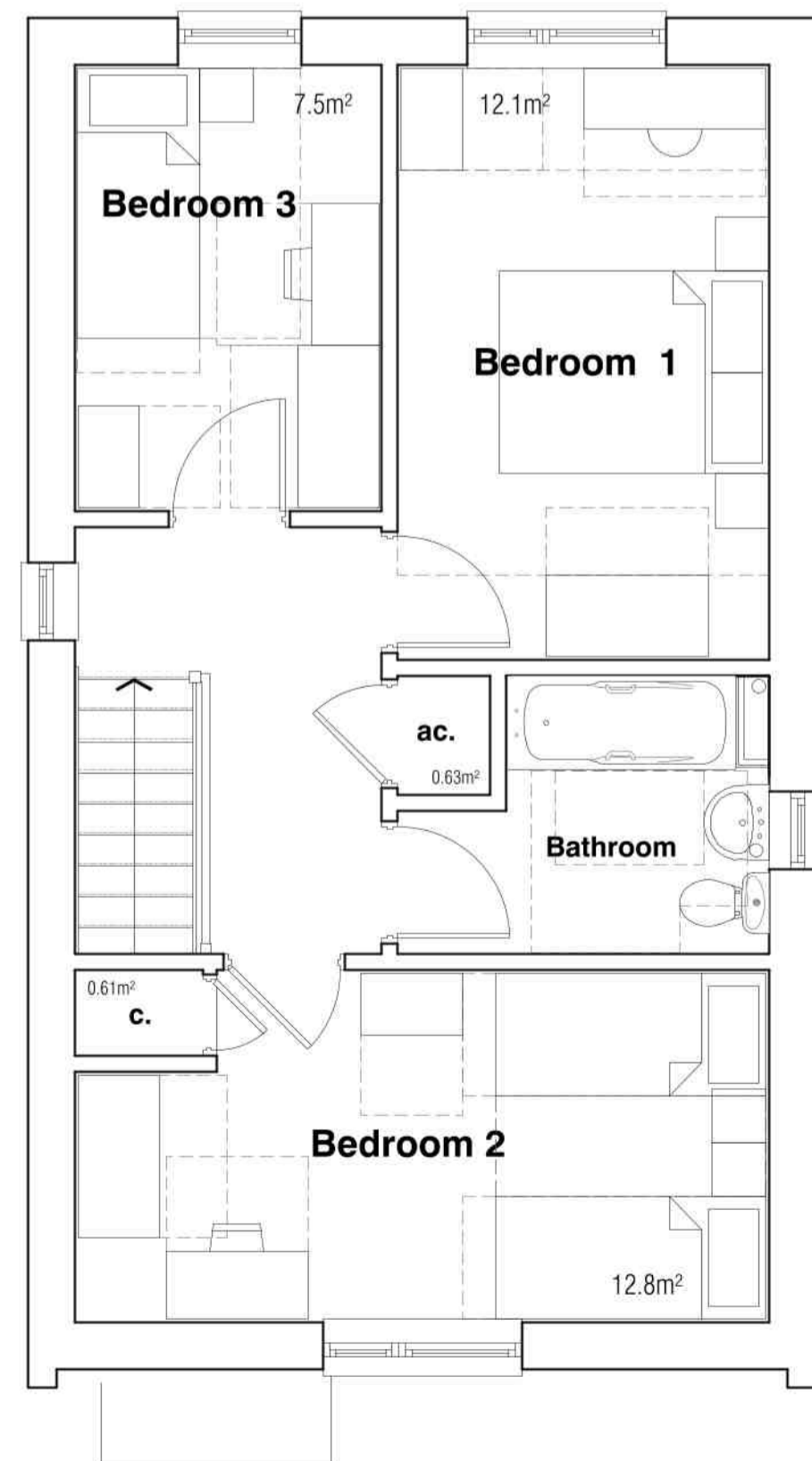
Location Plan
scale 1:1250



Site Plan
scale 1:200



3B Nar/Det (GIFA = 95.6m²)
Ground Floor
scale 1:50



First Floor

DO NOT SCALE FROM THIS DRAWING
THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SUPERVISING OFFICER.
ALL DIMENSIONS ARE SHOWN IN mm UNLESS OTHERWISE STATED.

NOTES:

KEY

- HARD LANDSCAPING:**
- New Private Drives**
Private drives and paths to be permeable block paving to approval of Local Authority
 - Shared Drive**
Shared drive and footpath to be surfaced with tarmac to approval of Local Authority.
 - Private Paths**
Private footpaths formed with paving slabs to approval of Local Authority.
 - Bin Collection Points**
Bin collection points to be permeable tegula paving to approval of Local Authority
- SOFT LANDSCAPING:**
- Rear Gardens**
 - Front Gardens**
Front gardens to be turf/shrub borders, refer to landscape drawings.
 - Proposed New Trees**
Locations of new planting (indicative). Refer to detailed landscaping proposals prepared by Landscape Architect.
 - Soft Landscaping / Planting**
Location of proposed planting, indicative.

BOUNDARY TREATMENTS:

- 1.8m Close Boarded Fence**
1.8m high close boarded timber fence with concrete gravel boards at changes of level where required.
- 1.8m High Wall**
1800mm high 225mm thick brick wall with brick on edge coping.
- 0.8m Garden Wall with 1m Metal Rail Fence Over**
800mm wall with 1000mm high vertical metal rail fence over.
- Timber Bollard**
Timber bollards at 1200mm centres
- OTHER:**
- Refuse Bins**
Location of refuse bin storage within curtilage of dwellings / bin collection points.
- Timber Sheds**
Location of timber sheds within gardens providing cycle storage.
- Car Parking**
Allocated parking space for existing resident
Parking provision for new dwelling
Visitor spaces.

Site 12 - Development Summary

| Plot no. | Type | Size (m ²) | Total (nr.) |
|------------------|--|------------------------|-------------|
| 1 | 3BSP | 95 | 1 |
| 2 | 3BSP | 95 | 1 |
| | | Total | 2 |
| Site Area | 0.109 Ha | | |
| Parking | 9 spaces (See Parking Strategy) | | |

Revisions

| Suffix | Date | Amendments |
|--------|---------|--|
| A | Jan 22 | Soft Landscaping added to the side of the dwellings. |
| B | Feb 22 | Redesign of Site following Planning officers comments. |
| C | July 22 | Allocated spaces updated. |

Status

PLANNING SUBMISSION



Job Title
Proposed Redevelopment of Garage Court
Adjacent to No. 114 Duck Lane
St Neots for Chorus Homes Developments Ltd

Drawing Title
Planning Drawing
Site Plan, Location Plan
Plots 1 & 2 Floor Plans & Elevations

| Date | Scale | Dwn | Dwg No | Rev |
|---------|----------|-----|---------------|-----|
| Sept 21 | Var @ A1 | BP | CH-903-P12-01 | C |

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DEVELOPMENT MANAGEMENT COMMITTEE 21st NOVEMBER 2022

Case No: 21/02438/FUL (FULL PLANNING APPLICATION)

Proposal: DEMOLITION OF 33 GARAGES AND CONSTRUCTION OF 3 DWELLINGS (ONE 3 BED, TWO 2 BEDS) WITH ASSOCIATED EXTERNAL WORKS

Location: NORTH OF 54 HENBROOK ST NEOTS

Applicant: CHORUS HOMES GROUP

Grid Ref: 518849 259755

Date of Registration: 23.11.2021

Parish: ST NEOTS

RECOMMENDATION - APPROVE

This application is referred to the Development Management Committee (DMC) in accordance with the Scheme of Delegation as the ward member for the area has 'called in' the application and the officer recommendation of approval is contrary to that of the Town Council

This application was presented to Development Management Committee on the 21st of February 2022. Members resolved to defer the application pending further detail from the applicants in the form of parking surveys and consultations with Cambridgeshire Fire and Rescue, Cambridgeshire Constabulary, East of England Ambulance Service and HDC Operations (Waste and Recycling).

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The application site is an area of land housing garages on a 1960's Council housing development in St Neots. Some of the dwellings have since transferred to the ownership of Places for People (previously HHP, Luminus & Chorus Homes) following the transfer of the District Council's housing stock in the year 2000.
- 1.2 In terms of constraints the site is not within a Conservation Area, there are no Listed Buildings in the immediate vicinity and no protected trees. The site lies within Flood Zone 1 though does have a greater than 75% risk of surface water flooding. A small

section of the site (the parking area) does lie within Flood Zone 2.

- 1.3 This application seeks permission to demolish thirty-three garages and to construct two semi-detached 2-bedroom dwellings and one detached 3-bedroom dwelling. Each dwelling is provided with two parking spaces. Additionally 2 visitor and 7 allocated spaces shall be provided.
- 1.4 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.
- 1.5 During the lifetime of the application revised plans have been received, where necessary, re-consultations have been carried out with the Town Council, relevant consultees, neighbours and other interested parties accordingly.
- 1.6 Given the nature of the development, though not specifically required, officers have taken the cautious approach of displaying a site notice in the vicinity of the site to ensure that any interested parties were fully aware of the proposals.
- 1.7 The application is one of 14 similar applications in this area which have been submitted to the District Council for consideration.

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 St Neots Neighbourhood Plan 2014-2029 (February 2016)

Policies:

- A3 – Design
- PT1 – Sustainable Travel
- PT2 – Vehicle Parking Standards for Residential Development
- P4 – Flooding

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

- LP1: Amount of Development
- LP2: Strategy for Development
- LP5: Flood Risk
- LP4: Contributing to Infrastructure Delivery
- LP6: Waste-Water Management
- LP7: Spatial Planning Areas
- LP11: Design Context
- LP12: Design Implementation
- LP14: Amenity
- LP15: Surface Water
- LP16: Sustainable Travel
- LP17: Parking Provision and Vehicle Movement
- LP25: Housing Mix
- LP30: Biodiversity and Geodiversity
- LP31: Trees, Woodland, Hedges and Hedgerows

3.3 Supplementary Planning Documents

- Huntingdonshire Design Guide Supplementary Planning Document 2017
- Developer Contributions SPD 2011
- Huntingdonshire Landscape and Townscape Assessment (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)

3.4 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
- * H2 - Well-related to external amenity and public spaces
- * H3 - Attention to detail: storage, waste, servicing and utilities

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

4. PLANNING HISTORY

4.1 None relevant.

5. CONSULTATIONS

5.1 As detailed above, St Neots Town Council have been consulted a number of times during the lifetime of the application following receipt of revised plans and details. They maintain their position of refusal. Their comments are summarised below but are also available to view on HDC's Public Access Site.

5.2 St Neots Town Council recommend refusal: This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de-facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.

Further reasons were summarised as:

- *Overlooking/loss of privacy
- *Adequacy of parking/loading/turning
- *Highway safety
- *Traffic congestion
- *Layout and density of building
- *Road access
- *Local, strategic, regional and national planning policies
- *Disabled persons access
- *Contrary to the Development Plan/NPPF and the St Neots Neighbourhood Plan
- *Previous planning decisions (including appeal decisions)
- *Demonstratable harm to the amenity of residents
- *Loss of important open spaces or physical features
- *Overdevelopment
- *Lack of future provision for electric vehicle charging
- *Lack of communication with the Town Council

Officer comment: Officers are unaware of any recent, previous proposals relating exclusively to this site and so are unable to comment or confirm the presence of any previous planning decisions or appeal decisions. Given the consultations which

have taken place it is considered that the Town Council have had input into the decision-making process throughout the lifetime of the application. The remaining matters including the principle of the development and considered adherence to local and national planning policies are addressed in the proceeding sections of this report.

- 5.3 HDC Urban Design Team - broadly have no objections - details of this consultation is referenced in paras 7.10 & 7.11.
- 5.4 HDC Environmental Health - no objections subject to conditions relating to site investigation detail, the reporting of unexpected contamination and the implementation of an approved remediation scheme.
- 5.5 HDC Operations Team (Waste & Recycling) – no objection, further details in para 7.23.
- 5.6 Cambridgeshire Constabulary – no objections in terms of parking. Suggestions made to general design enhancements (for security purposes) which are addressed in para 7.12.
- 5.7 Cambridgeshire Fire and Rescue – no objections – further details in para 7.28.
- 5.8 East of England Ambulance Service – no objections – further details in para 7.28.
- 5.9 Lead Local Flood Authority (LLFA) – no objections – further details in the proceeding sections of this report.
- 5.10 Cambridgeshire County Council Local Highways Authority - raise no objections in terms of highway safety – further details in para 7.27.
- 5.11 Cambridgeshire County Council Transport Assessment Team – no objections – further details in para 7.27.

6. REPRESENTATIONS

- 6.1 At the time of preparing the original report 43 objections had been received, two of these were from local Councillors. Since the application was presented to DMC in February a further six have been received, two of these were from the Ward Councillor. These are available to view on HDC's Public Access Site but broadly relate to the following concerns:
- Potential that local residents may be unaware of the proposals and so may not have had the opportunity to comment
 - Loss of highway safety/emergency vehicle access
 - Loss of parking with make an existing bad situation much worse

- Increase in congestion, accidents, frustration and arguments and general highway safety concerns
- Parking spaces for existing residents should be provided on-street
- Plans contrary to Government document 'A Green Future: Our 25 Year Plan to Improve the Environment' and loss of green spaces and trees
- Increased population density
- Increased density of houses in the locality
- Design and impact upon visual amenity
- Overshadowing
- Overdevelopment
- Loss of privacy
- Loss of light
- Noise
- Contrary to Government Policy (NPPF)
- Contrary to the Development Plan and St Neots Neighbourhood Plan
- Disabled persons access
- Bin storage (both for new dwellings and impact in terms of existing waste collection methods)
- Potential for increased criminal activity
- Query on the re-allocation of parking (by Chorus Homes)
- Out of date and misleading information submitted (parking)
- In the evenings and weekends the site is often filled with parked cars
- Lack of EV charging points
- Existing garages are not used as they are too small to put a car in and because Chorus charge too much rent and do not maintain the garages
- Some garages are used as storage due to problems with overcrowding
- Perceived lack of communication with the Town Council
- Quality of the detail provided in the submitted parking surveys and suggestions contrary to Highway Code

Officer comments in relation to the above: As stated in the preceding section of this report, though not specifically required officers did arrange for a site notice to be displayed in the vicinity of the application site in an attempt to ensure that any interested parties were made aware of the proposals. The comments regarding density both of the immediate locality and in Huntingdonshire are noted, however, given that St Neots is identified as a Spatial Planning Area under Policy LP7 of Huntingdonshire's Local Plan to 2036 (2019) which supports housing development where it is appropriately related to the built-up area (and where it accords with other appropriate policies), the proposal and principle of further residential development is supported in this location in line with this Policy

of the Local Plan. This and other policies matters are addressed later in this report.

Officers note the comments regarding green spaces and impact on trees, however, in this case the application form states that no trees will be removed such to facilitate the development and, as this utilises an area of hardstanding/garage court there is no significant loss of green space as a result of the development. The plans reflect the trees to be retained along with replacement parking. The document referenced above 'A Green Future: Our 25 Year Plan to Improve the Environment' does not impose direct restrictions on new development. It is noted that HDC have been guided by this document and the ambitions within it will eventually form the renewed Environment and Climate Strategy. However, at present there is no policy in place which restricts development of this nature, especially given the existing built-up location of the area concerned.

In terms of EV (Electric Vehicle) charging points, officers are aware that there is a proposed change in law mandating this addition but there is no requirement for this at present. Further, whilst the concerns regarding the remoteness of the proposed parking is noted, this does not prevent the future addition of EV charging 'upstand points' and so the fact that the parking areas are not directly adjacent to the new dwellings does not necessarily result in a barrier in this regard.

The other matters raised are dealt with under the relevant headings elsewhere in this report.

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 (2019). The development plan is defined in Section 38(3)(b) of the 2004 Act as "the development plan documents (taken as a whole) that have been adopted or approved in that area".
- 7.3 In Huntingdonshire the Development Plan consists of:
- Huntingdonshire's Local Plan to 2036 (2019)

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

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

- The Principle of Development
- Design and Visual Amenity
- Residential Amenity
- Highway Safety and Parking Provision
- Flood Risk and Surface Water
- Biodiversity
- Impact on Trees
- Accessible and Adaptable Homes
- Water Efficiency
- Developer Contributions

The Principle of Development

7.5 Policy LP7 of Huntingdonshire's Local Plan to 2036 defines St Neots as a spatial planning area. Whilst the area in question is not an allocated site, Policy LP7 states that a proposal for development on a site which is additional to those allocated in the plan will be supported where it fulfils the following requirements and is in accordance with other policies. For residential development the policy is set out as below:

7.6 A proposal for housing development (Class C3) or for a residential institution 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 In this case the application site is considered to lie within the built-up area of the settlement and is therefore acceptable in principle subject to compliance with the other relevant policies and considerations.

Design and Visual Amenity

7.8 The location of the garage block forming this application is off Duck Lane to the rear of dwellings forming Henbrook. The general appearance of the area is typical of a 1960's purpose-built housing development hosting mainly two-storey terraced dwellings of brick and tile construction. That said, the dwellings to the south of the site on Henbrook are smaller scale, semi-

detached 'dormer' style dwellings. A dominant feature in the streetscene is the five-storey flats (76-96 Duck Lane) which are to the north-east of the entrance to the application site. Given this variance in design and style the streetscene cannot be considered to have a uniform appearance.

- 7.9 This application seeks permission to demolish thirty-three garages on this site and to replace them with two semi-detached 2-bedroom dwellings and one 3-bedroom detached dwelling. These are located such that they would not form part of the streetscene of either Duck Lane or Henbrook and are instead located to the rear of the flats (76-96) and rear of dwellings to the north-west (45 Henbrook and adjacent dwellings). Six parking spaces are provided for the proposed dwellings.
- 7.10 The two semi-detached dwellings (plots 1 and 2) are of typical design and appear acceptable with regard to their scale and mass in relation to the surrounding developments. The same consideration applies to the detached dwelling (plot 3). HDC's Urban Design Team have been consulted and raise no objections. Given their location and design in relation to their location officers have no concerns with regard to design and visual amenity. The external materials and further architectural details shall be secured by condition.
- 7.11 One comment Urban Design did make was with regard to the side sitting room window serving the sitting room on plot 3 which overlooked the rear access footpath. It was recommended that this unit be 'handed' such that the window would overlook the driveway area given that the footpath is reflected as gated on the plans. This matter has been rectified as part of the re-submission and Urban Design are satisfied with the changes made.
- 7.12 In terms of other matters officers note that a shed has been provided in the rear gardens of all plots which, though of limited scale should provide for secure covered cycle space. There is also ample space for the storage of wheeled bins in the rear gardens, these are marked on the plans and considered to be acceptable. Details relating to the design of the cycle storage as well as hard and soft landscaping shall be secured by condition. Urban Design have noted that further details are required on the proposed materials for the driveway/parking court area (which appears to be block paved). The submitted details shall include methods of demarcation of the spaces. It should be noted that Cambridgeshire Constabulary did make some observations in their comments with regard to some design aspects (boundary treatments for example) but which were contrary to the advice of Urban Design. These are recommendations as opposed to requirements. Some amendments (outside of planning) may be achieved. An informative note shall be added to any permission with regard to these.

- 7.13 Amendments were made to the originally submitted plans such to satisfy some concerns raised by Urban Design broadly relating to:
- Access to plot 1 being restricted by the proposed parking
 - Landscaping matters-introduction of additional landscaping
 - Boundary treatments to the rear of the existing dwellings (numbers 51-54 Henbrook)
- 7.14 The re-submissions have broadly satisfied these concerns and as stated above Urban Design are happy to support. Any remaining outstanding matters shall be secured by condition.
- 7.15 Overall, whilst the concerns raised in the objections in terms of visual amenity and density of development in the area are noted, given the positive comments from Urban Design and the other factors detailed above, it is considered that the proposed dwellings would make a positive contribution to the area. At present the appearance of the garage court does little to enhance the area, the design of the dwellings do not look out of place and their location means that they would appear overly prominent in the streetscene and it is considered that they been carefully designed to integrate well. Therefore, the proposal is considered not to have a detrimental impact upon the character or appearance of the area and, (subject to condition) complies with Policies LP1, LP2, LP11 and LP12 of Huntingdonshire's Local Plan to 2036, Policy A3 of the St Neots Neighbourhood Plan 2014-2029, the NPPF (2021) and the National Design Guide (2021) in this regard.

Residential Amenity

- 7.16 As established in the preceding sections of this report, the dwellings are located to the rear of properties on Duck Lane and Henbrook. Plots 1 and 2 appear to be adjacent to the rear boundaries of numbers 45 and 46 Henbrook and the original plans reflected a separation distance of 1.15 metres to the boundary line. This would result in the introduction of increased mass at two-storey level within approximately 11 metres of the rear of these dwellings and results in a partial failure of the 25-degree test as detailed within the Huntingdonshire Design Guide Supplementary Planning Document (2017). The gardens also face a south-easterly direction and so the introduction of built development at this scale and just over 1 metre from the rear boundary is likely to result in a detrimental impact to the rear garden area of these dwellings.
- 7.17 This was initially dealt with as a 'late representation' for the purposes of the February DMC. However, since the application was deferred at DMC in February 2022 revised plans have been received which now demonstrate a separation distance of approx. 3.2 metres to the rear boundaries with the dwellings on

Henbrook and approx. 14.5 metres from the rear of the dwellings themselves. This amendment is considered to satisfy officers concerns with regard to any overbearing impacts associated with the development and is therefore considered to be acceptable. It should also be highlighted that Urban Design have not raised any objections in terms of residential amenity in this regard.

- 7.18 There is considered to be a suitable degree of separation to all other remaining boundaries/dwellings such to prevent any significant impact on any remaining dwellings or amenity land. The same consideration applies to plot 3 given its scale and location in relation to adjacent dwellings.
- 7.19 With regard to the dwellings themselves it is noted that the detached dwelling (plot 3) currently projects slightly forward of plot 2 by approximately 2 metres, there is 1 metre between the two dwellings and so based upon the location of the ground floor window of plot 2 (the closest serving a habitable room) this would comply with the 45-degree test in the Design Guide. The windows to the side elevation of plot 3 serve a W.C at ground floor and a landing/stairwell at first floor. As these do not serve habitable rooms the limited degree of separation between the two dwellings is considered to be acceptable and would not be detrimental to residential amenity.
- 7.20 In terms of overlooking and loss of privacy, Urban Design noted that as per the original plans the back-to-back relationship with numbers 68-70 Duck Lane fell slightly short of the recommended 21 metre back-to-back distances. The revised plans rectify this issue and so no further objections are raised in this regard. The distances to all boundaries, amenity land and dwellings (in terms of window locations) is considered to be acceptable. Though the limited distance to the common boundary and rear of numbers 45 and 46 (as referenced previously) is noted there are no windows in the side elevations of these dwellings and so no concerns with regard to overlooking. For this reason, the windows to the side of plot 3 are also acceptable as there are no side windows in plot 2. Regardless of this, as previously established these windows to not serve habitable rooms and so the impact in practice is considered to be negligible.
- 7.21 Urban Design and officers have noted that there is likely to be some degree of overlooking afforded to the rear gardens of the new dwellings from the adjacent flat block. Given the scale and location of windows in the block this is likely to be significant. Urban Design note that there are some trees in the communal area of the flats which are likely to offer some level of screening. However, at the time of the site visit (during the autumn months) these were not in leaf and so provided a limited level of screening. Given that these trees are not within a Conservation Area and so are offered no formal protection there is no way to guarantee their longevity. The matters relating to the trees are

addressed later in this report but it is referenced here so that it is clear that these cannot be considered as a solution to any loss of privacy impacts.

7.22 However, notwithstanding this consideration, officers note that there is a separation distance between the flats and the boundary of plot 3 of approximately 19 metres (at the closest point). However, officers note that the flat building has doors with Juliet balconies on two floors of both the north-east and south-west elevations and windows on all floors of the north-west and south-east elevations. These naturally offer a 360-degree view of all dwellings and amenity land which surround them. Given the scale of the building the views are likely to be significant and some of the windows (whilst not directly opposite) offer a reduced degree of separation than is proposed here. Whilst it is not considered to be acceptable to impact the amenity of the new dwellings solely on the basis of an existing amenity issue, on balance, when this is considered alongside the degree of separation and the nature of the development as a whole (an occupant of the area given the layout and density of the buildings is likely to anticipate some degree of overlooking and loss of privacy) this is not considered to be overly detrimental to residential amenity. The side windows of plot 3 serve the sitting room at ground floor (though this is not the sole window and is of limited scale) and the upper floor window serves the bathroom and can be conditioned as obscure glazed. The parking and boundary treatments will also interrupt the views to the ground floor window and so this determination is largely based upon the impacts on the garden area.

7.23 In terms of other factors in relation to residential amenity officers note the concerns raised regarding potential increased noise, and odours from bin storage and collection points. Whilst there is likely to be an increased level of noise during the development stages it is not considered that this will be a long-term issue and the introduction of three dwellings is unlikely to significantly impact upon residential amenity through noise issues. As stated in the previous section of this report, provision for bin storage has been identified on the plans and is considered acceptable. An existing bin collection plan has also been submitted and these matters will be further formalised by condition. HDC's Operations (Waste and Recycling Team) have been consulted and raise no objections stating that the proposed development would not have a great effect on waste collections in the area as it's only an additional 29 bins per service. They observe that there are no communal collection points and collection from the highway will be easy. They also note that all of the dwellings can store their bins within their gardens. It is recognised that the storage of wheeled bins and waste collection methods may present some form of nuisance, but this cannot be completely eradicated through the planning process and again the introduction of development of this scale is unlikely to

significantly contribute to this. There are appropriate channels (separate to Planning), that can be taken to address any future issues that may arise. Officers also consider the size of the dwelling and its associated amenity land to be suitable for the scale of the development.

- 7.24 Lastly, matters relating to parking and potential amenity concerns which may arise from displacement of existing provision will be dealt with later in this report.
- 7.25 Therefore, taking the above points into consideration and subject to confirmation of the changes that are proposed to address concerns regarding the overbearing nature of the scheme, the development is considered not to have such a detrimental impact on the residential amenity of neighbouring properties as to warrant further amendment or refusal of the application, and would provide a suitable level of amenity for future occupiers of the proposed dwellings and therefore accords with LP14 of Huntingdonshire's Local Plan to 2036 and the NPPF (2021) in this regard.

Highway Safety and Parking Provision

- 7.26 As the proposal will result in the demolition of thirty-three garages and the loss of the associated extensive garage court, which officers understand is unofficially used for parking, there is naturally some concern about this loss, and this is certainly what most of the objections relate to. In this case the revised existing parking and garage usage detail which has been submitted reflects that from the 35 garages (one of the 36 total garages is outside of the red line and officers understand privately owned and 2 will be retained resulting in the 33 proposed for demolition), 2 are used locally, 6 from outside of the area and 27 are void. The proposals include two spaces per new dwelling, 2 visitor and 7 allocated spaces which is considered to be sufficient.
- 7.27 Since these applications were presented at DMC in February 2022 the applicants have submitted revised details with regard to parking provision following the loss of the garages and garage courts. Parking surveys have also been completed which were carried out in March and April 2022 (both on a weekday and at the weekend) and a later assessment (explained below) in June 2022 (a weekday) to meet a request made by Cambridgeshire County Council's Highways Team. Upon initial review of the revised surveys and details within these, concerns were raised by Highways that the surveys had not been carried out to fully accord with the Lambeth Methodology (as was suggested). Therefore, an amended survey was requested (including the June data). There were also a number of other matters which Highways considered needed to be addressed such as:

- The inclusion of vehicles parking in the garages included in the figures.
- Criteria used to identify the spaces to ensure that they would be in a suitable (and safe) location.
- Query on provision of the unallocated spaces which will be provided (mainly their location – several in one area).

Following these comments revised survey detail was provided to the Local Planning Authority (as detailed above) and CCC Highways were consulted again. This time, as well as the Development Management Team of Highways the Transport Assessment Team have also been consulted. The Development Management section has provided comments advising that in terms of the layout access and scale, their original comments (prior to February DMC) remain consistent. They state that the accesses do not change in terms of their suitability or safety whether they are considered as individual applications or as a whole. The original comments received stated that there were no objections in principle but that the LPA should consider the impact of the displaced vehicles (from the garages and associated courts) when determining the applications, particularly with regard to any residential amenity impacts which was also a matter (raised originally) by HDC's Urban Design Team. Overall, Highways raised no objection on grounds of highway safety. It should be noted that Urban Design have not been consulted further on the proposals given the level of detail provided in the surveys as their original concerns mainly focused on the fact that the earlier parking surveys did not consider parking which takes place within the garage courts which the later surveys now cover.

The CCC Transport Assessment Team have responded separately advising that they would not comment on a development of this scale as it is below the threshold which calls for a Transport Statement or a Transport Assessment to be provided. They advise that they expect a 'light touch' transport statement for 50 dwellings plus and a transport assessment undertaking full capacity assessments for 80 dwellings plus. To conclude, they advise that 29 dwellings would not have a severe impact on highway safety or capacity.

- 7.28 Further to the above, it should be noted that Cambridgeshire Constabulary, Cambridgeshire Fire and Rescue, the East of England Ambulance Service and HDC Operations (Waste and Recycling) have also been consulted on the proposals. They raise no objections in terms of accessibility. Both Cambridgeshire Constabulary and Cambridgeshire Fire and Rescue caveat that this is provided people are parking legally and responsibly. However, it should be recognised that this is likely to be an issue in any area and the matters regarding legal parking are not a matter which are within planning control. Again, balanced

consideration should be given to the loss of the garages (which the applicants have demonstrated are largely unused) and the re-provision as part of this (and the related) schemes.

- 7.29 Officers have carefully considered the potential impacts upon residential amenity as a result of the displacement of the vehicles from the garages and garage courts and the cumulative impacts (as a result of 14 similar applications in the same area). Broadly, the development in its entirety will result in the loss of 174 garages, 109 of these are void (as per the latest details submitted). Of the 65 garages in occupation 45 are used by residents within the site area and 20 are in occupation by people who live outside of the area. It is noted (as is raised in the objections) that the parking courts are also used (unofficially for parking). However, it should be regarded that this area is private property under the ownership of Places for People, therefore it is within their gift to prevent this use at any time (regardless of the outcome of this application). Further, as the area is not within a Conservation Area, in planning terms demolition could take place outside of planning control.
- 7.30 As part of the development (the 14 applications as a whole) 45 allocated spaces will be provided, thus providing parking spaces for each vehicle displaced by the loss of a garage (for those who currently rent garages and live within the area – no provision will be made for the 20 tenancies held by those that live outside of the area). 38 visitors' spaces shall be provided and so there is a total provision of 83 spaces as a result of the development. Further, each new dwelling (with the exception of one which requires a larger disabled access space) shall have two spaces allocated to it, thus 57 spaces will be provided for the 29 dwellings proposed as part of the entire scheme. Officers note the concerns raised regarding displacement from the (unofficial) parking taking place within the garage court areas. The data collected during March/April 2022 indicated that as a worst-case scenario 107 vehicles were parking in the garage courts (subject to this and the associated applications) and this assessment was undertaken during the early hours of a Saturday morning when most people were likely to be at home and thus parking their vehicles within the courts. The March/April data demonstrated that between 130-193 on street parking spaces remained free within the study area overnight on a weekend and during the day on a weekday. The later studies did not contradict the earlier figures and therefore 107 vehicles displaced remains a worst-case scenario. The statement therefore concludes that even if the additional parking provided as part of these scheme was unavailable, even in a worst-case scenario (of 107 vehicles displaced from the garage courts) on street provision is available within a short walk of resident's homes within the overall estate. Officers have noted the concerns raised regarding the locations and suitability of the kerbside parking in relation to legal parking and the Highway Code. However, officers refer back to the fact

that the legalities of parking are not a planning matter and that given the scale of the development Cambridgeshire County Council as the Local Highways Authority have not raised any objections in terms of highway safety and once again, the Transport Assessment Team have confirmed that the provision of 29 dwellings is below the threshold for formal transport statement to be submitted as it would not have a severe impact on highway safety or capacity.

- 7.31 It should also be highlighted that (as confirmed in the revised Parking Displacement Statement) that Chorus Homes do have other garage courts in close proximity where there are void garages and so if the residents would still prefer to rent a garage, then this is a possibility, though, in practice there are practical implications to consider as part of this solution.
- 7.32 It is considered that the provision of affordable housing is a key factor in the determination of this application. The most recent data from the Annual Monitoring Report 2022 Part 1(Housing Supply) reflects that the availability of affordable housing in Huntingdonshire is a major issue with a growing gap between average earnings and housing costs. In 2021/2022 255 new affordable homes were completed, amounting to 23.61% of all new dwellings completed and 27.29 of completions on qualifying sites (those that meet the affordable housing policy criteria). In St Neots, 13 affordable dwellings were provided.
- 7.33 Though the loss of parking provision is naturally going to result in increased pressure on the adjacent roads forming the estate it does not present any significant highway safety concerns (as detailed in the consultee comments from CCC Highways). Therefore, when the impacts of the loss of these underutilised garages and the garage courts (which as stated above are considered as private property and presumably could be protected by barriers if the landowner so wished) are balanced against the need for affordable housing it is considered that the public benefits of the provision of additional affordable housing would outweigh any potential amenity issues arising from the loss of parking provision, particularly when the level of replacement parking which will be introduced as part of the scheme alongside the parking for each individual dwelling is considered.
- 7.34 In terms of parking associated with the dwellings the plans reflect two off road spaces per dwelling. As noted above, the dimensions of these are considered to be sufficient for their purpose, but alongside the allocated parking, further details relating to the demarcation of the shared plots will be secured by condition. Policies LP16 and LP17 of Huntingdonshire's Local Plan to 2036 aim to support more sustainable modes of transport with LP17 specifically stating that a proposal that includes residential development will be expected to provide at least one

clearly identified secure cycle space per bedroom for all dwellings (C3 Use Class) unless it can be demonstrated that this is unachievable. The submitted plans reflect that this has been considered and a shed has been provided in the rear gardens which appears to broadly meet with this requirement (but will be secured by condition). It is noted that the provision of electric vehicle charging points is a matter which has been raised, however, Huntingdonshire District Council do not have a current Policy in place which would allow for this to be enforced.

7.35 Special regard has also been given to the comments raised (primarily by the Town Council) that Policies PT1 and PT2 of the St Neots Neighbourhood Plan have not been given consideration. Policy PT1 deals with the demonstration of how sustainable transport modes can be maximised (including cycling), whilst PT2 deals with parking provision and specifically states (amongst other matters) that 'all development proposals which include an element of residential development must provide adequate space for vehicle parking to meet the expected needs of residents and visitors.' As detailed in the preceding sections of this report, the level of parking associated with the new dwelling is considered to be acceptable, and, given the results of the evidence provided by the surveys it is considered that this application alone (or those forming the wider scheme) would not be contrary to this Policy. Officers consider that the location of the development (in a sustainable and the provision of secure covered cycle storage (to accord with Policy LP17 of the Local Plan) is sufficient in its aim such to encourage sustainable modes of transport.

7.36 Broadly speaking, whilst the concerns raised in the objections are noted and officers do not discount the potential amenity/access issues caused by the parking displacement, given the comments from CCC Highways there is no reason to consider that development of this scale would result in a detrimental impact on highway safety in the locality and therefore no justifiable reason for a refusal on this basis alone. Further, the comments from Cambridgeshire Constabulary, Cambridgeshire Fire and Rescue and the East of England Ambulance Service all demonstrate that they have no concerns with regard to public safety as a result of being able to access emergencies when required. Overall, the parking provision and cycle storage associated with the dwellings are acceptable, therefore, the proposed development is considered to broadly meet the objectives of Policies LP16 and LP17 of Huntingdonshire's Local Plan to 2036, Policies PT1 and PT2 of the St Neots Neighbourhood Plan 2014-2029 and the NPPF (2021) and would not give rise to highway safety issues.

Flood Risk and Surface Water

- 7.37 The application site is largely within in Flood Zone 1 as identified by the Huntingdonshire Strategic Flood Risk Assessment (2017), which means it has a low probability of fluvial flooding and is not subject to the sequential and exception tests as set out within the NPPF. Officers note that a small section of the site (serving the parking area) is within Flood Zone 2. However, given the limited extent of this and the fact that this serves a parking area as opposed to the siting of a dwelling this is considered acceptable. The site is less than 1 hectare in size but is identified as having a greater than 75% risk of flooding as a result of surface water. As per the guidance contained within the NPPF (2021) sites which may be subject to 'other sources' of flooding and which would also introduce a more vulnerable use (a dwelling is classed a more vulnerable) should be accompanied by a Flood Risk Assessment.
- 7.38 Subsequently a Flood Risk Assessment (FRA) has been submitted and has been passed to the LLFA for consultation. During the lifetime of the application various iterations of the FRA has been provided along with technical details (at the request of the LLFA). As such, the LLFA have commented that they raise no objection to the proposed development subject to conditions relating to drainage, sustainable drainage systems (SuDS) and surface water run-off measures.
- 7.39 The proposal is therefore considered to be acceptable (subject to conditions) with regard to its approach to flood risk and complies with Policies LP5 and LP15 of Huntingdonshire's Local Plan to 2036, Policy P4 of the St Neots Neighbourhood Plan 2014-2029, and the NPPF 2021 in this regard.

Biodiversity

- 7.40 Policy LP30 of Huntingdonshire's Local Plan to 2036 requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated. Policy LP30 also requires development proposals to ensure no net loss in biodiversity and provide a net gain in biodiversity where possible. In this case, though no measures such to provide a net gain have been provided, given the nature of the site and its surroundings it is considered that it provides little value in terms of biodiversity and so there will be no net loss as a result of the development. A condition shall be attached to the permission such to secure details of biodiversity enhancement measures prior to development beyond slab level. The proposal is therefore considered to be acceptable with regard to its impact on biodiversity and therefore accords with Policy LP30 of Huntingdonshire's Local Plan to 2036 in this regard.

- 7.41 Officers note that there are some trees reflected on the submitted plans which are detailed as being retained as well as a new area of planting. There are also some trees in the communal area of the flats (referenced earlier in this report) which will be approximately 4 metres away from the development site. In this case the trees are not afforded formal protection and as there is no intention to remove them a condition such to secure further details on protection measures is considered not to be necessary. That said, there are no guarantees that the development would not have some (however limited) impact on the trees. Given that there is a large degree of hardstanding (the garage court) in the vicinity the overall impact of the development is likely to be low. However, given the value of the trees to the north-east of the flats (in terms of screening) and the fact that Chorus Homes also own this site a condition shall be attached to the permission such to secure replacement planting where necessary.
- 7.42 Therefore, subject to condition the proposal is considered to be acceptable with regard to its impact on trees and therefore accords with Policy LP31 of Huntingdonshire's Local Plan to 2036 in this regard.

Water Efficiency

- 7.43 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. The agent has confirmed that the proposed development is designed in accordance with and will be built in accordance with the LP12 (j) standards. A condition will be imposed upon any consent to ensure that the development is built in accordance with these standards and that they are maintained for the lifetime of the development.

Accessible and Adaptable Homes

- 7.44 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. The agent has confirmed that the proposed development is designed in accordance with and will be built in accordance with the M4(2) standards. A condition will be imposed upon any consent to ensure that the development is built in accordance with these standards and that they are maintained for the life of the development. Officers note the concerns raised regarding disabled persons access but given this confirmation the proposal is considered to meet all necessary requirements in this regard.

Other Issues

Development Obligations:

- 7.45 Part H of the Developer Contributions SPD (2011) requires a payment towards refuse bins for new residential development. A Unilateral Undertaking form for wheeled bin signed by the applicant and dated December 2021 has been received. The proposal is therefore considered to accord with the requirements of Policy LP4 of the Local Plan to 2036 and the Developer Contribution SPD in this regard.

Community Infrastructure Levy (CIL):

- 7.46 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. A completed Community Infrastructure Levy Form has been provided. The proposal is therefore considered to accord with the requirements of Policy LP4 of the Local Plan to 2036 and the Developer Contribution SPD in this regard.

Conclusion

- 7.47 The proposed development is compliant with the relevant national and local policy as it:

*Is acceptable in principle

And it:

* Is of an appropriate scale and design

* Would not have a harmful impact upon the character and appearance of the area;

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

*Would not result in an increased risk of flooding in the locality;

* Is acceptable with regard to parking provision and would not be detrimental to highway safety;

* Is acceptable with regards to biodiversity matters;

*Is acceptable with regard to its impact on trees.

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

- 7.49 Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that planning permission be granted, subject to the imposition of appropriate conditions.

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

- Time limit
- Development in accordance with plans
- Materials
- Architectural details
- Obscure glazing
- Hard and soft landscaping
- Cycle storage design
- Parking court details
- Replacement planting
- Formalisation of bin storage to include access
- Highway matters
- Lead Local Flood Authority (LLFA) requirements
- Biodiversity enhancement
- Contaminated land/mitigation measures
- Water efficiency measures to accord with LP12
- Accessible and adaptable homes to accord with LP25

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

SCHEDULE OF PLANNING APPLICATIONS – 6 SEPTEMBER 2022

| No. | Reference | Development | SNTC Decision | Notes |
|-----|---------------------|--|---------------|---|
| S1 | 21/02393/FUL | Chorus Homes Group Adjacent 13 Mallard Lane St Neots Demolition of 7 garages and construction one 3 Bed Dwelling with associated external works | Refuse | <p>The following comments should be considered for Chorus Homes Group applications on the schedule of plans - no's 1 to 9 and 11 to 14.</p> <p>The Council's two overriding concerns are over development and reduction of existing parking provisions, with other concerns resulting from these to issues. This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking.</p> <p>This will result in a significant loss of parking, pushing traffic into the street.</p> <p>The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>A standard was required when the estate was first constructed, and car ownership has increased since that time. Removal of existing parking spaces is counterproductive and will negatively impact on the housing area as a whole.</p> <p>Committee members agree with the Consultee objections from LLFA dated 12/08/2022:</p> <ol style="list-style-type: none"> 1. Hydraulic calculations 2. Flooded volumes <p>Informatives</p> <ul style="list-style-type: none"> • Infiltration • Pollution control <p>The Council's concerns can be summarised as:</p> <ul style="list-style-type: none"> • Overlooking/loss of privacy • Adequacy of parking/loading/turning • Highway safety |
| S2 | 21/02398/FUL | Chorus Homes Group Adjacent 2 Mallard Lane St Neots Demolition of 6 garages and construction of two 2 Bed Dwellings with associated external works | Refuse | |
| S3 | 21/02399/FUL | Chorus Homes Group Land between No 8 and No 10 Mallard Lane, St Neots Demolition of 10 garages and construction of 1 dwelling with associated external works | Refuse | |
| S4 | 21/02400/FUL | Chorus Homes Group Land between No 20 and No 22 Mallard Lane, St Neots Demolition of 6 garages and construction of two 2 Bed Dwellings with associated external works | Refuse | |
| S5 | 21/02396/FUL | Chorus Homes Group Land adjacent (southeast) to No 32 Mallard Lane, St Neots Demolition of 12 garages and construction of two 2 bed dwellings with associated external works | Refuse | |
| S6 | 21/02397/FUL | Chorus Homes Group North Of 197 Duck Lane St Neots Demolition of 13 garages and construction of two 3 bed dwellings with associated external works | Refuse | |
| S7 | 21/02431/FUL | Chorus Homes Group Opposite 27 To 30 Naseby Gardens St Neots Demolition of 16 garages and construction of four 2 bed dwellings with associated external works | Refuse | |
| S8 | 21/02436/FUL | Chorus Homes Group Between 130 And 132 Duck Lane St Neots | Refuse | |

SCHEDULE OF PLANNING APPLICATIONS – 6 SEPTEMBER 2022

| No. | Reference | Development | SNTC Decision | Notes |
|-----|---------------------|--|----------------|---|
| | | Demolition of 24 garages and construction of 3 dwellings (one 1 Bed, two 2 Beds) with associated external works | | <ul style="list-style-type: none"> • Inability for emergency vehicles to manoeuvre through the estate. • Traffic congestion • Layout and density of building • Road access • Local, strategic, regional, and national planning policies • Disabled persons access • Proposals in the development plan. • Previous planning decisions (including appeal decisions) • Demonstrable harm to the amenity of the residents • Loss of important open spaces or physical features. • Allows for insufficient spaces for future on-street EV changepoints which will inevitably be required as the government pushes for greater EV ownership. <p>Please also record the Council's objections in in line with NPPF;</p> <p>The proposals conflict with Section 2, Para 7 NPPF which states: "... the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs "</p> <p>The proposed developments will leave no scope for future EV charge hubs or points.</p> <p>Section 2, Para 104 NPPF reinforces the requirement to consider transport issues and changing transport technology at the earliest stage of plan making.</p> <p>Para 16 NPPF states: plans should... "(c) be shaped by early, proportionate, and effective</p> |
| S9 | 21/02494/FUL | Chorus Homes Group North East of 157 Duck Lane, St Neots Demolition of 6 garages and construction of two 3 bed dwellings with associated external works | Refuse | |
| S10 | 21/02493/FUL | Chorus Homes Group North of 115 Duck Lane, St Neots Demolition of 7 garages and re-modelling of existing parking area | Approve | |
| S11 | 21/02438/FUL | Chorus Homes Group North Of 54 Henbrook St Neots Demolition of 33 garages and construction of 3 dwellings (one 3 bed, two 2 beds) with associated external works | Refuse | |
| S12 | 21/02437/FUL | Chorus Homes Group Rear Of 108 To 114 Duck Lane St Neots Demolition of 19 garages and construction of two 3 bed dwellings with associated external works | Refuse | |
| S13 | 21/02394/FUL | Chorus Homes Group Adjacent 28 Springbrook Eynesbury Demolition of 7 garages and construction of two 2 bed dwellings with associated external works | Refuse | |
| S14 | 21/02495/FUL | Chorus Homes Group Adjacent 45 Springbrook Eynesbury Demolition of 8 garages and construction of three 2 bed dwellings with associated external works | Refuse | |

SCHEDULE OF PLANNING APPLICATIONS – 6 SEPTEMBER 2022

| No. | Reference | Development | SNTC Decision | Notes |
|-----|-----------|-------------|---------------|---|
| | | | | <p>engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;”</p> <p>This is reinforced in the St Neots Neighbourhood Plan;</p> <p>“1.4.8 Early discussions should be held with the Town Council to discuss design issues. Proposals that have evolved with the community will be favourably considered. The Town Council can provide valuable advice to applicants in terms of St Neots special character and local distinctiveness.”</p> <p>Chorus Homes have however failed to engage with the Town Council or the community on the applications presented.</p> <p>The application has failed to take into account or include strategic policies from the Local Planning authorities policies or the local Neighbourhood plan as set out in Para17 of NPPF; “The development plan must include strategic policies to address each local planning authority’s priorities for the development and use of land in its area 12. These strategic policies can be produced in different ways, depending on the issues and opportunities facing each area. They can be contained in:</p> <p>a) joint or individual local plans, ...”</p> <p>The applications have not considered or addressed Policy PT1 of St Neots Neighbourhood Plan, which states: “Policy PT1 Development proposals</p> |

SCHEDULE OF PLANNING APPLICATIONS – 6 SEPTEMBER 2022

| No. | Reference | Development | SNTC Decision | Notes |
|-----|-----------------------|--|----------------|---|
| | | | | <p>must demonstrate how opportunities for the use of sustainable modes of transport are maximised. This should be achieved through maximising the potential for cycling and walking throughout the site and through contributions towards the extension, linking, and/or improvement of existing routes throughout St Neots.”</p> <p>Finally, the proposals conflict with Policy PT2 of St Neots Neighbourhood Plan, which states; “Policy PT2 All development proposals which include an element of residential development, including change of use to residential, must provide adequate space for vehicle parking to meet the expected needs of residents and visitors. A design-led approach should be taken to ensure parking is properly integrated into the layout of the scheme, minimises adverse impacts on surrounding uses, and facilitates traffic flow and accessibility for service and emergency vehicles.”</p> |
| S10 | 21/02493/FUL | Chorus Homes Group North of 115 Duck Lane, St Neots Demolition of 7 garages and re-modelling of existing parking area | Approve | The committee welcome the proposed remodelling of the existing parking area. |
| S15 | 22/01546/FUL | 47 Springbrook Eynesbury St Neots Change of use from amenity land to garden and erect fence | Refuse | Demonstrable harm to the amenity of the residents. Loss of important open spaces or physical features. Highway safety. Contrary to SNTC Neighbourhood Plan. |
| S16 | 22/01405/FUL | Mr Neil Frost Land East Of 16 Stevenson Court Between the River and Crosshall Road Eaton Ford Retention of a replacement/altered mooring deck and the retention of altered fencing (Retrospective) | Approve | Minimum impact on neighbours. Within a sustainable location. |
| S17 | 22/01470/HHFUL | Mr D Woodward 261 Great North Road Eaton Socon St Neots Demolition of rear outbuilding and conservatory. Rear single storey | Approve | Satisfactory proposal in terms of scale and pattern of development. Makes efficient use of its site. |

SCHEDULE OF PLANNING APPLICATIONS – 6 SEPTEMBER 2022

| No. | Reference | Development | SNTC Decision | Notes |
|-----|-----------------------|--|----------------|---|
| | | extension with associated landscaping and drainage. Additional window to site gable end | | |
| S18 | 22/01717/TREE | Mrs Carolyn Martin 17 Duloe Road Eaton Socon St Neots Lime T7. Lift crown to 5m above the driveway and prune to clear garage building by 2m. To improve ambient light levels and prevent the potential for building damage. Also, exempt works: remove dead wood | Approve | Subject to the approval of HDC Tree Officer. |
| S19 | 22/01733/HHFUL | Mr & Mrs Weldon 18 Valerian Close Eaton Ford St Neots Erection of first floor front extension and two storey front extension | Approve | Improves the property. Makes efficient use of its site. |
| S20 | 22/01477/LBC | Ms Alison Manton 5 Audreys Court 153 Great North Road Eaton Socon Retrospective Removal of disintegrating Gable End Windows and replacement with Wooden Double Glazed Fire Compliant Windows 1 x bathroom 1 x Living Room | Approve | Subject to the approval of HDC Conservation Officer. Fits in with local street scene. Satisfactory proposal in terms of scale and pattern of development. |
| S21 | 22/01747/HHFUL | Mr Watson Sycamore House 119 Great North Road Eaton Socon Erection of orangery to replace existing conservatory, construction of a carport, changes to the front boundary treatments. | Approve | We consider that the proposal would assimilate itself to the existing part of the town. |
| S22 | 22/01602/FUL | Santander UK PLC (Mr Alastair Rodda) 56 Market Square St Neots PE19 2HL Alterations to main pedestrian entrance and internal installation of 1no new 46 (portrait) TV screen within a metal shroud floor standing unit. | Approve | Minimum impact on neighbours. We consider that the proposal would assimilate itself to the existing part of the town. |
| S23 | 22/01772/HHFUL | Mr James & Chris Tortise-Crawford 12 East Street St Neots PE19 1JU | Approve | Minimum impact on neighbours. Improves the property. |

SCHEDULE OF PLANNING APPLICATIONS – 6 SEPTEMBER 2022

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|---------------|--|
| | | Erection of single storey and two storey rear extension. Demolition of existing extensions. | | |
| S24 | 22/01266/FUL | Miss Yen Hai Thi Hoang 16 High Street St Neots PE19 1JA Change of use from a Nail Parlour (Sui Generis) to a Bubble Tea Shop (Class E) | | Application withdrawn – not considered |

Committee Chairperson

SCHEDULE OF PLANNING APPLICATIONS – 7 June 2022

| No. | Reference | Development | SNTC Decision | Notes |
|-----|---------------|---|---|--|
| 1 | 22/00827/S106 | <p>Jemma Brown Land North Of Cambridge Road St Neots Variation of Section 106 associated with 070401273, in respect of the affordable housing clause.</p> | NOTED | Members noted that there was a variation around right to buy for which the Committee was not sufficiently qualified to comment. |
| 2 | 22/01147/REM | <p>Loves Farm Eastern Expansion Development Area Cambridge Road St Neots Application for reserved matters in respect of appearance, layout, scale and landscaping pursuant to Sub-Phase B of outline planning permission 1300388OUT for the construction of Spine Road and Secondary Road Primary Infrastructure</p> | APPROVE Subject to the recommendations submitted by members. | <p>Highway Safety: Road Narrowing – road narrowing schemes should be avoided. They can cause issues for vehicles and emergency services. On Love's Farm, many road narrowing schemes are hot spots for collisions, especially where there are no parking restrictions to ensure room for two-way traffic either side of the schemes.</p> <p>Road Design: Committee members recommend the addition of limited sections of wider roads to allow for 2 car widths in addition to on-street parking, similar to Great High Ground beside the Pirate Ship playground. Some limited sections of clearly designated on-street parking will discourage and free-for-all approach by residents and visitors that would result in antisocial and dangerous parking.</p> <p>Use of Block Paving: Committee members recommend against the use of block paving. The surface does not lend itself to hard wearing road markings such as parking restrictions, which are liable to cracking, rendering them unenforceable. Block paving at two locations with high volume traffic on Stone Hill have exhibited some movement and have become uneven and unstable.</p> |
| 3 | 21/02393/FUL | <p>Chorus Homes Group Adjacent 13 Mallard Lane St Neots Demolition of 7 garages and construction one 3 Bed Dwelling with associated external works New Parking Surveys Received</p> | | <p>The following comments should be considered for all Chorus Homes Group applications on the schedule of plans - no's 3 to 16.</p> <p>The Council's two overriding cover are over development and reduction of existing parking provisions, with other concerns resulting from these to issues.</p> |

SCHEDULE OF PLANNING APPLICATIONS – 7 June 2022

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|---|---------------|---|
| 4 | 21/02398/FUL | Chorus Homes Group Adjacent 2 Mallard Lane St Neots Demolition of 6 garages and construction of two 2 Bed Dwellings with associated external works New Parking Surveys Received | | This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. |
| 5 | 21/02399/FUL | Chorus Homes Group Between 8 And 10 Mallard Lane St Neots Demolition of 10 garages and construction of 1 dwelling with associated external works New Parking Surveys Received | | This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access. |
| 6 | 21/02400/FUL | Chorus Homes Group Between 20 And 22 Mallard Lane St Neots Demolition of 6 garages and construction of two 2 Bed Dwellings with associated external works New Parking Surveys Received | | A standard was required when the estate was first constructed, and car ownership has increased since that time. Removal of existing parking spaces is counterproductive and will negatively impact on the housing area as a whole. |
| 7 | 21/02396/FUL | Chorus Homes Group South East Of 32 Mallard Lane St Neots 12 garages and construction of two 2 bed dwellings with associated external works New Parking Surveys Received | | The Council's concerns can be summarised as; <ul style="list-style-type: none"> • Overlooking/loss of privacy • Adequacy of parking/loading/turning • Highway safety • Inability for emergency vehicles to manoeuvre through the estate. |
| 8 | 21/02397/FUL | Chorus Homes Group North Of 197 Duck Lane St Neots Demolition of 13 garages and construction of two 3 bed dwellings with associated external works New Parking Surveys Received | | <ul style="list-style-type: none"> • Traffic congestion • Layout and density of building • Road access • Local, strategic, regional, and national planning policies • Disabled persons access • Proposals in the development plan. • Previous planning decisions (including appeal decisions) • Demonstrable harm to the amenity of the residents |
| 9 | 21/02493/FUL | Chorus Homes Group North Of 115 Duck Lane St Neots Demolition of 7 garages and re-modelling of existing parking area New Parking Surveys Received | | <ul style="list-style-type: none"> • Loss of important open spaces or physical features. • Allows for insufficient spaces for future on-street EV changepoints which will inevitably be required as |

SCHEDULE OF PLANNING APPLICATIONS – 7 June 2022

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|---|---------------|---|
| 10 | 21/02438/FUL | Chorus Homes Group North Of 54 Henbrook St Neots Demolition of 33 garages and construction of 3 dwellings (one 3 bed, two 2 beds) with associated external works New Parking Surveys Received | | the government pushes for greater EV ownership. Please also record the Council's objections in in line with NPPF; The proposals conflict with Section 2, Para 7 NPPF which states: "... the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs " |
| 11 | 21/02436/FUL | Chorus Homes Group Between 130 And 132 Duck Lane St Neots Demolition of 24 garages and construction of 3 dwellings (one 1 Bed, two 2 Beds) with associated external works New Parking Surveys Received | | The proposed developments will leave no scope for future EV charge hubs or points. Section 2, Para 104 NPPF reinforces the requirement to consider transport issues and changing transport technology at the earliest stage of plan making. |
| 12 | 21/02437/FUL | Chorus Homes Group Rear Of 108 To 114 Duck Lane St Neots Demolition of 19 garages and construction of two 3 bed dwellings with associated external works New Parking Surveys Received | | Para 16 NPPF states: plans should... "(c) be shaped by early, proportionate, and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;" |
| 13 | 21/02394/FUL | Chorus Homes Group Adjacent 28 Springbrook Eynesbury Demolition of 7 garages and construction of two 2 bed dwellings with associated external works New Parking Surveys Received | | This is reinforced in the St Neots Neighbourhood Plan; "1.4.8 Early discussions should be held with the Town Council to discuss design issues. Proposals that have evolved with the community will be favourably considered. The Town Council can provide valuable advice to applicants in terms of St Neots special character and local distinctiveness." |
| 14 | 21/02495/FUL | Chorus Homes Group Adjacent 45 Springbrook Eynesbury Demolition of 8 garages and construction of three 2 bed dwellings with associated external works New Parking Surveys Received | | Chorus Homes have however failed to engage with the Town Council or |
| 15 | 21/02431/FUL | Chorus Homes Group Opposite 27 To 30 Naseby Gardens St Neots Demolition of 16 garages and construction of four 2 bed dwellings with associated external works New Parking Surveys Received | | |

SCHEDULE OF PLANNING APPLICATIONS – 7 June 2022

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|---|---------------|---|
| 16 | 21/02494/FUL | <p>Chorus Homes Group North East of 157 Duck Lane St Neots Demolition of 6 garages and construction of two 3 bed dwellings with associated external works New Parking Surveys Received</p> | | <p>the community on the applications presented.</p> <p>The application has failed to take into account or include strategic policies from the Local Planning authorities policies or the local Neighbourhood plan as set out in Para17 of NPPF; “The development plan must include strategic policies to address each local planning authority’s priorities for the development and use of land in its area 12 . These strategic policies can be produced in different ways, depending on the issues and opportunities facing each area. They can be contained in:</p> <p>a) joint or individual local plans, ...”</p> <p>The applications have not considered or addressed Policy PT1 of St Neots Neighbourhood Plan, which states: “Policy PT1 Development proposals must demonstrate how opportunities for the use of sustainable modes of transport are maximised. This should be achieved through maximising the potential for cycling and walking throughout the site and through contributions towards the extension, linking, and/or improvement of existing routes throughout St Neots.”</p> <p>Finally, the proposals conflict with Policy PT2 of St Neots Neighbourhood Plan, which states; “Policy PT2 All development proposals which include an element of residential development, including change of use to residential, must provide adequate space for vehicle parking to meet the expected needs of residents and visitors. A design-led approach should be taken to ensure parking is properly integrated into the layout of the scheme, minimises adverse impacts on surrounding uses, and facilitates traffic flow and accessibility for service and emergency vehicles.”</p> |

SCHEDULE OF PLANNING APPLICATIONS – 7 June 2022

| No. | Reference | Development | SNTC Decision | Notes |
|-----|-----------|-------------|------------------|---|
| | | | | The applicant has failed to take into account local priorities as directed by the NPPF. |

Committee Chairperson

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|---------------|---|
| 1 | 21/02393/FUL | <p>Chorus Homes Group Adjacent 13 Mallard Lane St Neots Demolition of 7 garages and construction one 3 Bed Dwelling with associated external works</p> | Reject | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|---------------|---|
| 2 | 21/02394/FUL | <p>Chorus Homes Group Adjacent 28 Springbrook Eynesbury Demolition of 7 garages and construction of two 2 bed dwellings with associated external works</p> | Reject | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|---------------|---|
| 3 | 21/02396/FUL | <p>Chorus Homes Group South East Of 32 Mallard Lane St Neots Demolition of 12 garages and construction of two 2 bed dwellings with associated external works</p> | Reject | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|---|---------------|---|
| 4 | 21/02397/FUL | <p>Chorus Homes Group North Of 197 Duck Lane St Neots Demolition of 13 garages and construction of two 3 bed dwellings with associated external works</p> | Reject | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|---|---------------|---|
| 5 | 21/02398/FUL | <p>Chorus Homes Group Adjacent 2 Mallard Lane St Neots Demolition of 6 garages and construction of two 2 Bed Dwellings with associated external works</p> | Reject | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|---------------|---|
| 6 | 21/02399/FUL | <p>Chorus Homes Group Between 8 And 10 Mallard Lane St Neots Demolition of 9 garages and construction of 1 dwelling with associated external works</p> | Reject | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|---------------|---|
| 7 | 21/02400/FUL | <p>Chorus Homes Group Between 20 And 22 Mallard Lane St Neots Demolition of 6 garages and construction of two 2 Bed Dwellings with associated external works</p> | Reject | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|---------------|---|
| 8 | 21/02495/FUL | <p>Chorus Homes Group Adjacent 45 Springbrook Eynesbury Demolition of 8 garages and construction of three 2 bed dwellings with associated external works</p> | Reject | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|---------------|---|
| 9 | 21/02437/FUL | <p>Chorus Homes Group Rear Of 108 To 114 Duck Lane St Neots Demolition of 19 garages and construction of two 3 bed dwellings with associated external works Demolition of 19 garages and construction of two 3 bed dwellings with associated external works</p> | Reject | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|---------------|---|
| 10 | 21/02438/FUL | <p>Chorus Homes Group North Of 54 Hen brook St Neots Demolition of 33 garages and construction of 3 dwellings (one 3 bed, two 2 beds) with associated external works</p> | Reject | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|---|---------------|---|
| 11 | 21/02494/FUL | <p>Chorus Homes Group North East Of 157 Duck Lane St Neots Demolition of 6 garages and construction of two 2 bed dwellings with associated external works</p> | Reject | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|----------------------|---|
| 12 | 21/02436/FUL | <p>Chorus Homes Group Between 130 And 132 Duck Lane St Neots Demolition of 24 garages and construction of 3 dwellings (one 1 Bed, two 2 Beds) with associated external works</p> | <p>Reject</p> | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|---------------|---|
| 13 | 21/02431/FUL | <p>Chorus Homes Group Opposite 27 To 30 Naseby Gardens St Neots Demolition of 16 garages and construction of four 2 bed dwellings with associated external works</p> | Reject | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|----------------|---|----------------|--|
| 14 | 21/02493/FUL | Chorus Homes Group North od 115 Duck Lane, St Neots Construction of one 1 bed dwelling with associated external works | Reject | This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access. Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features. |
| 15 | 21/02413/HHFUL | Mr Thomas Evans 30 Luke Street Eynesbury St Neots Demolition of existing chimney and external alterations to the rear part of the building, including the addition of conservation rooflights | Reject | Effect on listed building and conservation area. Design, appearance, and materials. |
| 16 | 21/02381/HHFUL | Mr & Mrs Tom Walker 155 Great North Road Eaton Socon St Neots Proposed first floor extension to the front of the property | Approve | Improves the property. Will have no negative impact on the wider landscape character of the area. |
| 17 | 21/02000/HHFUL | Mr Mark McGuigan 5 St Neots Road Eaton Ford St Neots Dropping of roadside kerb | Approve | Noted |
| 18 | 21/02427/HHFUL | Mr and Mrs Howe Home Field Kings Lane St Neots Proposed single storey free standing out-building including sleeping accommodation and a shower room (to be used solely by a family member) | Approve | Minimum impact on neighbours |

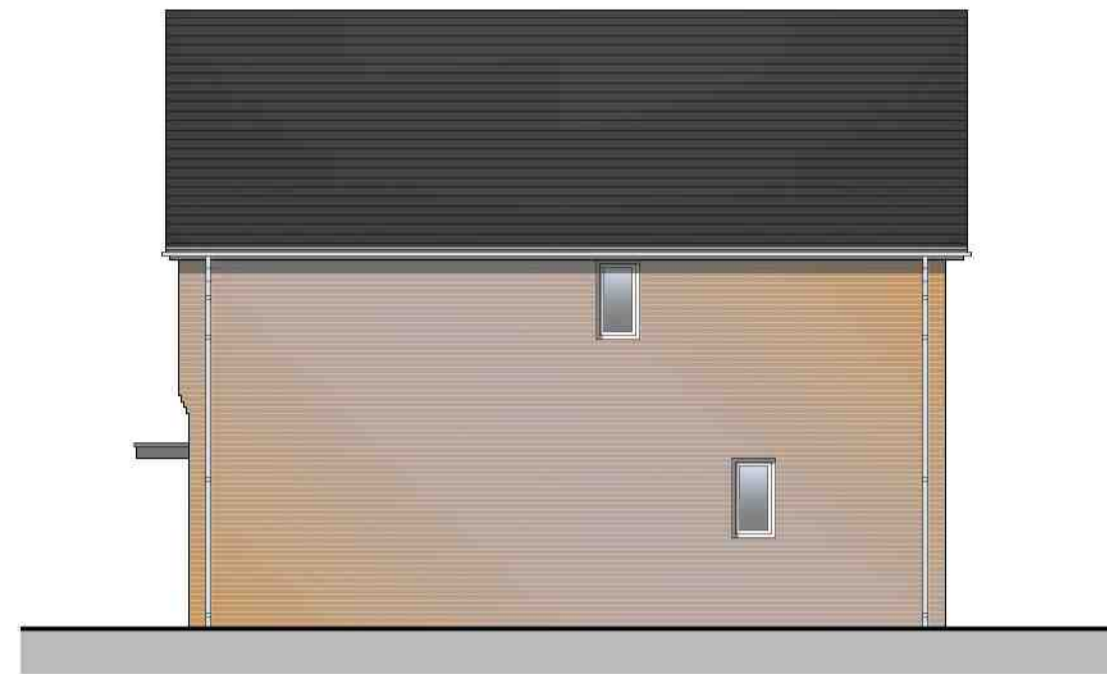
| No. | Reference | Development | SNTC Decision | Notes |
|-----|----------------|---|----------------|--|
| 19 | 21/02603/FUL | Mr Peter Mckeown 22 High Street St Neots PE19 1JA Full retrospective planning application to regularise matters on site for a residential development containing 18 dwellings (including conversion of existing chapel) along with access, parking, landscaping, and associated infrastructure | Noted | |
| 20 | 21/02552/HHFUL | Mr & Mrs McGarry 37 Burwell Road Eaton Ford St Neots PE19 7QQ Proposed single storey infill extension between house and garage and widen existing front entrance canopy | Approve | Makes efficient use of the site |
| 21 | 21/02571/TREE | Mr Micheal Cullis The Spinney 98A Great North Road Eaton Socon St Neots PE19 8EJ Oak Tree - general tidy and removal of dead timber, clean the undergrowth and dead wood and to ensure there is no danger from the boughs that hang across the public footpath and the garden immediately left of the public footpath. This will also bring further light into property | Approve | Noted |
| 22 | 21/02511/LBC | Mr and Mrs D Barnes The Mill House School Lane Eaton Socon St Neots PE19 8GW Remove garage door and insert window; insert 2 windows in north elevation and extend balcony | Approve | Subject to approval of conservation officer |
| 23 | 21/02504/HHFUL | Cheryl Stead 30 Wilkinson Close Eaton Socon St Neots PE19 8HJ Proposed two storey side/front extension. | Approve | Satisfactory proposal in terms of scale and pattern of development |

Committee Chairperson

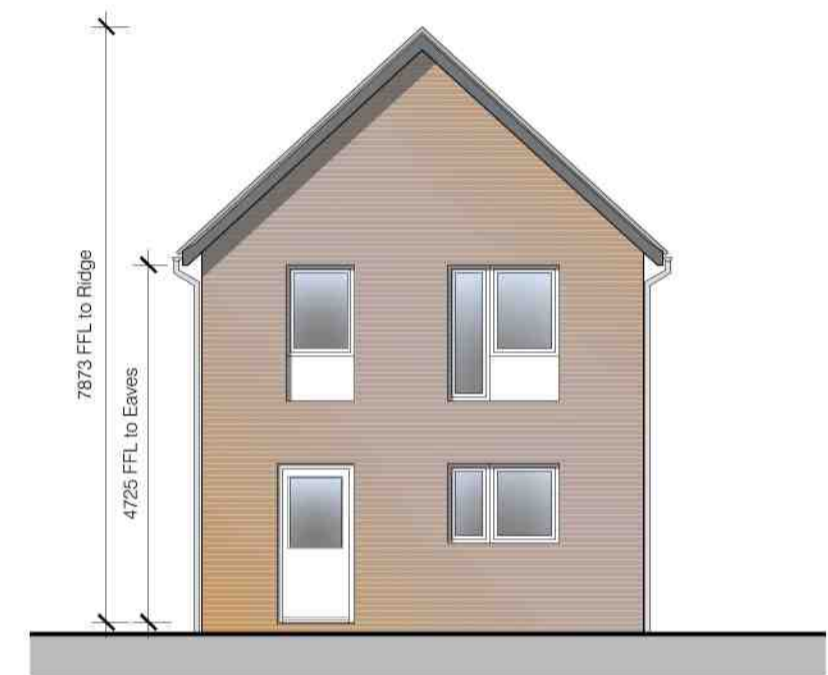


Front Elevation

0 1 2 3 4 5m
scale 1:100



Side Elevation

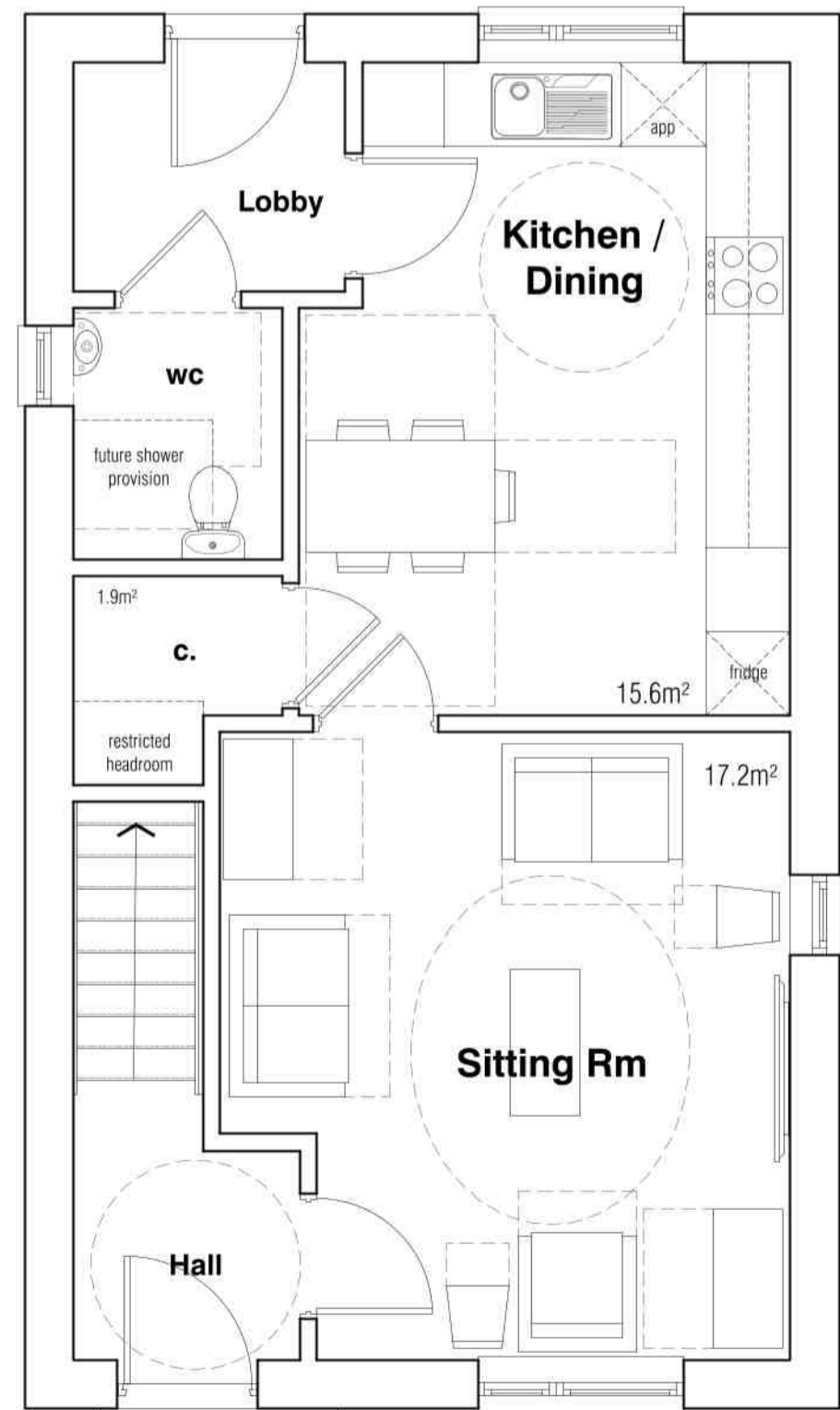


Rear Elevation

5840

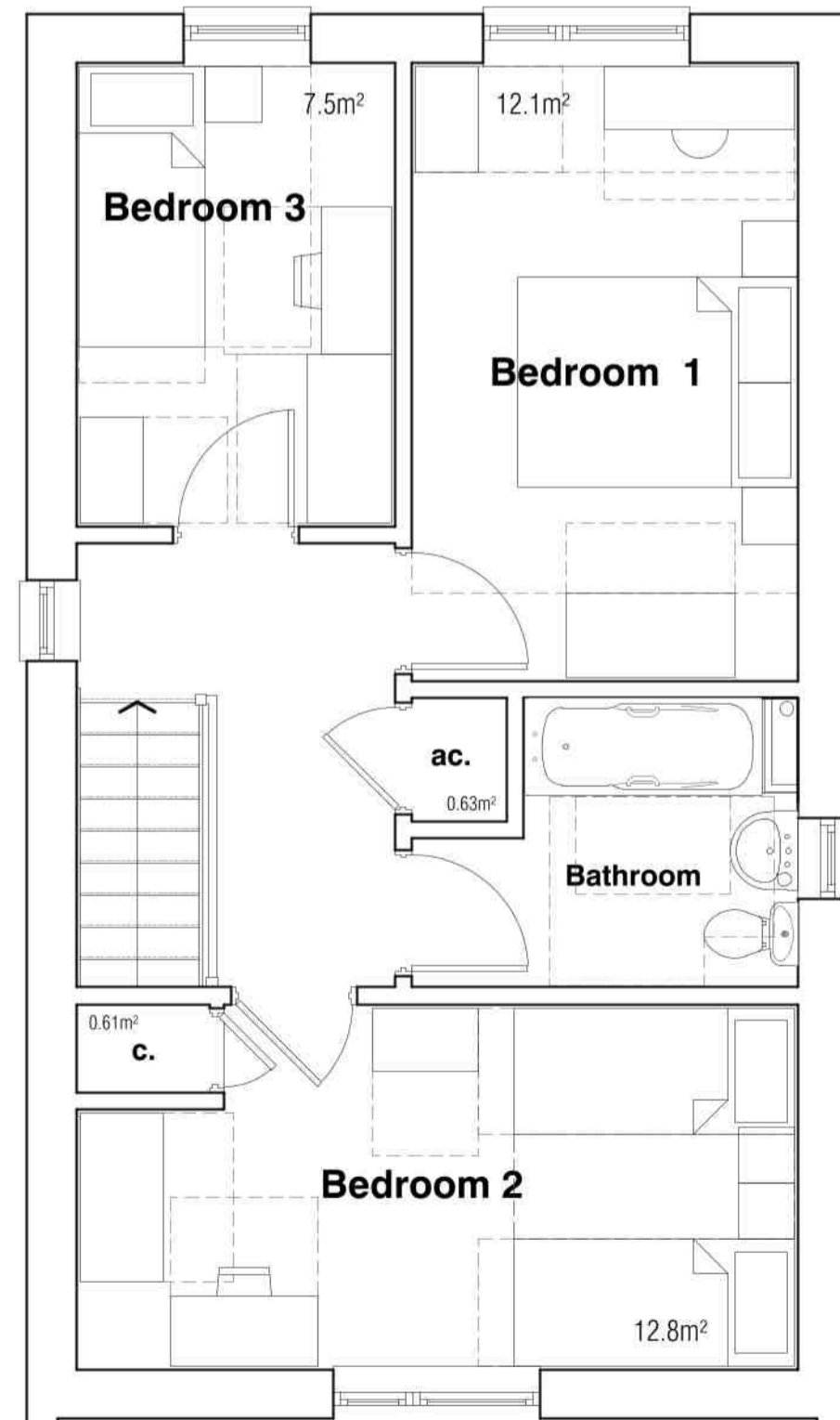


Side Elevation



3B Nar/Det (GIFA = 95.6m²)

0 0.5 1 1.5 2 2.5m
scale 1:50

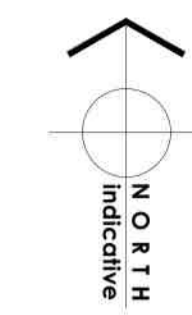


First Floor



Location Plan

0 10 20 30 40 50 60 70 80 90 100m
scale 1:1250



Site Plan

0 2 4 6 8 10m
scale 1:200

DO NOT SCALE FROM THIS DRAWING
THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SUPERVISING OFFICER.
ALL DIMENSIONS ARE SHOWN IN 'mm' UNLESS OTHERWISE STATED.

- NOTES:
- KEY**
- HARD LANDSCAPING:**
- New Shared Private Surface**
Private drives and paths to be permeable block paving to approval of Local Authority
 - Shared Footpath**
Shared Footpath to be surfaced with tarmac to approval of Local Authority.
 - Private Paths**
Private footpaths formed with paving slabs to approval of Local Authority.
 - Bin Collection Points**
Bin collection points to be permeable tegula paving to approval of Local Authority
- SOFT LANDSCAPING:**
- Rear Gardens**
 - Front Gardens**
Front gardens to be turf/shrub borders, refer to landscape drawings.
 - Proposed New Trees**
Locations of new planting (indicative). Refer to detailed landscaping proposals prepared by Landscape Architect.
 - Soft Landscaping / Planting**
Location of proposed planting, indicative.

- BOUNDARY TREATMENTS:**
- 1.8m Close Boarded Fence**
1.8m high close boarded timber fence with concrete gravel boards at changes of level where required.
 - 1.8m High Wall**
1800mm high 225mm thick brick wall with brick on edge coping.
 - Timber Bollard**
Timber bollards at 1200mm centres
- OTHER:**
- Refuse Bins**
Location of refuse bin storage within curtilage of dwellings / bin collection points.
 - Timber Sheds**
Location of timber sheds within gardens providing cycle storage.
 - Car Parking**
Allocated parking space for existing resident
Parking provision for new dwelling
Visitor spaces

| Site 11 - Development Summary | | | |
|-------------------------------|------|----------------------------------|----------------|
| Plot no. | Type | Size (m ²) | Total (nr.) |
| 1 | 2B4P | 79 | 1 |
| 2 | 2B4P | 79 | 1 |
| 3 | 3B5P | 95 | 1 |
| | | | Total 3 |
| Site Area | | 0.115 Ha | |
| Parking | | 15 spaces (See Parking Strategy) | |

| Revisions | | |
|-----------|---------|--|
| Suffix | Date | Amendments |
| A | Jan 22 | 21m separation distance allowed for Plot 3 mirrored. Soft landscaping added adjacent bin collection point. |
| B | Feb 22 | Parking arrangement revised and dwellings moved south east. Additional Visitor bay added. |
| C | July 22 | Allocated spaces updated. |
| D | Nov 22 | Visitor/allocated bay numbers adjusted |

Status

PLANNING SUBMISSION

The Design Partnership
The Design Partnership (Ely) Ltd
Claremont House,
10 Station Road,
Chatteris
Cambridgeshire PE16 6AG
Tel: 01354 693111

Job Title
Proposed Redevelopment of Garage Court
Adjacent to No.54 Henbrook
St Neots for Chorus Homes Developments Ltd

Drawing Title
Planning Drawing
Site Plan, Location Plan
Plot 3 Floor Plans & Elevations

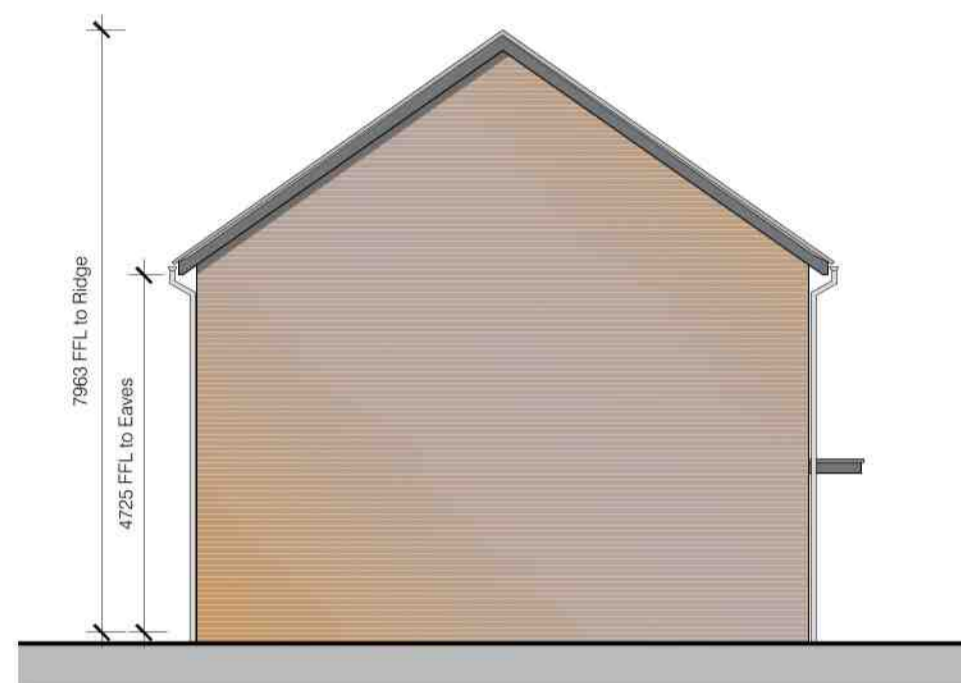
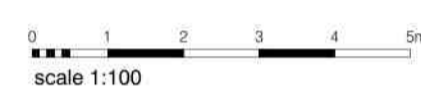
| Date | Scale | Dwn | Dwg No | Rev |
|---------|----------|-----|---------------|-----|
| Sept 21 | Var @ A1 | BP | CH-903-P11-01 | D |

DO NOT SCALE FROM THIS DRAWING
 THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SUPERVISING OFFICER.
 ALL DIMENSIONS ARE SHOWN IN mm UNLESS OTHERWISE STATED.

NOTES:



Front Elevation

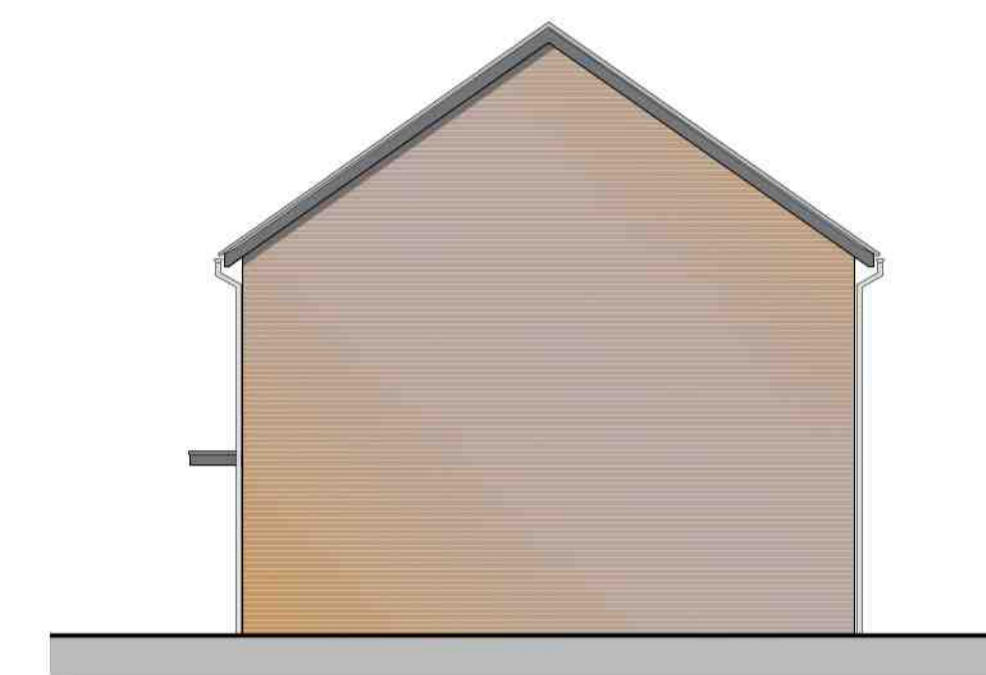


Side Elevation

7963 FFL to Ridge
4725 FFL to Eaves

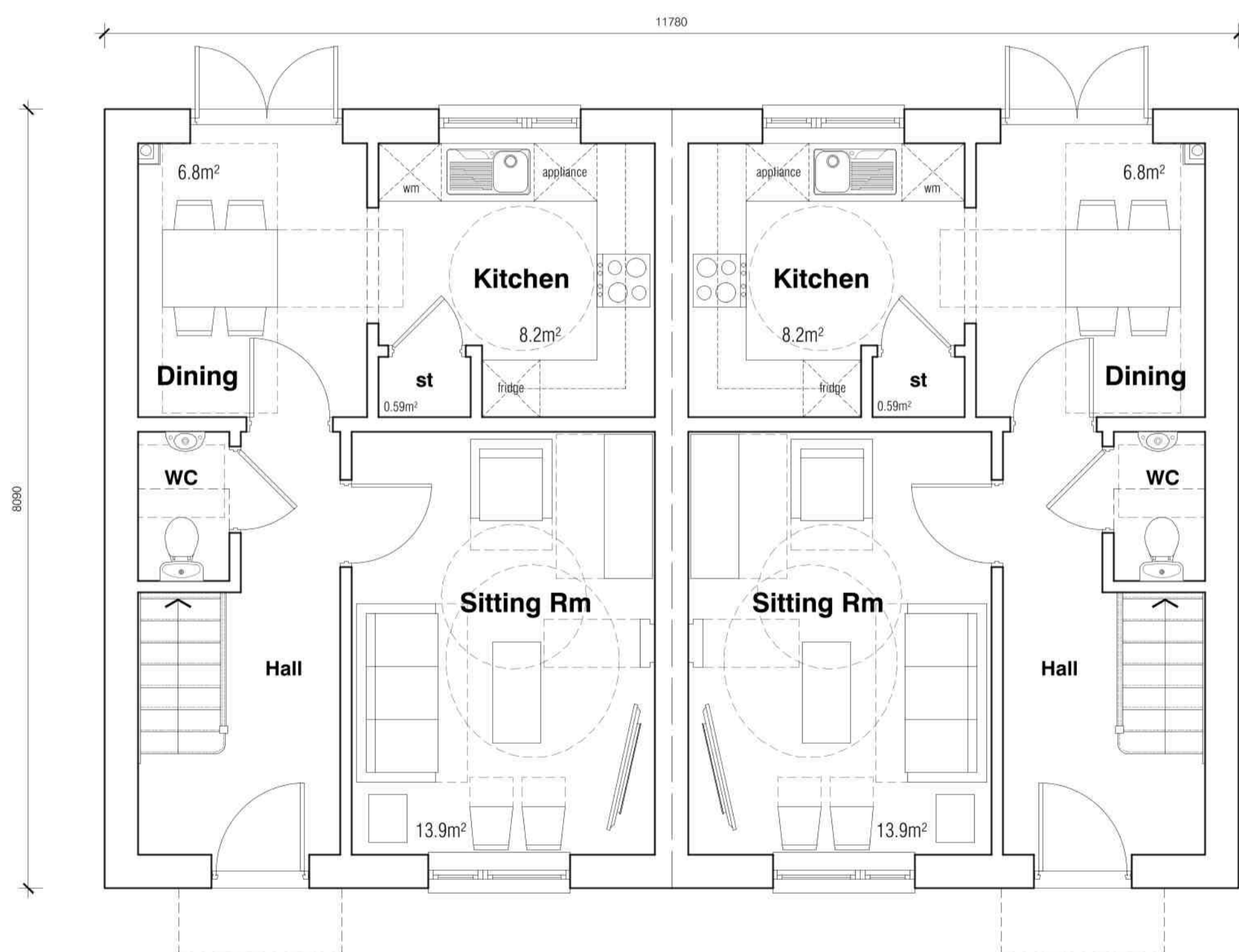


Rear Elevation



Side Elevation

Page 101 of 248



2B Standard (GIFA = 79.3m²)

2B Standard (GIFA = 79.3m²)

Ground Floor



First Floor

| Site 11 - Development Summary | | | |
|-------------------------------|---------------------------------|-----------|-------------|
| Plot no. | Type | Size (m²) | Total (nr.) |
| 1 | 2B4P | 79 | 1 |
| 2 | 2B4P | 79 | 1 |
| 3 | 3B5P | 95 | 1 |
| | | | Total 3 |
| Site Area | 0.115 Ha | | |
| Parking | 6 spaces (See Parking Strategy) | | |

Status

PLANNING SUBMISSION

The Design Partnership
 The Design Partnership (Ely) Ltd
 Claremont House,
 10 Station Road,
 Chatteris
 Cambridgeshire PE16 6AG
 Tel: 01354 693111

Job Title

Proposed Redevelopment of Garage Court
 Adjacent to No.54 Henbrook
 St Neots for Chorus Homes Developments Ltd

Drawing Title

Planning Drawing
 Plots 1 & 2 Floor Plans & Elevations

| Date | Scale | Dwn | Dwg No | Rev. |
|---------|----------|-----|---------------|------|
| Sept 21 | Var @ A1 | BP | CH-903-P11-02 | |

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DEVELOPMENT MANAGEMENT COMMITTEE 21st NOVEMBER 2022

Case No: 21/02493/FUL (FULL PLANNING APPLICATION)

Proposal: DEMOLITION OF 7 GARAGES AND RE-MODELLING OF EXISTING PARKING AREA

Location: NORTH OF 115 DUCK LANE ST NEOTS

Applicant: CHORUS HOMES GROUP

Grid Ref: 518947 259806

Date of Registration: 23.11.2021

Parish: ST NEOTS

RECOMMENDATION - APPROVE

This application is referred to the Development Management Committee (DMC) in accordance with the Scheme of Delegation as the ward member for the area has 'called in' the application.

This application was presented to Development Management Committee on the 21st of February 2022. Members resolved to defer the application pending further detail from the applicants in the form of parking surveys and consultations with Cambridgeshire Fire and Rescue, Cambridgeshire Constabulary, East of England Ambulance Service and HDC Operations (Waste and Recycling).

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The application site is an area of land housing garages on a 1960's Council housing development in St Neots. Some of the dwellings have since transferred to the ownership of Places for People (previously HHP, Luminus & Chorus Homes) following the transfer of the District Council's housing stock in the year 2000. This site is to the north of 115 Duck Lane.
- 1.2 In terms of constraints the site is not within a Conservation Area, there are no Listed Buildings in the immediate vicinity and no protected trees. The site lies within Flood Zone 1 though does have a greater than 75% risk of surface water flooding.
- 1.3 This application seeks permission to demolish the seven garages on the site, re-model the parking area and create additional visitor and allocated parking. It should be noted that this is a

significant change to the original proposals as the dwelling has been deleted and the site is now given over entirely to parking.

- 1.4 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.
- 1.5 During the lifetime of the application revised plans have been received, where required, re-consultations have been carried out with the Town Council, relevant consultees, neighbours and other interested parties accordingly.
- 1.6 Given the nature of the development, though not specifically required, officers have taken the cautious approach of displaying a site notice in the vicinity of the site to ensure that any interested parties were fully aware of the proposals.
- 1.7 The application is one of 14 similar applications in this area which have been submitted to the District Council for consideration.

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 St Neots Neighbourhood Plan 2014-2029 (February 2016) Policies:
 - A3 – Design
 - PT1 – Sustainable Travel
 - PT2 – Vehicle Parking Standards for Residential Development

- P4 – Flooding
- 3.2 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
- LP1: Amount of Development
 - LP2: Strategy for Development
 - LP5: Flood Risk
 - LP4: Contributing to Infrastructure Delivery
 - LP6: Waste-Water Management
 - LP7: Spatial Planning Areas
 - LP11: Design Context
 - LP12: Design Implementation
 - LP14: Amenity
 - LP15: Surface Water
 - LP16: Sustainable Travel
 - LP17: Parking Provision and Vehicle Movement
 - LP25: Housing Mix
 - LP30: Biodiversity and Geodiversity
- 3.3 Supplementary Planning Documents
- Huntingdonshire Design Guide Supplementary Planning Document 2017
 - Developer Contributions SPD 2011
 - Huntingdonshire Landscape and Townscape Assessment (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)
- 3.4 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
 - * H2 - Well-related to external amenity and public spaces
 - * H3 - Attention to detail: storage, waste, servicing and utilities

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

4. PLANNING HISTORY

- 4.1 None relevant

5. CONSULTATIONS

- 5.1 As detailed above, St Neots Town Council have been consulted a number of times during the lifetime of the application following receipt of revised plans and details. As such, they have now removed their objection and recommend approval of this application.
- 5.2 St Neots Town Council recommend approval.
- 5.3 HDC Urban Design – no objections to original scheme – they have not been re-consulted as part of the revised scheme but their recommendations (in terms of hard and soft landscaping) shall be included in any permission.
- 5.4 HDC Environmental Health - no objections subject to conditions relating to site investigation detail, the reporting of unexpected contamination and the implementation of an approved remediation scheme.
- 5.5 HDC Operations Team (Waste & Recycling) – no objection, further details in para 7.16.
- 5.6 Cambridgeshire Constabulary – no objections in terms of parking. Suggestions made to general design enhancements (for security purposes) which are addressed in para 7.15.
- 5.7 Cambridgeshire Fire and Rescue – no objections – further details in para 7.21.
- 5.8 East of England Ambulance Service – no objections – further details in para 7.21.
- 5.9 Lead Local Flood Authority (LLFA) – no objections – further details in para 7.28.
- 5.10 Cambridgeshire County Council Local Highways Authority - raise no objections in terms of highway safety – further details in para 7.20.
- 5.11 Cambridgeshire County Council Transport Assessment Team – no objections – further details in para 7.20.

6. REPRESENTATIONS

- 6.1 At the time of preparing this report 40 objections had been received, (these included two from local Councillors). Since the application was presented to DMC in February a further six have been received, two of these were from the Ward Councillor. These are all available to view on HDC's Public Access Site but broadly relate to the following concerns:

- Potential that local residents may be unaware of the proposals and so may not have had the opportunity to comment
- Loss of highway safety/emergency vehicle access
- Loss of parking with make an existing bad situation much worse
- Increase in congestion, accidents, frustration and arguments and general highway safety concerns
- Parking spaces for existing residents should be provided on-street
- Plans contrary to Government document 'A Green Future: Our 25 Year Plan to Improve the Environment' and loss of green spaces and trees
- Increased population density in Huntingdonshire
- Increased density of houses in the locality
- Design and impact upon visual amenity
- Overshadowing
- Loss of privacy
- Noise
- Contrary to Government policy (NPPF)
- Contrary to the Development Plan and St Neots Neighbourhood Plan
- Contrary to the development plan
- Disabled persons access
- Bin storage (both for new dwellings and impact in terms of existing waste collection methods)
- Potential for increased criminal activity
- Query on the re-allocation of parking (by Chorus Homes)
- Out of date information submitted (parking)
- In the evenings and weekends the site is often filled with parked cars
- Lack of EV charging point
- Existing garages are not used as they are too small to put a car in and because Chorus charge too much rent and do not maintain the garages
- Some garages are used as storage due to problems with overcrowding
- Perceived lack of communication with the Town Council
- Quality of the detail provided in the submitted parking surveys and suggestions contrary to Highway Code

It should be noted that the six additional comments received were following a revision of the plans which deleted the proposed dwelling and solely gives the area over for parking which may mitigate some of the concerns raised. However, notwithstanding this matter, as officers are considering the cumulative impacts of the 14 sites (as well as the individual impacts), the matters will be addressed in the proceeding sections of this report.

Officer comments in relation to the above:

As stated in the preceding section of this report, though not specifically required officers did arrange for a site notice to be displayed in the vicinity of the application site in an attempt to ensure that any interested parties were made aware of the proposals. The comments regarding density both of the immediate locality and in Huntingdonshire are noted, however, given that St Neots is identified as a Spatial Planning Area under Policy LP7 of Huntingdonshire's Local Plan to 2036 (2019) which supports development where it is appropriately related to the built-up area (and where it accords with other appropriate policies), the proposal and principle of further residential development is supported in this location in line with this Policy of the Local Plan. This and other policies matters are addressed later in this report.

Officers note the comments regarding green spaces and impact on trees, however, in this case the application form states that no trees will be removed such to facilitate the development and, as this utilises an area of hardstanding there is no significant loss of green space as a result of the development. The document referenced above 'A Green Future: Our 25 Year Plan to Improve the Environment' does not impose direct restrictions on new development. It is noted that HDC have been guided by this document and the ambitions within it will eventually form the renewed Environment and Climate Strategy. However, at present there is no policy in place which restricts development of this nature, especially given the existing built-up location of the area concerned.

In terms of EV (Electric Vehicle) charging points, officers are aware that there is a proposed change in law mandating this addition but there is no requirement for this at present. Further, whilst the concerns regarding the remoteness of the proposed parking is noted, this does not prevent the future addition of EV charging 'upstand points' and so the fact that the parking areas are not directly adjacent to the new dwellings does not necessarily result in a barrier in this regard.

7. ASSESSMENT

- 7.1 When determining planning applications, it is necessary to establish what weight should be given to each plan's policies in order to come to a decision. The following legislation, government policy and guidance outline how this should be done.
- 7.2 As set out within the Planning and Compulsory Purchase Act 2004 (Section 38(6)) and the Town and Country Planning Act 1990 (Section 70(2)) in dealing with planning applications the Local Planning Authority shall have regard to have provisions of the development plan, so far as material to the application, and to any other material considerations. This is reiterated within

paragraph 47 of the NPPF (2021). The development plan is defined in Section 38(3)(b) of the 2004 Act as "the development plan documents (taken as a whole) that have been adopted or approved in that area".

- 7.3 In Huntingdonshire the Development Plan consists of:
- Huntingdonshire's Local Plan to 2036 (2019)
 - Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)
 - St Neots Neighbourhood Plan 2014-2029
 - Godmanchester Neighbourhood Plan (2017)
 - Houghton and Wyton Neighbourhood Plan (2018)
 - Huntingdon Neighbourhood Plan (2019)
 - Bury Village Neighbourhood Plan (2021)
 - Buckden Neighbourhood Plan (2021)
 - Grafham and Ellington Neighbourhood Plan 2020-2036 (2022)
- 7.4 The main issues to consider in the determination of this application are:
- The Principle of Development
 - Design and Visual Amenity
 - Residential Amenity
 - Highway Safety and Parking Provision
 - Flood Risk and Surface Water
 - Biodiversity
 - Developer Contributions

The Principle of Development

- 7.5 Policy LP7 of Huntingdonshire's Local Plan to 2036 defines St Neots as a spatial planning area. Whilst the area in question is not an allocated site, Policy LP7 states that a proposal for development on a site which is additional to those allocated in the plan will be supported where it fulfils certain requirements and where it is in accordance with other policies.
- 7.6 One requirement is that any housing development (class C3) would be supported where it is located within a built-up area of an identified Spatial Planning Area settlement. Given that the proposed dwelling has been deleted, this section of the Policy is therefore not considered wholly relevant though it should be regarded that this proposal will support the introduction of class C3 dwellings in the locality.
- 7.7 Policy LP7 goes on to state (amongst other matters), that a proposal will be supported where it will not undermine the role of the primary settlement within the Spatial Planning Area or adversely affect the relationship between the settlements of the Spatial Planning Area whether this is through its scale or other impacts.

- 7.8 In this case, the application seeks to re-model an existing garage court/parking area by demolishing the seven garages on the site (all of which are void) and re-modelling the area thus providing 22 new spaces (16 allocated and 6 visitor spaces).
- 7.9 It is therefore considered that this proposal will support the introduction of much needed affordable (class C3) housing into the area and would not (by the provision of additional parking) undermine the role (as mainly residential) of the primary settlement within the Spatial Planning Area and is therefore acceptable in principle subject to compliance with the other relevant policies and considerations.

Design and Visual Amenity

- 7.10 The section of land in question is surrounded by dwellings which typical of a 1960's purpose-built housing development hosting mainly two-storey terraced dwellings of brick and tile construction. There are also some three-storey flats in the vicinity. Given this variance in design and style the streetscene cannot be considered to have a uniform appearance.
- 7.11 This application seeks permission re-model the parking area following the demolition of the seven (unused) garages to the north of the site, 8 allocated and 14 visitor spaces shall be provided as part of the works.
- 7.12 In terms of design, the scale of the spaces proposed appear to be acceptable and the overall appearance of the area will be improved as a result. The section to the north-west currently hosts the garages whereas the section to the south-east is used for parking adjacent to number 117 Duck Lane and number 48 Whitehall Walk. Under this scheme elements of soft landscaping shall be provided which will soften the appearance and is considered to enhance the overall area. This shall be secured by condition.
- 7.13 Overall, whilst the objections in terms of visual amenity and density of development in the area are noted, (and, aside from the Town Council these have not altered following the revised plans), given the factors detailed above and the limited contribution (in terms of visual amenity) the current garage court adds, it is considered that the proposed development would make a positive contribution to the area. Therefore, the proposal is considered not to have a detrimental impact upon the character or appearance of the area and, (subject to condition) complies with Policies LP2, LP11 and LP12 of Huntingdonshire's Local Plan to 2036, Policy A3 of the St Neots Neighbourhood Plan 2014-2029, the NPPF and the National Design Guide in this regard.

Residential Amenity

- 7.14 Given the nature of the proposed development there are considered to be no concerns with regard to overbearing impact, overshadowing or loss of light. In fact, the loss of the garages will improve the 'openness' of the area particularly adjacent to the boundary with 47 Whitehall Walk.
- 7.15 The use of the area for car parking is unlikely to give rise to any other factors which are likely to have a detrimental impact in terms of residential amenity when compared with the existing use (as a garage court with associated parking). The area is publicly accessible and significant parking and vehicle movements are clearly taking place within the site adjacent to the boundaries with residential dwellings. Therefore, officers do not consider that there will be any detrimental impact in terms of overlooking, loss of privacy or increased noise as a result of the development. Cambridgeshire Constabulary have been consulted and raise no concerns with regard to anti-social behaviour.
- 7.16 Officers note that some concerns were raised regarding bin collection methods. These mainly related to the original plan for the dwelling but as the LPA have not received anything to the contrary, they are considered to be relevant and in practice, it may be that at certain times bins may be moved into the parking area for collection. HDC's Operations (Waste and Recycling Team) have been consulted regarding the development as a whole (the 14 applications) and raise no objection. They state that the proposed development would not have a great effect on waste collections in the area as it's only an additional 29 bins per service. They observe that there are no communal collection points and collection from the highway will be easy. They also note that all of the dwellings proposed as part of the 14 individual applications (notwithstanding this site) can store their bins within their gardens. It is recognised that the storage of wheeled bins and waste collection methods may present some form of nuisance, but this cannot be completely eradicated through the planning process and again the introduction of development of this scale is unlikely to significantly contribute to this. There are appropriate channels (separate to Planning), that can be taken to address any future issues that may arise.
- 7.17 Lastly, matters relating to parking and potential amenity concerns which may arise from displacement of existing provision will be dealt with later in this report.
- 7.18 Therefore, taking the above points into consideration, the development is considered not to have a detrimental impact on the residential amenity of neighbouring properties, and would provide a suitable level of amenity for future occupiers of the proposed dwellings and therefore accords with LP14 of

Huntingdonshire's Local Plan to 2036 and the NPPF (2021) in this regard.

Highway Safety and Parking Provision

7.19 As the proposal will result in the demolition of seven garages and the loss of the associated garage court, which officers understand is unofficially used for parking, there is naturally some concern about this loss, and this is certainly what most of the objections relate to. In this case the revised existing parking and garage usage detail which has been submitted reflects that from the 7 garages all are void. Since the original application was submitted, the applicants have deleted the proposed dwelling and have given over the area entirely for parking. Under the original scheme the seven (void garages) were to be retained, one space was to be provided for the dwelling alongside two visitor and two allocated spaces. As detailed above, under the revised scheme a total of 22 spaces shall be provided, 8 allocated for local residents and 14 for visitors therefore enhancing the level of parking in this particular area. It is noted that parking already takes place (unofficially) with the garage court area, but as the applicants have stated, this is private land (owned by them), and presumably this use could cease at any point.

7.20 Since these applications were presented at DMC in February 2022 the applicants have submitted revised details with regard to parking provision following the loss of the garages and garage courts such to enable officers to establish the cumulative impacts of the development (the 14 sites) as a whole. Subsequently Parking surveys have been completed which were carried out in March and April 2022 (both on a weekday and at the weekend) and a later assessment (explained below) in June 2022 (a weekday) to meet a request made by Cambridgeshire County Council's Highways Team. Upon initial review of the revised surveys and details within these, concerns were raised by Highways that the surveys had not been carried out to fully accord with the Lambeth Methodology (as was suggested). Therefore, an amended survey was requested (including the June data). There were also a number of other matters which Highways considered needed to be addressed such as:

- The inclusion of vehicles parking in the garages included in the figures.
- Criteria used to identify the spaces to ensure that they would be in a suitable (and safe) location.
- Query on provision of the unallocated spaces which will be provided (mainly their location – several in one area).

Following these comments revised survey detail was provided to the LPA (as detailed above) and CCC Highways were consulted

again. This time, as well as the Development Management Team of Highways the Transport Assessment Team have also been consulted. The Development Management section has provided comments advising that in terms of the layout access and scale, their original comments (prior to February DMC) remain consistent. They state that the accesses do not change in terms of their suitability or safety whether they are considered as individual applications or as a whole. The original comments received stated that there were no objections in principle but that the Local Planning Authority should consider the impact of the displaced vehicles (from the garages and associated courts) when determining the applications, particularly with regard to any residential amenity impacts which was also a matter (raised originally) by HDC's Urban Design Team. Overall, Highways raised no objection on grounds of highway safety. It should be noted that Urban Design have not been consulted further on the proposals given the level of detail provided in the surveys as their original concerns mainly focused on the fact that the earlier parking surveys did not consider parking which takes place within the garage courts which the later surveys now cover.

The CCC Transport Assessment Team have responded separately advising that they would not comment on a development of this scale as it is below the threshold which calls for a Transport Statement or a Transport Assessment to be provided. They advise that they expect a 'light touch' transport statement for 50 dwellings plus and a transport assessment undertaking full capacity assessments for 80 dwellings plus. To conclude, they advise that 29 dwellings would not have a severe impact on highway safety or capacity.

- 7.21 Further to the above, it should be noted that Cambridgeshire Constabulary, Cambridgeshire Fire and Rescue, the East of England Ambulance Service and HDC Operations (Waste and Recycling) have also been consulted on the proposals. They raise no objections in terms of accessibility. Both Cambridgeshire Constabulary and Cambridgeshire Fire and Rescue caveat that this is provided people are parking legally and responsibly. However, it should be recognised that this is likely to be an issue in any area and the matters regarding legal parking are not a matter which are within planning control. Again, balanced consideration should be given to the loss of the garages (which the applicants have demonstrated are largely unused) and the re-provision as part of this (and the related) schemes.
- 7.22 Officers have carefully considered the potential impacts upon residential amenity as a result of the displacement of the vehicles from the garages and garage courts and the cumulative impacts (as a result of 14 similar applications in the same area). Broadly, the development in its entirety will result in the loss of 174 garages, 109 of these are void (as per the latest details submitted). Of the 65 garages in occupation 45 are used by

residents within the site area and 20 are in occupation by people who live outside of the area. It is noted (as is raised in the objections) that the parking courts are also used (unofficially for parking). However, it should be regarded that this area is private property under the ownership of Places for People, therefore it is within their gift to prevent this use at any time (regardless of the outcome of this application). Further, as the area is not within a Conservation Area, in planning terms demolition could take place outside of planning control.

- 7.23 As part of the development (the 14 applications as a whole) 45 Allocated spaces will be provided, thus providing parking spaces for each vehicle displaced by the loss of a garage (for those who currently rent garages and live within the area – no provision will be made for the 20 tenancies held by those that live outside of the area). 38 visitors' spaces shall be provided and so there is a total provision of 83 spaces as a result of the development. Further, each new dwelling (with the exception of one which requires a larger disabled access space) shall have two spaces allocated to it, thus 57 spaces will be provided for the 29 dwellings proposed as part of the entire scheme. Officers note the concerns raised regarding displacement from the (unofficial) parking taking place within the garage court areas. The data collected during March/April 2022 indicated that as a worst-case scenario 107 vehicles were parking in the garage courts (subject to this and the associated applications) and this assessment was undertaken during the early hours of a Saturday morning when most people were likely to be at home and thus parking their vehicles within the courts. The March/April data demonstrated that between 130-193 on street parking spaces remained free within the study area overnight on a weekend and during the day on a weekday. The later studies did not contradict the earlier figures and therefore 107 vehicles displaced remains a worst-case scenario. The statement therefore concludes that even if the additional parking provided as part of these scheme was unavailable, even in a worst-case scenario (of 107 vehicles displaced from the garage courts) on street provision is available within a short walk of resident's homes within the overall estate. Officers have noted the concerns raised regarding the locations and suitability of the kerbside parking in relation to legal parking and the Highway Code. However, officers refer back to the fact that the legalities of parking are not a planning matter and that given the scale of the development Cambridgeshire County Council as the Local Highways Authority have not raised any objections in terms of highway safety and once again, the Transport Assessment Team have confirmed that the provision of 29 dwellings is below the threshold for formal transport statement to be submitted as it would not have a severe impact on highway safety or capacity.

- 7.24 It should also be highlighted that (as confirmed in the revised Parking Displacement Statement) that Chorus Homes do have other garage courts in close proximity where there are void garages and so if the residents would still prefer to rent a garage, then this is a possibility, though, in practice there are practical implications to consider as part of this solution.
- 7.25 It is considered that the provision of affordable housing is a key factor in the determination of this application. The most recent data from the Annual Monitoring Report 2022 Part 1(Housing Supply) reflects that the availability of affordable housing in Huntingdonshire is a major issue with a growing gap between average earnings and housing costs. In 2021/2022 255 new affordable homes were completed, amounting to 23.61% of all new dwellings completed and 27.29 of completions on qualifying sites (those that meet the affordable housing policy criteria). In St Neots, 13 affordable dwellings were provided. Whilst in this case no dwelling is proposed as part of the scheme it is intrinsically linked to the other 13 sites in terms of the provision of affordable housing and so officers consider that this development supports the viability of the other schemes and the provision of much needed affordable housing in this regard.
- 7.26 Broadly speaking, whilst the concerns raised in the objections are noted and officers do not discount the potential amenity/access issues caused by the parking displacement, given the comments from CCC Highways there is no reason to consider that development of this scale would result in a detrimental impact on highway safety in the locality and therefore no justifiable reason for a refusal on this basis alone. Further, the comments from Cambridgeshire Constabulary, Cambridgeshire Fire and Rescue and the East of England Ambulance Service all demonstrate that they have no concerns with regard to public safety as a result of being able to access emergencies when required. Overall, the parking provision is acceptable, therefore, the proposed development is considered to broadly meet the objectives of Policy LP17 of Huntingdonshire's Local Plan to 2036, Policy PT2 of the St Neots Neighbourhood Plan 2014-2029 and the NPPF (2021) and would not give rise to highway safety issues.

Flood Risk and Surface Water

- 7.27 The application site is in Flood Zone 1 as identified by the Huntingdonshire Strategic Flood Risk Assessment (2017), which means it has a low probability of fluvial flooding and is not subject to the sequential and exception tests as set out within the NPPF. The site is less than 1 hectare in size but is identified as having a greater than 75% risk of flooding as a result of surface water. As per the guidance contained within the NPPF (2021) sites which may be subject to 'other sources' of flooding and which would also introduce a more vulnerable use (a dwelling is

classed a more vulnerable) should be accompanied by a Flood Risk Assessment.

- 7.28 Subsequently a Flood Risk Assessment (FRA) has been submitted and has been passed to the LLFA for consultation. During the lifetime of the application various iterations of the FRA has been provided along with technical details (at the request of the LLFA). As such, the LLFA have commented that they raise no objection to the proposed development subject to conditions relating to drainage, sustainable drainage systems (SuDS) and surface water run-off measures.
- 7.29 The proposal is therefore considered to be acceptable with regard to its approach to flood risk and complies with Policies LP5 and LP15 of the Local Plan to 2036 and the NPPF 2021 in this regard.

Biodiversity

- 7.30 Policy LP30 of Huntingdonshire's Local Plan to 2036 requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated. Policy LP30 also requires development proposals to ensure no net loss in biodiversity and provide a net gain in biodiversity where possible. In this case, some minor measures such to provide a net gain have been provided in terms of increased soft landscaping. However, given the nature of the site and its surroundings it is considered that it provides little overall value in terms of biodiversity and so there will be no net loss as a result of the development. The proposal is therefore considered to be acceptable with regard to its impact on biodiversity and therefore accords with Policy LP30 of Huntingdonshire's Local Plan to 2036 in this regard.

Other Issues

Community Infrastructure Levy (CIL):

- 7.31 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. A completed Community Infrastructure Levy Form has been provided.
- 7.32 The proposal is therefore considered to accord with the requirements of Policy LP4 of the Local Plan to 2036 and the Developer Contribution SPD in this regard.

Conclusion

- 7.33 The proposed development is compliant with the relevant national and local policy as it:

*Is acceptable in principle

And it:

- * Is of an appropriate scale and design
- * Would not have a harmful impact upon the character and appearance of the area;
- * Would not have a significantly detrimental impact upon the amenity of neighbours;
- *Would not result in an increased risk of flooding in the locality;
- * Is acceptable with regard to parking provision and would not be detrimental to highway safety;
- * Is acceptable with regards to biodiversity matters;

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

7.35 Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that planning permission be granted, subject to the imposition of appropriate conditions.

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

- Time limit
- Development in accordance with plans
- Materials
- Hard and soft landscaping
- Highway matters
- Contaminated land/mitigation measures
- Lead Local Flood Authority (LLFA) requirements
- Water efficiency measures to accord with LP12
- Accessible and adaptable homes to accord with LP25

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

SCHEDULE OF PLANNING APPLICATIONS – 6 SEPTEMBER 2022

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|---------------|---|
| S1 | 21/02393/FUL | Chorus Homes Group Adjacent 13 Mallard Lane St Neots Demolition of 7 garages and construction one 3 Bed Dwelling with associated external works | Refuse | <p>The following comments should be considered for Chorus Homes Group applications on the schedule of plans - no's 1 to 9 and 11 to 14.</p> <p>The Council's two overriding concerns are over development and reduction of existing parking provisions, with other concerns resulting from these to issues. This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking.</p> <p>This will result in a significant loss of parking, pushing traffic into the street.</p> <p>The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>A standard was required when the estate was first constructed, and car ownership has increased since that time. Removal of existing parking spaces is counterproductive and will negatively impact on the housing area as a whole.</p> <p>Committee members agree with the Consultee objections from LLFA dated 12/08/2022:</p> <ol style="list-style-type: none"> 1. Hydraulic calculations 2. Flooded volumes <p>Informatives</p> <ul style="list-style-type: none"> • Infiltration • Pollution control <p>The Council's concerns can be summarised as:</p> <ul style="list-style-type: none"> • Overlooking/loss of privacy • Adequacy of parking/loading/turning • Highway safety |
| S2 | 21/02398/FUL | Chorus Homes Group Adjacent 2 Mallard Lane St Neots Demolition of 6 garages and construction of two 2 Bed Dwellings with associated external works | Refuse | |
| S3 | 21/02399/FUL | Chorus Homes Group Land between No 8 and No 10 Mallard Lane, St Neots Demolition of 10 garages and construction of 1 dwelling with associated external works | Refuse | |
| S4 | 21/02400/FUL | Chorus Homes Group Land between No 20 and No 22 Mallard Lane, St Neots Demolition of 6 garages and construction of two 2 Bed Dwellings with associated external works | Refuse | |
| S5 | 21/02396/FUL | Chorus Homes Group Land adjacent (southeast) to No 32 Mallard Lane, St Neots Demolition of 12 garages and construction of two 2 bed dwellings with associated external works | Refuse | |
| S6 | 21/02397/FUL | Chorus Homes Group North Of 197 Duck Lane St Neots Demolition of 13 garages and construction of two 3 bed dwellings with associated external works | Refuse | |
| S7 | 21/02431/FUL | Chorus Homes Group Opposite 27 To 30 Naseby Gardens St Neots Demolition of 16 garages and construction of four 2 bed dwellings with associated external works | Refuse | |
| S8 | 21/02436/FUL | Chorus Homes Group Between 130 And 132 Duck Lane St Neots | Refuse | |

SCHEDULE OF PLANNING APPLICATIONS – 6 SEPTEMBER 2022

| No. | Reference | Development | SNTC Decision | Notes |
|-----|---------------------|--|----------------|---|
| | | Demolition of 24 garages and construction of 3 dwellings (one 1 Bed, two 2 Beds) with associated external works | | <ul style="list-style-type: none"> • Inability for emergency vehicles to manoeuvre through the estate. • Traffic congestion • Layout and density of building • Road access • Local, strategic, regional, and national planning policies • Disabled persons access • Proposals in the development plan. • Previous planning decisions (including appeal decisions) • Demonstrable harm to the amenity of the residents • Loss of important open spaces or physical features. • Allows for insufficient spaces for future on-street EV changepoints which will inevitably be required as the government pushes for greater EV ownership. <p>Please also record the Council's objections in in line with NPPF;</p> <p>The proposals conflict with Section 2, Para 7 NPPF which states: "... the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs "</p> <p>The proposed developments will leave no scope for future EV charge hubs or points.</p> <p>Section 2, Para 104 NPPF reinforces the requirement to consider transport issues and changing transport technology at the earliest stage of plan making.</p> <p>Para 16 NPPF states: plans should... "(c) be shaped by early, proportionate, and effective</p> |
| S9 | 21/02494/FUL | Chorus Homes Group North East of 157 Duck Lane, St Neots Demolition of 6 garages and construction of two 3 bed dwellings with associated external works | Refuse | |
| S10 | 21/02493/FUL | Chorus Homes Group North of 115 Duck Lane, St Neots Demolition of 7 garages and re-modelling of existing parking area | Approve | |
| S11 | 21/02438/FUL | Chorus Homes Group North Of 54 Henbrook St Neots Demolition of 33 garages and construction of 3 dwellings (one 3 bed, two 2 beds) with associated external works | Refuse | |
| S12 | 21/02437/FUL | Chorus Homes Group Rear Of 108 To 114 Duck Lane St Neots Demolition of 19 garages and construction of two 3 bed dwellings with associated external works | Refuse | |
| S13 | 21/02394/FUL | Chorus Homes Group Adjacent 28 Springbrook Eynesbury Demolition of 7 garages and construction of two 2 bed dwellings with associated external works | Refuse | |
| S14 | 21/02495/FUL | Chorus Homes Group Adjacent 45 Springbrook Eynesbury Demolition of 8 garages and construction of three 2 bed dwellings with associated external works | Refuse | |

SCHEDULE OF PLANNING APPLICATIONS – 6 SEPTEMBER 2022

| No. | Reference | Development | SNTC Decision | Notes |
|-----|-----------|-------------|---------------|---|
| | | | | <p>engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;”</p> <p>This is reinforced in the St Neots Neighbourhood Plan;</p> <p>“1.4.8 Early discussions should be held with the Town Council to discuss design issues. Proposals that have evolved with the community will be favourably considered. The Town Council can provide valuable advice to applicants in terms of St Neots special character and local distinctiveness.”</p> <p>Chorus Homes have however failed to engage with the Town Council or the community on the applications presented.</p> <p>The application has failed to take into account or include strategic policies from the Local Planning authorities policies or the local Neighbourhood plan as set out in Para17 of NPPF; “The development plan must include strategic policies to address each local planning authority’s priorities for the development and use of land in its area 12. These strategic policies can be produced in different ways, depending on the issues and opportunities facing each area. They can be contained in:</p> <p>a) joint or individual local plans, ...”</p> <p>The applications have not considered or addressed Policy PT1 of St Neots Neighbourhood Plan, which states: “Policy PT1 Development proposals</p> |

SCHEDULE OF PLANNING APPLICATIONS – 6 SEPTEMBER 2022

| No. | Reference | Development | SNTC Decision | Notes |
|-----|-----------------------|--|----------------|---|
| | | | | <p>must demonstrate how opportunities for the use of sustainable modes of transport are maximised. This should be achieved through maximising the potential for cycling and walking throughout the site and through contributions towards the extension, linking, and/or improvement of existing routes throughout St Neots.”</p> <p>Finally, the proposals conflict with Policy PT2 of St Neots Neighbourhood Plan, which states; “Policy PT2 All development proposals which include an element of residential development, including change of use to residential, must provide adequate space for vehicle parking to meet the expected needs of residents and visitors. A design-led approach should be taken to ensure parking is properly integrated into the layout of the scheme, minimises adverse impacts on surrounding uses, and facilitates traffic flow and accessibility for service and emergency vehicles.”</p> |
| S10 | 21/02493/FUL | Chorus Homes Group North of 115 Duck Lane, St Neots Demolition of 7 garages and re-modelling of existing parking area | Approve | The committee welcome the proposed remodelling of the existing parking area. |
| S15 | 22/01546/FUL | 47 Springbrook Eynesbury St Neots Change of use from amenity land to garden and erect fence | Refuse | Demonstrable harm to the amenity of the residents. Loss of important open spaces or physical features. Highway safety. Contrary to SNTC Neighbourhood Plan. |
| S16 | 22/01405/FUL | Mr Neil Frost Land East Of 16 Stevenson Court Between the River and Crosshall Road Eaton Ford Retention of a replacement/altered mooring deck and the retention of altered fencing (Retrospective) | Approve | Minimum impact on neighbours. Within a sustainable location. |
| S17 | 22/01470/HHFUL | Mr D Woodward 261 Great North Road Eaton Socon St Neots Demolition of rear outbuilding and conservatory. Rear single storey | Approve | Satisfactory proposal in terms of scale and pattern of development. Makes efficient use of its site. |

SCHEDULE OF PLANNING APPLICATIONS – 6 SEPTEMBER 2022

| No. | Reference | Development | SNTC Decision | Notes |
|-----|-----------------------|--|----------------|---|
| | | extension with associated landscaping and drainage. Additional window to site gable end | | |
| S18 | 22/01717/TREE | Mrs Carolyn Martin 17 Duloe Road Eaton Socon St Neots Lime T7. Lift crown to 5m above the driveway and prune to clear garage building by 2m. To improve ambient light levels and prevent the potential for building damage. Also, exempt works: remove dead wood | Approve | Subject to the approval of HDC Tree Officer. |
| S19 | 22/01733/HHFUL | Mr & Mrs Weldon 18 Valerian Close Eaton Ford St Neots Erection of first floor front extension and two storey front extension | Approve | Improves the property. Makes efficient use of its site. |
| S20 | 22/01477/LBC | Ms Alison Manton 5 Audreys Court 153 Great North Road Eaton Socon Retrospective Removal of disintegrating Gable End Windows and replacement with Wooden Double Glazed Fire Compliant Windows 1 x bathroom 1 x Living Room | Approve | Subject to the approval of HDC Conservation Officer. Fits in with local street scene. Satisfactory proposal in terms of scale and pattern of development. |
| S21 | 22/01747/HHFUL | Mr Watson Sycamore House 119 Great North Road Eaton Socon Erection of orangery to replace existing conservatory, construction of a carport, changes to the front boundary treatments. | Approve | We consider that the proposal would assimilate itself to the existing part of the town. |
| S22 | 22/01602/FUL | Santander UK PLC (Mr Alastair Rodda) 56 Market Square St Neots PE19 2HL Alterations to main pedestrian entrance and internal installation of 1no new 46 (portrait) TV screen within a metal shroud floor standing unit. | Approve | Minimum impact on neighbours. We consider that the proposal would assimilate itself to the existing part of the town. |
| S23 | 22/01772/HHFUL | Mr James & Chris Tortise-Crawford 12 East Street St Neots PE19 1JU | Approve | Minimum impact on neighbours. Improves the property. |

SCHEDULE OF PLANNING APPLICATIONS – 6 SEPTEMBER 2022

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|---------------|--|
| | | Erection of single storey and two storey rear extension. Demolition of existing extensions. | | |
| S24 | 22/01266/FUL | Miss Yen Hai Thi Hoang 16 High Street St Neots PE19 1JA Change of use from a Nail Parlour (Sui Generis) to a Bubble Tea Shop (Class E) | | Application withdrawn – not considered |

Committee Chairperson

SCHEDULE OF PLANNING APPLICATIONS – 7 June 2022

| No. | Reference | Development | SNTC Decision | Notes |
|-----|---------------|---|---|--|
| 1 | 22/00827/S106 | <p>Jemma Brown Land North Of Cambridge Road St Neots Variation of Section 106 associated with 070401273, in respect of the affordable housing clause.</p> | NOTED | Members noted that there was a variation around right to buy for which the Committee was not sufficiently qualified to comment. |
| 2 | 22/01147/REM | <p>Loves Farm Eastern Expansion Development Area Cambridge Road St Neots Application for reserved matters in respect of appearance, layout, scale and landscaping pursuant to Sub-Phase B of outline planning permission 1300388OUT for the construction of Spine Road and Secondary Road Primary Infrastructure</p> | APPROVE Subject to the recommendations submitted by members. | <p>Highway Safety: Road Narrowing – road narrowing schemes should be avoided. They can cause issues for vehicles and emergency services. On Love's Farm, many road narrowing schemes are hot spots for collisions, especially where there are no parking restrictions to ensure room for two-way traffic either side of the schemes.</p> <p>Road Design: Committee members recommend the addition of limited sections of wider roads to allow for 2 car widths in addition to on-street parking, similar to Great High Ground beside the Pirate Ship playground. Some limited sections of clearly designated on-street parking will discourage and free-for-all approach by residents and visitors that would result in antisocial and dangerous parking.</p> <p>Use of Block Paving: Committee members recommend against the use of block paving. The surface does not lend itself to hard wearing road markings such as parking restrictions, which are liable to cracking, rendering them unenforceable. Block paving at two locations with high volume traffic on Stone Hill have exhibited some movement and have become uneven and unstable.</p> |
| 3 | 21/02393/FUL | <p>Chorus Homes Group Adjacent 13 Mallard Lane St Neots Demolition of 7 garages and construction one 3 Bed Dwelling with associated external works New Parking Surveys Received</p> | | <p>The following comments should be considered for all Chorus Homes Group applications on the schedule of plans - no's 3 to 16.</p> <p>The Council's two overriding cover are over development and reduction of existing parking provisions, with other concerns resulting from these to issues.</p> |

SCHEDULE OF PLANNING APPLICATIONS – 7 June 2022

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|---|---------------|---|
| 4 | 21/02398/FUL | Chorus Homes Group Adjacent 2 Mallard Lane St Neots Demolition of 6 garages and construction of two 2 Bed Dwellings with associated external works New Parking Surveys Received | | This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. |
| 5 | 21/02399/FUL | Chorus Homes Group Between 8 And 10 Mallard Lane St Neots Demolition of 10 garages and construction of 1 dwelling with associated external works New Parking Surveys Received | | This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access. |
| 6 | 21/02400/FUL | Chorus Homes Group Between 20 And 22 Mallard Lane St Neots Demolition of 6 garages and construction of two 2 Bed Dwellings with associated external works New Parking Surveys Received | | A standard was required when the estate was first constructed, and car ownership has increased since that time. Removal of existing parking spaces is counterproductive and will negatively impact on the housing area as a whole. |
| 7 | 21/02396/FUL | Chorus Homes Group South East Of 32 Mallard Lane St Neots 12 garages and construction of two 2 bed dwellings with associated external works New Parking Surveys Received | | The Council's concerns can be summarised as; <ul style="list-style-type: none"> • Overlooking/loss of privacy • Adequacy of parking/loading/turning • Highway safety • Inability for emergency vehicles to manoeuvre through the estate. |
| 8 | 21/02397/FUL | Chorus Homes Group North Of 197 Duck Lane St Neots Demolition of 13 garages and construction of two 3 bed dwellings with associated external works New Parking Surveys Received | | <ul style="list-style-type: none"> • Traffic congestion • Layout and density of building • Road access • Local, strategic, regional, and national planning policies • Disabled persons access • Proposals in the development plan. • Previous planning decisions (including appeal decisions) • Demonstrable harm to the amenity of the residents |
| 9 | 21/02493/FUL | Chorus Homes Group North Of 115 Duck Lane St Neots Demolition of 7 garages and re-modelling of existing parking area New Parking Surveys Received | | <ul style="list-style-type: none"> • Loss of important open spaces or physical features. • Allows for insufficient spaces for future on-street EV changepoints which will inevitably be required as |

SCHEDULE OF PLANNING APPLICATIONS – 7 June 2022

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|---|---------------|---|
| 10 | 21/02438/FUL | Chorus Homes Group North Of 54 Henbrook St Neots Demolition of 33 garages and construction of 3 dwellings (one 3 bed, two 2 beds) with associated external works New Parking Surveys Received | | the government pushes for greater EV ownership. Please also record the Council's objections in in line with NPPF; The proposals conflict with Section 2, Para 7 NPPF which states: "... the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs " |
| 11 | 21/02436/FUL | Chorus Homes Group Between 130 And 132 Duck Lane St Neots Demolition of 24 garages and construction of 3 dwellings (one 1 Bed, two 2 Beds) with associated external works New Parking Surveys Received | | The proposed developments will leave no scope for future EV charge hubs or points. Section 2, Para 104 NPPF reinforces the requirement to consider transport issues and changing transport technology at the earliest stage of plan making. |
| 12 | 21/02437/FUL | Chorus Homes Group Rear Of 108 To 114 Duck Lane St Neots Demolition of 19 garages and construction of two 3 bed dwellings with associated external works New Parking Surveys Received | | Para 16 NPPF states: plans should... "(c) be shaped by early, proportionate, and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;" |
| 13 | 21/02394/FUL | Chorus Homes Group Adjacent 28 Springbrook Eynesbury Demolition of 7 garages and construction of two 2 bed dwellings with associated external works New Parking Surveys Received | | This is reinforced in the St Neots Neighbourhood Plan; "1.4.8 Early discussions should be held with the Town Council to discuss design issues. Proposals that have evolved with the community will be favourably considered. The Town Council can provide valuable advice to applicants in terms of St Neots special character and local distinctiveness." |
| 14 | 21/02495/FUL | Chorus Homes Group Adjacent 45 Springbrook Eynesbury Demolition of 8 garages and construction of three 2 bed dwellings with associated external works New Parking Surveys Received | | Chorus Homes have however failed to engage with the Town Council or |
| 15 | 21/02431/FUL | Chorus Homes Group Opposite 27 To 30 Naseby Gardens St Neots Demolition of 16 garages and construction of four 2 bed dwellings with associated external works New Parking Surveys Received | | |

SCHEDULE OF PLANNING APPLICATIONS – 7 June 2022

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|---|---------------|---|
| 16 | 21/02494/FUL | <p>Chorus Homes Group North East of 157 Duck Lane St Neots Demolition of 6 garages and construction of two 3 bed dwellings with associated external works New Parking Surveys Received</p> | | <p>the community on the applications presented.</p> <p>The application has failed to take into account or include strategic policies from the Local Planning authorities policies or the local Neighbourhood plan as set out in Para17 of NPPF; “The development plan must include strategic policies to address each local planning authority’s priorities for the development and use of land in its area 12 . These strategic policies can be produced in different ways, depending on the issues and opportunities facing each area. They can be contained in:</p> <p>a) joint or individual local plans, ...”</p> <p>The applications have not considered or addressed Policy PT1 of St Neots Neighbourhood Plan, which states: “Policy PT1 Development proposals must demonstrate how opportunities for the use of sustainable modes of transport are maximised. This should be achieved through maximising the potential for cycling and walking throughout the site and through contributions towards the extension, linking, and/or improvement of existing routes throughout St Neots.”</p> <p>Finally, the proposals conflict with Policy PT2 of St Neots Neighbourhood Plan, which states; “Policy PT2 All development proposals which include an element of residential development, including change of use to residential, must provide adequate space for vehicle parking to meet the expected needs of residents and visitors. A design-led approach should be taken to ensure parking is properly integrated into the layout of the scheme, minimises adverse impacts on surrounding uses, and facilitates traffic flow and accessibility for service and emergency vehicles.”</p> |

SCHEDULE OF PLANNING APPLICATIONS – 7 June 2022

| No. | Reference | Development | SNTC Decision | Notes |
|-----|-----------|-------------|---------------|---|
| | | | | The applicant has failed to take into account local priorities as directed by the NPPF. |

Committee Chairperson

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|---------------|---|
| 1 | 21/02393/FUL | <p>Chorus Homes Group Adjacent 13 Mallard Lane St Neots Demolition of 7 garages and construction one 3 Bed Dwelling with associated external works</p> | Reject | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|---------------|---|
| 2 | 21/02394/FUL | <p>Chorus Homes Group Adjacent 28 Springbrook Eynesbury Demolition of 7 garages and construction of two 2 bed dwellings with associated external works</p> | Reject | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|---------------|---|
| 3 | 21/02396/FUL | <p>Chorus Homes Group South East Of 32 Mallard Lane St Neots Demolition of 12 garages and construction of two 2 bed dwellings with associated external works</p> | Reject | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|---|---------------|---|
| 4 | 21/02397/FUL | <p>Chorus Homes Group North Of 197 Duck Lane St Neots Demolition of 13 garages and construction of two 3 bed dwellings with associated external works</p> | Reject | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|---------------|---|
| 5 | 21/02398/FUL | Chorus Homes Group Adjacent 2 Mallard Lane St Neots Demolition of 6 garages and construction of two 2 Bed Dwellings with associated external works | Reject | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|---------------|---|
| 6 | 21/02399/FUL | <p>Chorus Homes Group Between 8 And 10 Mallard Lane St Neots Demolition of 9 garages and construction of 1 dwelling with associated external works</p> | Reject | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|---------------|---|
| 7 | 21/02400/FUL | <p>Chorus Homes Group Between 20 And 22 Mallard Lane St Neots Demolition of 6 garages and construction of two 2 Bed Dwellings with associated external works</p> | Reject | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|---------------|---|
| 8 | 21/02495/FUL | <p>Chorus Homes Group Adjacent 45 Springbrook Eynesbury Demolition of 8 garages and construction of three 2 bed dwellings with associated external works</p> | Reject | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|---------------|---|
| 9 | 21/02437/FUL | <p>Chorus Homes Group Rear Of 108 To 114 Duck Lane St Neots Demolition of 19 garages and construction of two 3 bed dwellings with associated external works Demolition of 19 garages and construction of two 3 bed dwellings with associated external works</p> | Reject | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|---------------|---|
| 10 | 21/02438/FUL | <p>Chorus Homes Group North Of 54 Hen brook St Neots Demolition of 33 garages and construction of 3 dwellings (one 3 bed, two 2 beds) with associated external works</p> | Reject | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|---|---------------|---|
| 11 | 21/02494/FUL | <p>Chorus Homes Group North East Of 157 Duck Lane St Neots Demolition of 6 garages and construction of two 2 bed dwellings with associated external works</p> | Reject | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|----------------------|---|
| 12 | 21/02436/FUL | <p>Chorus Homes Group Between 130 And 132 Duck Lane St Neots Demolition of 24 garages and construction of 3 dwellings (one 1 Bed, two 2 Beds) with associated external works</p> | <p>Reject</p> | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|---------------|---|
| 13 | 21/02431/FUL | <p>Chorus Homes Group Opposite 27 To 30 Naseby Gardens St Neots Demolition of 16 garages and construction of four 2 bed dwellings with associated external works</p> | Reject | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

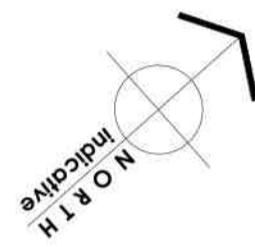
| No. | Reference | Development | SNTC Decision | Notes |
|-----|----------------|---|----------------|--|
| 14 | 21/02493/FUL | Chorus Homes Group North od 115 Duck Lane, St Neots Construction of one 1 bed dwelling with associated external works | Reject | This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access. Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features. |
| 15 | 21/02413/HHFUL | Mr Thomas Evans 30 Luke Street Eynesbury St Neots Demolition of existing chimney and external alterations to the rear part of the building, including the addition of conservation rooflights | Reject | Effect on listed building and conservation area. Design, appearance, and materials. |
| 16 | 21/02381/HHFUL | Mr & Mrs Tom Walker 155 Great North Road Eaton Socon St Neots Proposed first floor extension to the front of the property | Approve | Improves the property. Will have no negative impact on the wider landscape character of the area. |
| 17 | 21/02000/HHFUL | Mr Mark McGuigan 5 St Neots Road Eaton Ford St Neots Dropping of roadside kerb | Approve | Noted |
| 18 | 21/02427/HHFUL | Mr and Mrs Howe Home Field Kings Lane St Neots Proposed single storey free standing out-building including sleeping accommodation and a shower room (to be used solely by a family member) | Approve | Minimum impact on neighbours |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|----------------|---|---------------|--|
| 19 | 21/02603/FUL | Mr Peter Mckeown 22 High Street St Neots PE19 1JA Full retrospective planning application to regularise matters on site for a residential development containing 18 dwellings (including conversion of existing chapel) along with access, parking, landscaping, and associated infrastructure | Noted | |
| 20 | 21/02552/HHFUL | Mr & Mrs McGarry 37 Burwell Road Eaton Ford St Neots PE19 7QQ Proposed single storey infill extension between house and garage and widen existing front entrance canopy | Approve | Makes efficient use of the site |
| 21 | 21/02571/TREE | Mr Micheal Cullis The Spinney 98A Great North Road Eaton Socon St Neots PE19 8EJ Oak Tree - general tidy and removal of dead timber, clean the undergrowth and dead wood and to ensure there is no danger from the boughs that hang across the public footpath and the garden immediately left of the public footpath. This will also bring further light into property | Approve | Noted |
| 22 | 21/02511/LBC | Mr and Mrs D Barnes The Mill House School Lane Eaton Socon St Neots PE19 8GW Remove garage door and insert window; insert 2 windows in north elevation and extend balcony | Approve | Subject to approval of conservation officer |
| 23 | 21/02504/HHFUL | Cheryl Stead 30 Wilkinson Close Eaton Socon St Neots PE19 8HJ Proposed two storey side/front extension. | Approve | Satisfactory proposal in terms of scale and pattern of development |

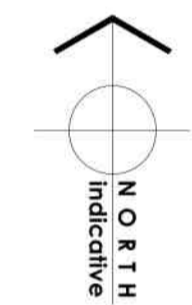
Committee Chairperson



Site Plan
scale 1:200



Location Plan
scale 1:1250



DO NOT SCALE FROM THIS DRAWING
THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SUPERVISING OFFICER.
ALL DIMENSIONS ARE SHOWN IN 'mm' UNLESS OTHERWISE STATED.

NOTES:

KEY

HARD LANDSCAPING:

-  **Shared Drive**
Shared drive and footpath to be surfaced with tarmac to approval of Local Authority.
-  **Bin Collection Points**
Bin collection points to be permeable tegula paving to approval of Local Authority.

SOFT LANDSCAPING:

-  **Proposed New Trees**
Locations of new planting (indicative). Refer to detailed landscaping proposals prepared by Landscape Architect.
-  **Soft Landscaping / Planting**
Location of proposed planting, indicative.

BOUNDARY TREATMENTS:

-  **Timber Bollard**
Timber bollards at 1200mm centres
- Car Parking**
A Allocated parking space for existing resident
V Visitor spaces

Site 10 - Development Summary

| | |
|-----------|----------------------------------|
| Site Area | 0.084 Ha |
| Parking | 22 spaces (See Parking Strategy) |

Revisions

| Suffix | Date | Amendments |
|--------|---------|---|
| A | Feb 22 | Scheme amended to create a new parking court. |
| B | Feb 22 | Spaces amended to 13 Allocated bays and 9 Visitor bays. |
| C | July 22 | Allocated spaces updated. |
| D | Nov 22 | Visitor/allocated bay numbers adjusted |

Status

PLANNING SUBMISSION



The Design Partnership
The Design Partnership (Ely) Ltd
Claremont House,
10 Station Road,
Chatteris
Cambridgeshire PE16 6AG
Tel: 01354 693111

Job Title
Proposed Redevelopment of Garage Court
Adjacent to No.48 Whitehall Walk
St Neots for Chorus Homes Developments Ltd

Drawing Title
Planning Drawing
Site Plan & Location Plan

| | | | | |
|-----------|----------|-----|---------------|------|
| Date | Scale | Dwn | Dwg No | Rev. |
| Sept 2021 | Var @ A1 | BP | CH-903-P10-01 | D |

DEVELOPMENT MANAGEMENT COMMITTEE 21st NOVEMBER 2022

Case No: 21/02494/FUL (FULL PLANNING APPLICATION)

Proposal: DEMOLITION OF 6 GARAGES AND CONSTRUCTION OF TWO 3 BED DWELLINGS WITH ASSOCIATED EXTERNAL WORKS

Location: NORTH EAST OF 157 DUCK LANE ST NEOTS

Applicant: CHORUS HOMES GROUP

Grid Ref: 518971 259711

Date of Registration: 24.11.2021

Parish: ST NEOTS

RECOMMENDATION - APPROVE

This application is referred to the Development Management Committee (DMC) in accordance with the Scheme of Delegation as the ward member for the area has 'called in' the application and the officer recommendation of approval is contrary to that of the Town Council

This application was presented to Development Management Committee on the 21st of February 2022. Members resolved to defer the application pending further detail from the applicants in the form of parking surveys and consultations with Cambridgeshire Fire and Rescue, Cambridgeshire Constabulary, East of England Ambulance Service and HDC Operations (Waste and Recycling).

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The application site is an area of land housing garages on a 1960's Council housing development in St Neots. Some of the dwellings have since transferred to the ownership of Places for People (previously HHP, Luminus & Chorus Homes) following the transfer of the District Council's housing stock in the year 2000. This site is to the north-east of number 157 Duck Lane.
- 1.2 In terms of constraints the site is not within a Conservation Area, there are no Listed Buildings in the immediate vicinity and no protected trees. The site lies within Flood Zone 1 though does have a greater than 75% risk of surface water flooding.

- 1.3 This application seeks permission to demolish six garages and to construct two 3-bedroom semi-detached dwellings. In addition, two parking spaces are provided for each dwelling, ten allocated spaces and 4 visitor spaces.
- 1.4 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.
- 1.5 During the lifetime of the application revised plans have been received, where necessary, re-consultations have been carried out with the Town Council, relevant consultees, neighbours and other interested parties accordingly.
- 1.6 Given the nature of the development, though not specifically required, officers have taken the cautious approach of displaying a site notice in the vicinity of the site to ensure that any interested parties were fully aware of the proposals.
- 1.7 The application is one of 14 similar applications in this area which have been submitted to the District Council for consideration.

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 St Neots Neighbourhood Plan 2014-2029 (February 2016) Policies:
 - A3 – Design
 - PT1 – Sustainable Travel

- PT2 – Vehicle Parking Standards for Residential Development
 - P4 – Flooding
- 3.2 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
- LP1: Amount of Development
 - LP2: Strategy for Development
 - LP5: Flood Risk
 - LP4: Contributing to Infrastructure Delivery
 - LP6: Waste-Water Management
 - LP7: Spatial Planning Areas
 - LP11: Design Context
 - LP12: Design Implementation
 - LP14: Amenity
 - LP15: Surface Water
 - LP16: Sustainable Travel
 - LP17: Parking Provision and Vehicle Movement
 - LP25: Housing Mix
 - LP30: Biodiversity and Geodiversity
- 3.3 Supplementary Planning Documents
- Huntingdonshire Design Guide Supplementary Planning Document 2017
 - Developer Contributions SPD 2011
 - Huntingdonshire Landscape and Townscape Assessment (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)
- 3.4 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
 - * H2 - Well-related to external amenity and public spaces
 - * H3 - Attention to detail: storage, waste, servicing and utilities

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

4. PLANNING HISTORY

4.1 None relevant.

5. CONSULTATIONS

- 5.1 As detailed above, St Neots Town Council have been consulted a number of times during the lifetime of the application following receipt of revised plans and details. They maintain their position of refusal. Their comments are summarised below but are also available to view on HDC's Public Access Site.
- 5.2 St Neots Town Council recommend refusal: This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de-facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.

Further reasons were summarised as:

- Overlooking/loss of privacy
- Adequacy of parking/loading/turning
- Highway safety
- Traffic congestion
- Layout and density of building
- Road access
- Local, strategic, regional and national planning policies
- Disabled persons access
- Contrary to the Development Plan/NPPF and the St Neots Neighbourhood Plan
- Proposals in the development plan
- Previous planning decisions (including appeal decisions)
- Demonstratable harm to the amenity of residents
- Loss of important open spaces or physical features
- Overdevelopment
- Lack of future provision for electric vehicle charging
- Lack of communication with the Town Council

Officer comment: Officers are unaware of any recent, previous proposals relating exclusively to this site and so are unable to comment or confirm the presence of any previous planning decisions or appeal decisions. Given the consultations which have taken place it is considered that the Town Council have had input into the decision-making process throughout the lifetime of the application. The remaining matters including the principle of the development and considered adherence to local and national planning policies are addressed in the proceeding sections of this report.

- 5.3 HDC Urban Design Team - broadly have no objections - details of this consultation is referenced in para 7.10.
- 5.4 HDC Environmental Health - no objections subject to conditions relating to site investigation detail, the reporting of unexpected contamination and the implementation of an approved remediation scheme.
- 5.5 HDC Operations Team (Waste & Recycling) – no objection, further details in para 7.17.
- 5.6 Cambridgeshire Constabulary – no objections in terms of parking. Suggestions made to general design enhancements (for security purposes) which are addressed in para 7.12.
- 5.7 Cambridgeshire Fire and Rescue – no objections – further details in the para 7.22.
- 5.8 East of England Ambulance Service – no objections – further details in para 7.22.
- 5.9 Lead Local Flood Authority (LLFA) – no objections – further details in para 7.32.
- 5.10 Cambridgeshire County Council Local Highways Authority - raise no objections in terms of highway safety – further details in para 7.21.
- 5.11 Cambridgeshire County Council Transport Assessment Team – no objections – further details in para 7.21.

6. REPRESENTATIONS

- 6.1 At the time of preparing the original report 40 objections had been received, two of these were from local Councillors. Since the application was presented to DMC in February a further four have been received, two of these were from the Ward Councillor. These are available to view on HDC's Public Access Site but broadly relate to the following concerns:
- Potential that local residents may be unaware of the proposals and so may not have had the opportunity to comment
 - Loss of highway safety/emergency vehicle access
 - Loss of parking with make an existing bad situation much worse
 - Increase in congestion, accidents, frustration and arguments and general highway safety concerns
 - Parking spaces for existing residents should be provided on-street

- Plans contrary to Government document 'A Green Future: Our 25 Year Plan to Improve the Environment' and loss of green spaces and trees
- Increased population density
- Increased density of houses in the locality
- Design and impact upon visual amenity
- Overshadowing
- Overdevelopment
- Loss of privacy
- Loss of light
- Noise
- Contrary to Government Policy (NPPF)
- Contrary to the Development Plan and St Neots Neighbourhood Plan
- Disabled persons access
- Bin storage (both for new dwellings and impact in terms of existing waste collection methods)
- Potential for increased criminal activity
- Query on the re-allocation of parking (by Chorus Homes)
- Out of date and misleading information submitted (parking)
- In the evenings and weekends the site is often filled with parked cars
- Lack of EV charging points
- Existing garages are not used as they are too small to put a car in and because Chorus charge too much rent and do not maintain the garages
- Some garages are used as storage due to problems with overcrowding
- Perceived lack of communication with the Town Council
- Quality of the detail provided in the submitted parking surveys and suggestions contrary to Highway Code

Officer comments in relation to the above:

As stated in the preceding section of this report, though not specifically required officers did arrange for a site notice to be displayed in the vicinity of the application site in an attempt to ensure that any interested parties were made aware of the proposals. The comments regarding density both of the immediate locality and in Huntingdonshire are noted, however, given that St Neots is identified as a Spatial Planning Area under Policy LP7 of Huntingdonshire's Local Plan to 2036 (2019) which supports housing development where it is appropriately related to the built-up area (and where it accords with other appropriate policies), the proposal and principle of further residential development is supported in this location in line with this Policy of the Local Plan. This and other policies matters are addressed later in this report.

Officers note the comments regarding green spaces and impact on trees, however, in this case the application form states that no

trees will be removed such to facilitate the development and, as this utilises an area of hardstanding/garage court there is no significant loss of green space as a result of the development. The plans reflect the trees to be retained along with replacement parking. The document referenced above 'A Green Future: Our 25 Year Plan to Improve the Environment' does not impose direct restrictions on new development. It is noted that HDC have been guided by this document and the ambitions within it will eventually form the renewed Environment and Climate Strategy. However, at present there is no policy in place which restricts development of this nature, especially given the existing built-up location of the area concerned.

In terms of EV (Electric Vehicle) charging points, officers are aware that there is a proposed change in law mandating this addition but there is no requirement for this at present. Further, whilst the concerns regarding the remoteness of the proposed parking is noted, this does not prevent the future addition of EV charging 'upstand points' and so the fact that the parking areas are not directly adjacent to the new dwellings does not necessarily result in a barrier in this regard.

The other matters raised are dealt with under the relevant headings elsewhere in this report.

7. ASSESSMENT

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

- Bury Village Neighbourhood Plan (2021)
- Buckden Neighbourhood Plan (2021)
- Grafham and Ellington Neighbourhood Plan 2020-2036 (2022)

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

- The Principle of Development
- Design and Visual Amenity
- Residential Amenity
- Highway Safety and Parking Provision
- Flood Risk and Surface Water
- Biodiversity
- Impact on Trees
- Accessible and Adaptable Homes
- Water Efficiency
- Developer Contributions

The Principle of Development

7.5 Policy LP7 of Huntingdonshire's Local Plan to 2036 defines St Neots as a spatial planning area. Whilst the area in question is not an allocated site, Policy LP7 states that a proposal for development on a site which is additional to those allocated in the plan will be supported where it fulfils the following requirements and is in accordance with other policies. For residential development the policy is set out as below:

7.6 A proposal for housing development (Class C3) or for a residential institution 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 In this case the application site is considered to lie within the built-up area of the settlement and is therefore acceptable in principle subject to compliance with the other relevant policies and considerations.

Design and Visual Amenity

7.8 The location of the garage block forming this application is off Duck Lane to the north-east of number 157 Duck Lane. The appearance of the area is typical of that of a 1960s purpose built housing development with the majority of the dwellings two-storey terraced houses of brick and tile construction. Though not in the immediate vicinity some flats are also a visible feature of the streetscene.

7.9 The garage court hosts six garages, the concrete rear elevations of these are visible from Duck Lane. This application seeks permission to demolish these garages and to replace them with two 3-bedroom semi-detached dwellings which will form a part of

the Duck Lane frontage. In addition, a total of 18 parking spaces are provided - 4 for the proposed dwellings, 6 allocated and 8 visitor spaces. Owing to the orientation of the properties in this location there is not a linear pattern of development (number 157 is on a corner plot) therefore the dwellings are slightly set back in relation to number 167 onwards (to the north-east).

- 7.10 In terms of their scale, design and mass, they appear appropriate and in line with the other built development in the vicinity. HDC's Urban Design Team have been consulted and are in support of the proposals. Following the original submission revisions were requested, which have been completed. These include the addition of side hall windows to both dwellings which provide surveillance over the parking court and footpath areas. Some areas will be subject to condition to include materials and architectural details.
- 7.11 The remaining recommendations related to the exterior and involved the addition of landscaping to the side of plot 2. Further to this, Urban Design also note the arrangement of brick wall boundaries which include the sections of 0.8m wall with 1m vertical railings above to the rear, these are marked on the plans and are welcomed.
- 7.12 In terms of other matters, officers note that a shed has been provided in the rear gardens of both plots which, though of limited scale should provide for secure covered cycle space and details of this shall be secured by condition. There is also ample space for the storage of wheeled bins in the rear gardens, these are marked on the plans and considered to be acceptable. Details relating to the design of the cycle storage as well as hard and soft landscaping shall be secured by condition. Urban Design have noted that further details are required on the proposed materials for the driveway/parking court area (which appears to be block paved). The submitted details shall include methods of demarcation of the spaces. It should be noted that Cambridgeshire Constabulary did make some observations in their comments with regard to some design aspects (boundary treatments for example) but which were contrary to the advice of Urban Design. These are recommendations as opposed to requirements. Some amendments (outside of planning) may be achieved. An informative note shall be added to any permission with regard to these.
- 7.13 Overall, whilst the concerns raised in the objections in terms of visual amenity and density of development in the area are noted, given the positive comments from Urban Design and the other factors detailed above, it is considered that the proposed dwellings would make a positive contribution to the area. At present the appearance of the garage court does little to enhance the area, the design of the dwellings do not look out of place and their location means that they would appear overly

prominent in the streetscene and it is considered that they been carefully designed to integrate well. Therefore, the proposal is considered not to have a detrimental impact upon the character or appearance of the area and, (subject to condition) complies with Policies LP1, LP2, LP11 and LP12 of Huntingdonshire's Local Plan to 2036, Policy A3 of the St Neots Neighbourhood Plan 2014-2029, the NPPF (2021) and the National Design Guide (2021) in this regard.

Residential Amenity

7.14 As established in the preceding sections of this report the dwellings are located to the north-east of 157 Duck Lane and adjacent to (but set back from) number 167. As this is the case there is no increased mass immediately adjacent to the dwellings themselves. The rear garden of number 157 is also unlikely to be impacted in terms of overshadowing or loss of light as the side boundary does not have any development adjacent to it. This is especially so when considered alongside solar orientation. In terms of the impact on the rear garden of number 167, officers note that there is a degree of separation of approximately 9.3 metres between plot 2 and the boundary of number 167. The dwellings are also orientated such that there is a gap of approximately 3 metres between the front elevation of plot 2 and the rear elevation of number 167. Therefore, based on this assessment and again considering solar orientation it is considered that the area of land, including that immediately to the rear of number 167, will receive a sufficient degree of sunlight and natural light. There is a suitable degree of separation to all remaining boundaries and so it is concluded that the proposed development would not have a significantly detrimental impact on residential amenity in terms of overbearing impact, overshadowing or loss of light. It should also be noted that Urban Design raised concerns regarding the original submission and subsequently amendments have been made. The main concern related to the relationship with 157 Duck Lane and Urban Design are now broadly happy with the plans and believe that the balance of impact would be similar to that of other dwellings in the locality which have a similar relationship and orientation.

7.15 In terms of overlooking and loss of privacy, Urban Design requested that the first-floor window to the side of plot 1 should be obscure glazed. This has now been detailed on the plans and as this serves a landing/stairwell this is considered to be acceptable. Officers consider that given the relationship with the boundary to the rear garden area of number 167 this would also be a suitable addition and these matters shall be secured by condition. The ground floor windows to the side elevations given their location are considered to be acceptable. It should be noted that there are no windows at first-floor level in either of the side

elevations of 157 or 167, although 157 does have a single storey extension to the side which hosts windows at ground floor level.

- 7.16 The door and windows to the front elevation look out towards the Duck Lane streetscene - there is an area of open space directly opposite and so these do not offer any views towards any dwelling or amenity land. The ground floor rear windows are also considered to be acceptable. The impact of the rear first-floor windows have been considered given their relationship to the rear gardens of 153-157 and 159-165 Duck Lane. The bathroom windows can be conditioned as obscure glazed, but this is not a solution for the windows serving bedroom 1. It should be noted that neither of these windows offer a direct view towards any of these dwellings. There is a separation distance of approximately 10 metres to the boundary with 157 (from plot 1 - at an angle) and approximately 15 metres to number 159 (from plot 2 - at an angle). Therefore, taking into account that these will not be direct views, the separation distance and the degree of overlooking to the rear gardens already afforded by the nature and layout of the development this is not considered to be overly harmful in practice.
- 7.17 In terms of other factors in relation to residential amenity officers note the concerns raised regarding potential increased noise, and odours from bin storage and collection points. Whilst there is likely to be an increased level of noise during the development stages it is not considered that this will be a long-term issue and the introduction of two dwellings is unlikely to significantly impact upon residential amenity through noise issues. As stated in the previous section of this report, provision for bin storage has been identified on the plans and is considered acceptable. HDC's Operations (Waste and Recycling Team) have been consulted and raise no objections stating that the proposed development would not have a great effect on waste collections in the area as it's only an additional 29 bins per service. They observe that there are no communal collection points and collection from the highway will be easy. They also note that all of the dwellings can store their bins within their gardens. It is recognised that the storage of wheeled bins and waste collection methods may present some form of nuisance, but this cannot be completely eradicated through the planning process and again the introduction of development of this scale is unlikely to significantly contribute to this. There are appropriate channels (separate to Planning), that can be taken to address any future issues that may arise. Officers also consider the size of the dwelling and its associated amenity land to be suitable for the scale of the development.
- 7.18 Lastly, matters relating to parking and potential amenity concerns which may arise from displacement of existing provision will be dealt with later in this report.

7.19 Therefore, taking the above points into consideration, the development is considered not to have a detrimental impact on the residential amenity of neighbouring properties, and would provide a suitable level of amenity for future occupiers of the proposed dwellings and therefore accords with LP14 of Huntingdonshire's Local Plan to 2036 and the NPPF (2021) in this regard.

Highway Safety and Parking Provision

7.20 As the proposal will result in the demolition of six garages and the loss of the associated garage court, which officers understand is unofficially used for parking, there is naturally some concern about this loss, and this is certainly what most of the objections relate to. In this case the revised existing parking and garage usage detail which has been submitted reflects that from the 6 garages 4 are used locally and 2 for outside of the area. As detailed above, the level of parking proposed for the dwellings and the additional visitor/allocated parking is considered to be sufficient.

7.21 Since these applications were presented at DMC in February 2022 the applicants have submitted revised details with regard to parking provision following the loss of the garages and garage courts. Parking surveys have also been completed which were carried out in March and April 2022 (both on a weekday and at the weekend) and a later assessment (explained below) in June 2022 (a weekday) to meet a request made by Cambridgeshire County Council's Highways Team. Upon initial review of the revised surveys and details within these, concerns were raised by Highways that the surveys had not been carried out to fully accord with the Lambeth Methodology (as was suggested). Therefore, an amended survey was requested (including the June data). There were also a number of other matters which Highways considered needed to be addressed such as:

- The inclusion of vehicles parking in the garages included in the figures.
- Criteria used to identify the spaces to ensure that they would be in a suitable (and safe) location.
- Query on provision of the unallocated spaces which will be provided (mainly their location – several in one area).

Following these comments revised survey detail was provided to the LPA (as detailed above) and CCC Highways were consulted again. This time, as well as the Development Management Team of Highways the Transport Assessment Team have also been consulted. The Development Management section has provided comments advising that in terms of the layout access and scale, their original comments (prior to February DMC) remain consistent. They state that the accesses do not change in terms of their suitability or safety whether they are considered as

individual applications or as a whole. The original comments received stated that there were no objections in principle but that the Local Planning Authority should consider the impact of the displaced vehicles (from the garages and associated courts) when determining the applications, particularly with regard to any residential amenity impacts which was also a matter (raised originally) by HDC's Urban Design Team. Overall, Highways raised no objection on grounds of highway safety. It should be noted that Urban Design have not been consulted further on the proposals given the level of detail provided in the surveys as their original concerns mainly focused on the fact that the earlier parking surveys did not consider parking which takes place within the garage courts which the later surveys now cover.

The CCC Transport Assessment Team have responded separately advising that they would not comment on a development of this scale as it is below the threshold which calls for a Transport Statement or a Transport Assessment to be provided. They advise that they expect a 'light touch' transport statement for 50 dwellings plus and a transport assessment undertaking full capacity assessments for 80 dwellings plus. To conclude, they advise that 29 dwellings would not have a severe impact on highway safety or capacity.

- 7.22 Further to the above, it should be noted that Cambridgeshire Constabulary, Cambridgeshire Fire and Rescue, the East of England Ambulance Service and HDC Operations (Waste and Recycling) have also been consulted on the proposals. They raise no objections in terms of accessibility. Both Cambridgeshire Constabulary and Cambridgeshire Fire and Rescue caveat that this is provided people are parking legally and responsibly. However, it should be recognised that this is likely to be an issue in any area and the matters regarding legal parking are not a matter which are within planning control. Again, balanced consideration should be given to the loss of the garages (which the applicants have demonstrated are largely unused) and the re-provision as part of this (and the related) schemes.
- 7.23 Officers have carefully considered the potential impacts upon residential amenity as a result of the displacement of the vehicles from the garages and garage courts and the cumulative impacts (as a result of 14 similar applications in the same area). Broadly, the development in its entirety will result in the loss of 174 garages, 109 of these are void (as per the latest details submitted). Of the 65 garages in occupation 45 are used by residents within the site area and 20 are in occupation by people who live outside of the area. It is noted (as is raised in the objections) that the parking courts are also used (unofficially for parking). However, it should be regarded that this area is private property under the ownership of Places for People, therefore it is within their gift to prevent this use at any time (regardless of the

outcome of this application). Further, as the area is not within a Conservation Area, in planning terms demolition could take place outside of planning control.

7.24 As part of the development (the 14 applications as a whole) 45 allocated spaces will be provided, thus providing parking spaces for each vehicle displaced by the loss of a garage (for those who currently rent garages and live within the area – no provision will be made for the 20 tenancies held by those that live outside of the area). 38 visitors' spaces shall be provided and so there is a total provision of 83 spaces as a result of the development. Further, each new dwelling (with the exception of one which requires a larger disabled access space) shall have two spaces allocated to it, thus 57 spaces will be provided for the 29 dwellings proposed as part of the entire scheme. Officers note the concerns raised regarding displacement from the (unofficial) parking taking place within the garage court areas. The data collected during March/April 2022 indicated that as a worst-case scenario 107 vehicles were parking in the garage courts (subject to this and the associated applications) and this assessment was undertaken during the early hours of a Saturday morning when most people were likely to be at home and thus parking their vehicles within the courts. The March/April data demonstrated that between 130-193 on street parking spaces remained free within the study area overnight on a weekend and during the day on a weekday. The later studies did not contradict the earlier figures and therefore 107 vehicles displaced remains a worst-case scenario. The statement therefore concludes that even if the additional parking provided as part of these scheme was unavailable, even in a worst-case scenario (of 107 vehicles displaced from the garage courts) on street provision is available within a short walk of resident's homes within the overall estate. Officers have noted the concerns raised regarding the locations and suitability of the kerbside parking in relation to legal parking and the Highway Code. However, officers refer back to the fact that the legalities of parking are not a planning matter and that given the scale of the development Cambridgeshire County Council as the Local Highways Authority have not raised any objections in terms of highway safety and once again, the Transport Assessment Team have confirmed that the provision of 29 dwellings is below the threshold for formal transport statement to be submitted as it would not have a severe impact on highway safety or capacity.

7.25 It should also be highlighted that (as confirmed in the revised Parking Displacement Statement) that Chorus Homes do have other garage courts in close proximity where there are void garages and so if the residents would still prefer to rent a garage, then this is a possibility, though, in practice there are practical implications to consider as part of this solution.

- 7.26 It is considered that the provision of affordable housing is a key factor in the determination of this application. The most recent data from the Annual Monitoring Report 2022 Part 1(Housing Supply) reflects that the availability of affordable housing in Huntingdonshire is a major issue with a growing gap between average earnings and housing costs. In 2021/2022 255 new affordable homes were completed, amounting to 23.61% of all new dwellings completed and 27.29 of completions on qualifying sites (those that meet the affordable housing policy criteria). In St Neots, 13 affordable dwellings were provided.
- 7.27 Though the loss of parking provision is naturally going to result in increased pressure on the adjacent roads forming the estate it does not present any significant highway safety concerns (as detailed in the consultee comments from CCC Highways). Therefore, when the impacts of the loss of these underutilised garages and the garage courts (which as stated above are considered as private property and presumably could be protected by barriers if the landowner so wished) are balanced against the need for affordable housing it is considered that the public benefits of the provision of additional affordable housing would outweigh any potential amenity issues arising from the loss of parking provision, particularly when the level of replacement parking which will be introduced as part of the scheme alongside the parking for each individual dwelling is considered.
- 7.28 In terms of parking associated with the dwellings the plans reflect two off road spaces per dwelling to the rear. As noted above, the dimensions of these are considered to be sufficient for their purpose. Policies LP16 and LP17 of Huntingdonshire's Local Plan to 2036 aim to support more sustainable modes of transport with LP17 specifically stating that a proposal that includes residential development will be expected to provide at least one clearly identified secure cycle space per bedroom for all dwellings (C3 Use Class) unless it can be demonstrated that this is unachievable. The submitted plans reflect that this has been considered and a shed has been provided in the rear gardens which appears to broadly meet with this requirement (but will be secured by condition).
- 7.29 Special regard has also been given to the comments raised (primarily by the Town Council) that Policies PT1 and PT2 of the St Neots Neighbourhood Plan have not been given consideration. Policy PT1 deals with the demonstration of how sustainable transport modes can be maximised (including cycling), whilst PT2 deals with parking provision and specifically states (amongst other matters) that 'all development proposals which include an element of residential development must provide adequate space for vehicle parking to meet the expected needs of residents and visitors.' As detailed in the preceding sections of this report, the level of parking associated with the

new dwelling is considered to be acceptable, and, given the results of the evidence provided by the surveys it is considered that this application alone (or those forming the wider scheme) would not be contrary to this Policy. Officers consider that the location of the development (in a sustainable and the provision of secure covered cycle storage (to accord with Policy LP17 of the Local Plan) is sufficient in its aim such to encourage sustainable modes of transport.

- 7.30 Broadly speaking, whilst the concerns raised in the objections are noted and officers do not discount the potential amenity/access issues caused by the parking displacement, given the comments from CCC Highways there is no reason to consider that development of this scale would result in a detrimental impact on highway safety in the locality and therefore no justifiable reason for a refusal on this basis alone. Further, the comments from Cambridgeshire Constabulary, Cambridgeshire Fire and Rescue and the East of England Ambulance Service all demonstrate that they have no concerns with regard to public safety as a result of being able to access emergencies when required. Overall, the parking provision and cycle storage associated with the dwellings are acceptable, therefore, the proposed development is considered to broadly meet the objectives of Policies LP16 and LP17 of Huntingdonshire's Local Plan to 2036, Policies PT1 and PT2 of the St Neots Neighbourhood Plan 2014-2029 and the NPPF (2021) and would not give rise to highway safety issues.

Flood Risk and Surface Water

- 7.31 The application site is largely within in Flood Zone 1 as identified by the Huntingdonshire Strategic Flood Risk Assessment (2017), which means it has a low probability of fluvial flooding and is not subject to the sequential and exception tests as set out within the NPPF. Officers note that a small section of the site (serving the parking area) is within Flood Zone 2. However, given the limited extent of this and the fact that this serves a parking area as opposed to the siting of a dwelling this is considered acceptable. The site is less than 1 hectare in size but is identified as having a greater than 75% risk of flooding as a result of surface water. As per the guidance contained within the NPPF (2021) sites which may be subject to 'other sources' of flooding and which would also introduce a more vulnerable use (a dwelling is classed a more vulnerable) should be accompanied by a Flood Risk Assessment.
- 7.32 Subsequently a Flood Risk Assessment (FRA) has been submitted and has been passed to the LLFA for consultation. During the lifetime of the application various iterations of the FRA has been provided along with technical details (at the request of the LLFA). As such, the LLFA have commented that they raise no objection to the proposed development subject to conditions

relating to drainage, sustainable drainage systems (SuDS) and surface water run-off measures.

- 7.33 The proposal is therefore considered to be acceptable (subject to conditions) with regard to its approach to flood risk and complies with Policies LP5 and LP15 of Huntingdonshire's Local Plan to 2036, Policy P4 of the St Neots Neighbourhood Plan 2014-2029, and the NPPF 2021 in this regard.

Biodiversity

- 7.34 Policy LP30 of Huntingdonshire's Local Plan to 2036 requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated. Policy LP30 also requires development proposals to ensure no net loss in biodiversity and provide a net gain in biodiversity where possible. In this case, though no measures such to provide a net gain have been provided, given the nature of the site and its surroundings it is considered that it provides little value in terms of biodiversity and so there will be no net loss as a result of the development. A condition shall be attached to the permission such to secure details of biodiversity enhancement measures prior to development beyond slab level. The proposal is therefore considered to be acceptable with regard to its impact on biodiversity and therefore accords with Policy LP30 of Huntingdonshire's Local Plan to 2036 in this regard.

Water Efficiency

- 7.35 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. The agent has confirmed that the proposed development is designed in accordance with and will be built in accordance with the LP12 (j) standards. A condition will be imposed upon any consent to ensure that the development is built in accordance with these standards and that they are maintained for the lifetime of the development.

Accessible and Adaptable Homes

- 7.36 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. The agent has confirmed that the proposed development is designed in accordance with and will be built in accordance with the M4(2) standards. A condition will be imposed upon any consent to ensure that the development is built in accordance with these standards and that they are maintained for the life of the development. Officers note the concerns raised regarding disabled persons access but given

this confirmation the proposal is considered to meet all necessary requirements in this regard.

Other Issues

Development Obligations:

- 7.37 Part H of the Developer Contributions SPD (2011) requires a payment towards refuse bins for new residential development. A Unilateral Undertaking form for wheeled bin signed by the applicant and dated December 2021 has been received. The proposal is therefore considered to accord with the requirements of Policy LP4 of the Local Plan to 2036 and the Developer Contribution SPD in this regard.

Community Infrastructure Levy (CIL):

- 7.38 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. A completed Community Infrastructure Levy Form has been provided. The proposal is therefore considered to accord with the requirements of Policy LP4 of the Local Plan to 2036 and the Developer Contribution SPD in this regard.

Conclusion

- 7.39 The proposed development is compliant with the relevant national and local policy as it:

*Is acceptable in principle

And it:

- * Is of an appropriate scale and design
- * Would not have a harmful impact upon the character and appearance of the area;
- * Would not have a significantly detrimental impact upon the amenity of neighbours;
- *Would not result in an increased risk of flooding in the locality;
- * Is acceptable with regard to parking provision and would not be detrimental to highway safety;
- * Is acceptable with regards to biodiversity matters;

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

- 7.41 Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that planning permission be granted, subject to the imposition of appropriate conditions.

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

- Time limit
- Development in accordance with plans
- Materials
- Obscure glazing
- Hard and soft landscaping
- Architectural details
- Cycle storage design
- Parking court details
- Formalisation of refuse collection to include access
- Highway matters
- Lead Local Flood Authority (LLFA) requirements
- Biodiversity enhancement
- Contaminated land/mitigation measures
- Water efficiency measures to accord with LP12
- Accessible and adaptable homes to accord with LP25

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CONTACT OFFICER:

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SCHEDULE OF PLANNING APPLICATIONS – 6 SEPTEMBER 2022

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|---------------|---|
| S1 | 21/02393/FUL | Chorus Homes Group Adjacent 13 Mallard Lane St Neots Demolition of 7 garages and construction one 3 Bed Dwelling with associated external works | Refuse | <p>The following comments should be considered for Chorus Homes Group applications on the schedule of plans - no's 1 to 9 and 11 to 14.</p> <p>The Council's two overriding concerns are over development and reduction of existing parking provisions, with other concerns resulting from these to issues. This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking.</p> <p>This will result in a significant loss of parking, pushing traffic into the street.</p> <p>The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>A standard was required when the estate was first constructed, and car ownership has increased since that time. Removal of existing parking spaces is counterproductive and will negatively impact on the housing area as a whole.</p> <p>Committee members agree with the Consultee objections from LLFA dated 12/08/2022:</p> <ol style="list-style-type: none"> 1. Hydraulic calculations 2. Flooded volumes <p>Informatives</p> <ul style="list-style-type: none"> • Infiltration • Pollution control <p>The Council's concerns can be summarised as:</p> <ul style="list-style-type: none"> • Overlooking/loss of privacy • Adequacy of parking/loading/turning • Highway safety |
| S2 | 21/02398/FUL | Chorus Homes Group Adjacent 2 Mallard Lane St Neots Demolition of 6 garages and construction of two 2 Bed Dwellings with associated external works | Refuse | |
| S3 | 21/02399/FUL | Chorus Homes Group Land between No 8 and No 10 Mallard Lane, St Neots Demolition of 10 garages and construction of 1 dwelling with associated external works | Refuse | |
| S4 | 21/02400/FUL | Chorus Homes Group Land between No 20 and No 22 Mallard Lane, St Neots Demolition of 6 garages and construction of two 2 Bed Dwellings with associated external works | Refuse | |
| S5 | 21/02396/FUL | Chorus Homes Group Land adjacent (southeast) to No 32 Mallard Lane, St Neots Demolition of 12 garages and construction of two 2 bed dwellings with associated external works | Refuse | |
| S6 | 21/02397/FUL | Chorus Homes Group North Of 197 Duck Lane St Neots Demolition of 13 garages and construction of two 3 bed dwellings with associated external works | Refuse | |
| S7 | 21/02431/FUL | Chorus Homes Group Opposite 27 To 30 Naseby Gardens St Neots Demolition of 16 garages and construction of four 2 bed dwellings with associated external works | Refuse | |
| S8 | 21/02436/FUL | Chorus Homes Group Between 130 And 132 Duck Lane St Neots | Refuse | |

SCHEDULE OF PLANNING APPLICATIONS – 6 SEPTEMBER 2022

| No. | Reference | Development | SNTC Decision | Notes |
|-----|---------------------|--|----------------|---|
| | | Demolition of 24 garages and construction of 3 dwellings (one 1 Bed, two 2 Beds) with associated external works | | <ul style="list-style-type: none"> • Inability for emergency vehicles to manoeuvre through the estate. • Traffic congestion • Layout and density of building • Road access • Local, strategic, regional, and national planning policies • Disabled persons access • Proposals in the development plan. • Previous planning decisions (including appeal decisions) • Demonstrable harm to the amenity of the residents • Loss of important open spaces or physical features. • Allows for insufficient spaces for future on-street EV changepoints which will inevitably be required as the government pushes for greater EV ownership. <p>Please also record the Council's objections in in line with NPPF;</p> <p>The proposals conflict with Section 2, Para 7 NPPF which states: "... the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs "</p> <p>The proposed developments will leave no scope for future EV charge hubs or points.</p> <p>Section 2, Para 104 NPPF reinforces the requirement to consider transport issues and changing transport technology at the earliest stage of plan making.</p> <p>Para 16 NPPF states: plans should... "(c) be shaped by early, proportionate, and effective</p> |
| S9 | 21/02494/FUL | Chorus Homes Group North East of 157 Duck Lane, St Neots Demolition of 6 garages and construction of two 3 bed dwellings with associated external works | Refuse | |
| S10 | 21/02493/FUL | Chorus Homes Group North of 115 Duck Lane, St Neots Demolition of 7 garages and re-modelling of existing parking area | Approve | |
| S11 | 21/02438/FUL | Chorus Homes Group North Of 54 Henbrook St Neots Demolition of 33 garages and construction of 3 dwellings (one 3 bed, two 2 beds) with associated external works | Refuse | |
| S12 | 21/02437/FUL | Chorus Homes Group Rear Of 108 To 114 Duck Lane St Neots Demolition of 19 garages and construction of two 3 bed dwellings with associated external works | Refuse | |
| S13 | 21/02394/FUL | Chorus Homes Group Adjacent 28 Springbrook Eynesbury Demolition of 7 garages and construction of two 2 bed dwellings with associated external works | Refuse | |
| S14 | 21/02495/FUL | Chorus Homes Group Adjacent 45 Springbrook Eynesbury Demolition of 8 garages and construction of three 2 bed dwellings with associated external works | Refuse | |

SCHEDULE OF PLANNING APPLICATIONS – 6 SEPTEMBER 2022

| No. | Reference | Development | SNTC Decision | Notes |
|-----|-----------|-------------|---------------|---|
| | | | | <p>engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;”</p> <p>This is reinforced in the St Neots Neighbourhood Plan;</p> <p>“1.4.8 Early discussions should be held with the Town Council to discuss design issues. Proposals that have evolved with the community will be favourably considered. The Town Council can provide valuable advice to applicants in terms of St Neots special character and local distinctiveness.”</p> <p>Chorus Homes have however failed to engage with the Town Council or the community on the applications presented.</p> <p>The application has failed to take into account or include strategic policies from the Local Planning authorities policies or the local Neighbourhood plan as set out in Para17 of NPPF; “The development plan must include strategic policies to address each local planning authority’s priorities for the development and use of land in its area 12. These strategic policies can be produced in different ways, depending on the issues and opportunities facing each area. They can be contained in:</p> <p>a) joint or individual local plans, ...”</p> <p>The applications have not considered or addressed Policy PT1 of St Neots Neighbourhood Plan, which states: “Policy PT1 Development proposals</p> |

SCHEDULE OF PLANNING APPLICATIONS – 6 SEPTEMBER 2022

| No. | Reference | Development | SNTC Decision | Notes |
|-----|-----------------------|---|----------------|---|
| | | | | <p>must demonstrate how opportunities for the use of sustainable modes of transport are maximised. This should be achieved through maximising the potential for cycling and walking throughout the site and through contributions towards the extension, linking, and/or improvement of existing routes throughout St Neots.”</p> <p>Finally, the proposals conflict with Policy PT2 of St Neots Neighbourhood Plan, which states; “Policy PT2 All development proposals which include an element of residential development, including change of use to residential, must provide adequate space for vehicle parking to meet the expected needs of residents and visitors. A design-led approach should be taken to ensure parking is properly integrated into the layout of the scheme, minimises adverse impacts on surrounding uses, and facilitates traffic flow and accessibility for service and emergency vehicles.”</p> |
| S10 | 21/02493/FUL | Chorus Homes Group North of 115 Duck Lane, St Neots Demolition of 7 garages and re-modelling of existing parking area | Approve | The committee welcome the proposed remodelling of the existing parking area. |
| S15 | 22/01546/FUL | 47 Springbrook Eynesbury St Neots Change of use from amenity land to garden and erect fence | Refuse | Demonstrable harm to the amenity of the residents. Loss of important open spaces or physical features. Highway safety. Contrary to SNTC Neighbourhood Plan. |
| S16 | 22/01405/FUL | Mr Neil Frost Land East Of 16 Stevenson Court Between the River and Crosshall Road Eaton Ford Retention of a replacement/alterd mooring deck and the retention of altered fencing (Retrospective) | Approve | Minimum impact on neighbours. Within a sustainable location. |
| S17 | 22/01470/HHFUL | Mr D Woodward 261 Great North Road Eaton Socon St Neots Demolition of rear outbuilding and conservatory. Rear single storey | Approve | Satisfactory proposal in terms of scale and pattern of development. Makes efficient use of its site. |

SCHEDULE OF PLANNING APPLICATIONS – 6 SEPTEMBER 2022

| No. | Reference | Development | SNTC Decision | Notes |
|-----|-----------------------|--|----------------|---|
| | | extension with associated landscaping and drainage. Additional window to site gable end | | |
| S18 | 22/01717/TREE | Mrs Carolyn Martin 17 Duloe Road Eaton Socon St Neots Lime T7. Lift crown to 5m above the driveway and prune to clear garage building by 2m. To improve ambient light levels and prevent the potential for building damage. Also, exempt works: remove dead wood | Approve | Subject to the approval of HDC Tree Officer. |
| S19 | 22/01733/HHFUL | Mr & Mrs Weldon 18 Valerian Close Eaton Ford St Neots Erection of first floor front extension and two storey front extension | Approve | Improves the property. Makes efficient use of its site. |
| S20 | 22/01477/LBC | Ms Alison Manton 5 Audreys Court 153 Great North Road Eaton Socon Retrospective Removal of disintegrating Gable End Windows and replacement with Wooden Double Glazed Fire Compliant Windows 1 x bathroom 1 x Living Room | Approve | Subject to the approval of HDC Conservation Officer. Fits in with local street scene. Satisfactory proposal in terms of scale and pattern of development. |
| S21 | 22/01747/HHFUL | Mr Watson Sycamore House 119 Great North Road Eaton Socon Erection of orangery to replace existing conservatory, construction of a carport, changes to the front boundary treatments. | Approve | We consider that the proposal would assimilate itself to the existing part of the town. |
| S22 | 22/01602/FUL | Santander UK PLC (Mr Alastair Rodda) 56 Market Square St Neots PE19 2HL Alterations to main pedestrian entrance and internal installation of 1no new 46 (portrait) TV screen within a metal shroud floor standing unit. | Approve | Minimum impact on neighbours. We consider that the proposal would assimilate itself to the existing part of the town. |
| S23 | 22/01772/HHFUL | Mr James & Chris Tortise-Crawford 12 East Street St Neots PE19 1JU | Approve | Minimum impact on neighbours. Improves the property. |

SCHEDULE OF PLANNING APPLICATIONS – 6 SEPTEMBER 2022

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|---------------|--|
| | | Erection of single storey and two storey rear extension. Demolition of existing extensions. | | |
| S24 | 22/01266/FUL | Miss Yen Hai Thi Hoang 16 High Street St Neots PE19 1JA Change of use from a Nail Parlour (Sui Generis) to a Bubble Tea Shop (Class E) | | Application withdrawn – not considered |

Committee Chairperson

SCHEDULE OF PLANNING APPLICATIONS – 7 June 2022

| No. | Reference | Development | SNTC Decision | Notes |
|-----|---------------|---|---|--|
| 1 | 22/00827/S106 | <p>Jemma Brown Land North Of Cambridge Road St Neots Variation of Section 106 associated with 070401273, in respect of the affordable housing clause.</p> | NOTED | Members noted that there was a variation around right to buy for which the Committee was not sufficiently qualified to comment. |
| 2 | 22/01147/REM | <p>Loves Farm Eastern Expansion Development Area Cambridge Road St Neots Application for reserved matters in respect of appearance, layout, scale and landscaping pursuant to Sub-Phase B of outline planning permission 1300388OUT for the construction of Spine Road and Secondary Road Primary Infrastructure</p> | APPROVE Subject to the recommendations submitted by members. | <p>Highway Safety: Road Narrowing – road narrowing schemes should be avoided. They can cause issues for vehicles and emergency services. On Love's Farm, many road narrowing schemes are hot spots for collisions, especially where there are no parking restrictions to ensure room for two-way traffic either side of the schemes.</p> <p>Road Design: Committee members recommend the addition of limited sections of wider roads to allow for 2 car widths in addition to on-street parking, similar to Great High Ground beside the Pirate Ship playground. Some limited sections of clearly designated on-street parking will discourage and free-for-all approach by residents and visitors that would result in antisocial and dangerous parking.</p> <p>Use of Block Paving: Committee members recommend against the use of block paving. The surface does not lend itself to hard wearing road markings such as parking restrictions, which are liable to cracking, rendering them unenforceable. Block paving at two locations with high volume traffic on Stone Hill have exhibited some movement and have become uneven and unstable.</p> |
| 3 | 21/02393/FUL | <p>Chorus Homes Group Adjacent 13 Mallard Lane St Neots Demolition of 7 garages and construction one 3 Bed Dwelling with associated external works New Parking Surveys Received</p> | | <p>The following comments should be considered for all Chorus Homes Group applications on the schedule of plans - no's 3 to 16.</p> <p>The Council's two overriding cover are over development and reduction of existing parking provisions, with other concerns resulting from these to issues.</p> |

SCHEDULE OF PLANNING APPLICATIONS – 7 June 2022

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|---|---------------|---|
| 4 | 21/02398/FUL | Chorus Homes Group Adjacent 2 Mallard Lane St Neots Demolition of 6 garages and construction of two 2 Bed Dwellings with associated external works New Parking Surveys Received | | This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. |
| 5 | 21/02399/FUL | Chorus Homes Group Between 8 And 10 Mallard Lane St Neots Demolition of 10 garages and construction of 1 dwelling with associated external works New Parking Surveys Received | | This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access. |
| 6 | 21/02400/FUL | Chorus Homes Group Between 20 And 22 Mallard Lane St Neots Demolition of 6 garages and construction of two 2 Bed Dwellings with associated external works New Parking Surveys Received | | A standard was required when the estate was first constructed, and car ownership has increased since that time. Removal of existing parking spaces is counterproductive and will negatively impact on the housing area as a whole. |
| 7 | 21/02396/FUL | Chorus Homes Group South East Of 32 Mallard Lane St Neots 12 garages and construction of two 2 bed dwellings with associated external works New Parking Surveys Received | | The Council's concerns can be summarised as; <ul style="list-style-type: none"> • Overlooking/loss of privacy • Adequacy of parking/loading/turning • Highway safety • Inability for emergency vehicles to manoeuvre through the estate. |
| 8 | 21/02397/FUL | Chorus Homes Group North Of 197 Duck Lane St Neots Demolition of 13 garages and construction of two 3 bed dwellings with associated external works New Parking Surveys Received | | <ul style="list-style-type: none"> • Traffic congestion • Layout and density of building • Road access • Local, strategic, regional, and national planning policies • Disabled persons access • Proposals in the development plan. • Previous planning decisions (including appeal decisions) • Demonstrable harm to the amenity of the residents |
| 9 | 21/02493/FUL | Chorus Homes Group North Of 115 Duck Lane St Neots Demolition of 7 garages and re-modelling of existing parking area New Parking Surveys Received | | <ul style="list-style-type: none"> • Loss of important open spaces or physical features. • Allows for insufficient spaces for future on-street EV changepoints which will inevitably be required as |

SCHEDULE OF PLANNING APPLICATIONS – 7 June 2022

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|---|---------------|---|
| 10 | 21/02438/FUL | Chorus Homes Group North Of 54 Henbrook St Neots Demolition of 33 garages and construction of 3 dwellings (one 3 bed, two 2 beds) with associated external works New Parking Surveys Received | | the government pushes for greater EV ownership. Please also record the Council's objections in in line with NPPF; The proposals conflict with Section 2, Para 7 NPPF which states: "... the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs " |
| 11 | 21/02436/FUL | Chorus Homes Group Between 130 And 132 Duck Lane St Neots Demolition of 24 garages and construction of 3 dwellings (one 1 Bed, two 2 Beds) with associated external works New Parking Surveys Received | | The proposed developments will leave no scope for future EV charge hubs or points. Section 2, Para 104 NPPF reinforces the requirement to consider transport issues and changing transport technology at the earliest stage of plan making. |
| 12 | 21/02437/FUL | Chorus Homes Group Rear Of 108 To 114 Duck Lane St Neots Demolition of 19 garages and construction of two 3 bed dwellings with associated external works New Parking Surveys Received | | Para 16 NPPF states: plans should... "(c) be shaped by early, proportionate, and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;" |
| 13 | 21/02394/FUL | Chorus Homes Group Adjacent 28 Springbrook Eynesbury Demolition of 7 garages and construction of two 2 bed dwellings with associated external works New Parking Surveys Received | | This is reinforced in the St Neots Neighbourhood Plan; "1.4.8 Early discussions should be held with the Town Council to discuss design issues. Proposals that have evolved with the community will be favourably considered. The Town Council can provide valuable advice to applicants in terms of St Neots special character and local distinctiveness." |
| 14 | 21/02495/FUL | Chorus Homes Group Adjacent 45 Springbrook Eynesbury Demolition of 8 garages and construction of three 2 bed dwellings with associated external works New Parking Surveys Received | | Chorus Homes have however failed to engage with the Town Council or |
| 15 | 21/02431/FUL | Chorus Homes Group Opposite 27 To 30 Naseby Gardens St Neots Demolition of 16 garages and construction of four 2 bed dwellings with associated external works New Parking Surveys Received | | |

SCHEDULE OF PLANNING APPLICATIONS – 7 June 2022

| No. | Reference | Development | SNTC Decision | Notes |
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| 16 | 21/02494/FUL | <p>Chorus Homes Group North East of 157 Duck Lane St Neots Demolition of 6 garages and construction of two 3 bed dwellings with associated external works New Parking Surveys Received</p> | | <p>the community on the applications presented.</p> <p>The application has failed to take into account or include strategic policies from the Local Planning authorities policies or the local Neighbourhood plan as set out in Para17 of NPPF; “The development plan must include strategic policies to address each local planning authority’s priorities for the development and use of land in its area 12 . These strategic policies can be produced in different ways, depending on the issues and opportunities facing each area. They can be contained in:</p> <p>a) joint or individual local plans, ...”</p> <p>The applications have not considered or addressed Policy PT1 of St Neots Neighbourhood Plan, which states: “Policy PT1 Development proposals must demonstrate how opportunities for the use of sustainable modes of transport are maximised. This should be achieved through maximising the potential for cycling and walking throughout the site and through contributions towards the extension, linking, and/or improvement of existing routes throughout St Neots.”</p> <p>Finally, the proposals conflict with Policy PT2 of St Neots Neighbourhood Plan, which states; “Policy PT2 All development proposals which include an element of residential development, including change of use to residential, must provide adequate space for vehicle parking to meet the expected needs of residents and visitors. A design-led approach should be taken to ensure parking is properly integrated into the layout of the scheme, minimises adverse impacts on surrounding uses, and facilitates traffic flow and accessibility for service and emergency vehicles.”</p> |

SCHEDULE OF PLANNING APPLICATIONS – 7 June 2022

| No. | Reference | Development | SNTC Decision | Notes |
|-----|-----------|-------------|---------------|---|
| | | | | The applicant has failed to take into account local priorities as directed by the NPPF. |

Committee Chairperson

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|----------------------|---|
| 1 | 21/02393/FUL | <p>Chorus Homes Group Adjacent 13 Mallard Lane St Neots Demolition of 7 garages and construction one 3 Bed Dwelling with associated external works</p> | <p>Reject</p> | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|----------------------|---|
| 2 | 21/02394/FUL | <p>Chorus Homes Group Adjacent 28 Springbrook Eynesbury Demolition of 7 garages and construction of two 2 bed dwellings with associated external works</p> | <p>Reject</p> | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

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| 3 | 21/02396/FUL | <p>Chorus Homes Group South East Of 32 Mallard Lane St Neots Demolition of 12 garages and construction of two 2 bed dwellings with associated external works</p> | Reject | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

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| 4 | 21/02397/FUL | <p>Chorus Homes Group North Of 197 Duck Lane St Neots Demolition of 13 garages and construction of two 3 bed dwellings with associated external works</p> | Reject | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

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| 5 | 21/02398/FUL | <p>Chorus Homes Group Adjacent 2 Mallard Lane St Neots Demolition of 6 garages and construction of two 2 Bed Dwellings with associated external works</p> | Reject | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|----------------------|---|
| 6 | 21/02399/FUL | <p>Chorus Homes Group Between 8 And 10 Mallard Lane St Neots Demolition of 9 garages and construction of 1 dwelling with associated external works</p> | <p>Reject</p> | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

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|-----|--------------|--|---------------|---|
| 7 | 21/02400/FUL | <p>Chorus Homes Group Between 20 And 22 Mallard Lane St Neots Demolition of 6 garages and construction of two 2 Bed Dwellings with associated external works</p> | Reject | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|---------------|---|
| 8 | 21/02495/FUL | <p>Chorus Homes Group Adjacent 45 Springbrook Eynesbury Demolition of 8 garages and construction of three 2 bed dwellings with associated external works</p> | Reject | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|---------------|---|
| 9 | 21/02437/FUL | <p>Chorus Homes Group Rear Of 108 To 114 Duck Lane St Neots Demolition of 19 garages and construction of two 3 bed dwellings with associated external works Demolition of 19 garages and construction of two 3 bed dwellings with associated external works</p> | Reject | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|---------------|---|
| 10 | 21/02438/FUL | <p>Chorus Homes Group North Of 54 Hen brook St Neots Demolition of 33 garages and construction of 3 dwellings (one 3 bed, two 2 beds) with associated external works</p> | Reject | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|---|---------------|---|
| 11 | 21/02494/FUL | <p>Chorus Homes Group North East Of 157 Duck Lane St Neots Demolition of 6 garages and construction of two 2 bed dwellings with associated external works</p> | Reject | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|----------------------|---|
| 12 | 21/02436/FUL | <p>Chorus Homes Group Between 130 And 132 Duck Lane St Neots Demolition of 24 garages and construction of 3 dwellings (one 1 Bed, two 2 Beds) with associated external works</p> | <p>Reject</p> | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|---------------|---|
| 13 | 21/02431/FUL | <p>Chorus Homes Group Opposite 27 To 30 Naseby Gardens St Neots Demolition of 16 garages and construction of four 2 bed dwellings with associated external works</p> | Reject | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

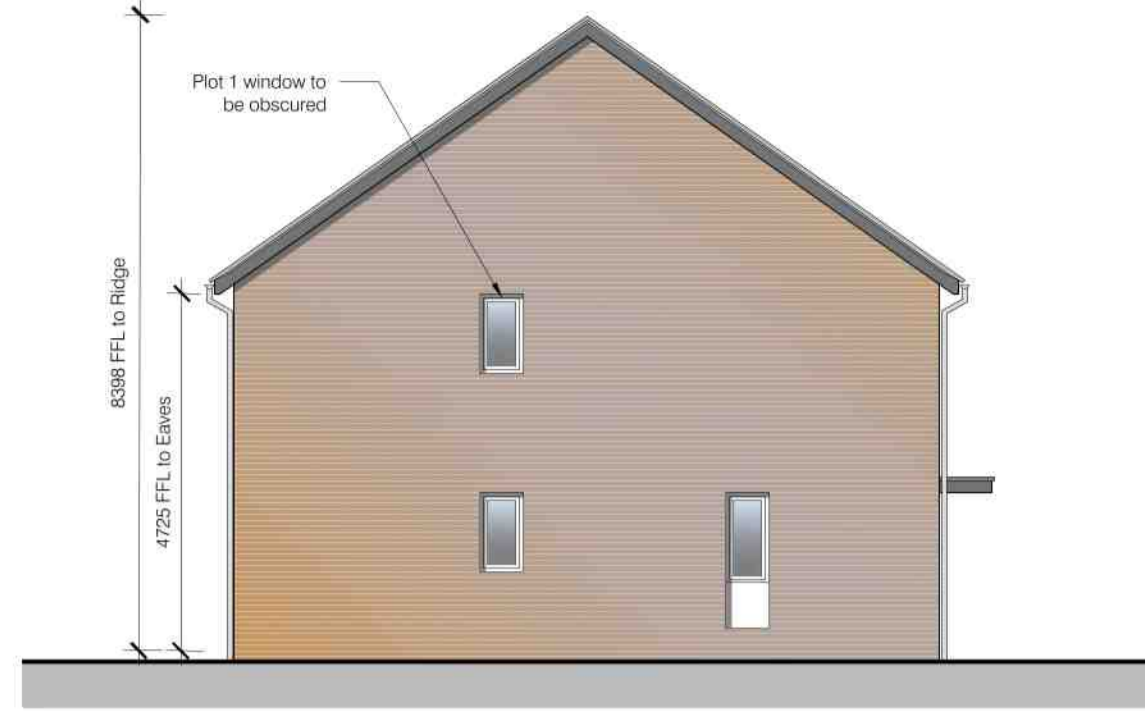
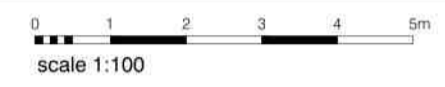
| No. | Reference | Development | SNTC Decision | Notes |
|-----|----------------|---|----------------|--|
| 14 | 21/02493/FUL | Chorus Homes Group North od 115 Duck Lane, St Neots Construction of one 1 bed dwelling with associated external works | Reject | This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access. Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features. |
| 15 | 21/02413/HHFUL | Mr Thomas Evans 30 Luke Street Eynesbury St Neots Demolition of existing chimney and external alterations to the rear part of the building, including the addition of conservation rooflights | Reject | Effect on listed building and conservation area. Design, appearance, and materials. |
| 16 | 21/02381/HHFUL | Mr & Mrs Tom Walker 155 Great North Road Eaton Socon St Neots Proposed first floor extension to the front of the property | Approve | Improves the property. Will have no negative impact on the wider landscape character of the area. |
| 17 | 21/02000/HHFUL | Mr Mark McGuigan 5 St Neots Road Eaton Ford St Neots Dropping of roadside kerb | Approve | Noted |
| 18 | 21/02427/HHFUL | Mr and Mrs Howe Home Field Kings Lane St Neots Proposed single storey free standing out-building including sleeping accommodation and a shower room (to be used solely by a family member) | Approve | Minimum impact on neighbours |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|----------------|---|----------------|--|
| 19 | 21/02603/FUL | Mr Peter Mckeown 22 High Street St Neots PE19 1JA Full retrospective planning application to regularise matters on site for a residential development containing 18 dwellings (including conversion of existing chapel) along with access, parking, landscaping, and associated infrastructure | Noted | |
| 20 | 21/02552/HHFUL | Mr & Mrs McGarry 37 Burwell Road Eaton Ford St Neots PE19 7QQ Proposed single storey infill extension between house and garage and widen existing front entrance canopy | Approve | Makes efficient use of the site |
| 21 | 21/02571/TREE | Mr Micheal Cullis The Spinney 98A Great North Road Eaton Socon St Neots PE19 8EJ Oak Tree - general tidy and removal of dead timber, clean the undergrowth and dead wood and to ensure there is no danger from the boughs that hang across the public footpath and the garden immediately left of the public footpath. This will also bring further light into property | Approve | Noted |
| 22 | 21/02511/LBC | Mr and Mrs D Barnes The Mill House School Lane Eaton Socon St Neots PE19 8GW Remove garage door and insert window; insert 2 windows in north elevation and extend balcony | Approve | Subject to approval of conservation officer |
| 23 | 21/02504/HHFUL | Cheryl Stead 30 Wilkinson Close Eaton Socon St Neots PE19 8HJ Proposed two storey side/front extension. | Approve | Satisfactory proposal in terms of scale and pattern of development |

Committee Chairperson



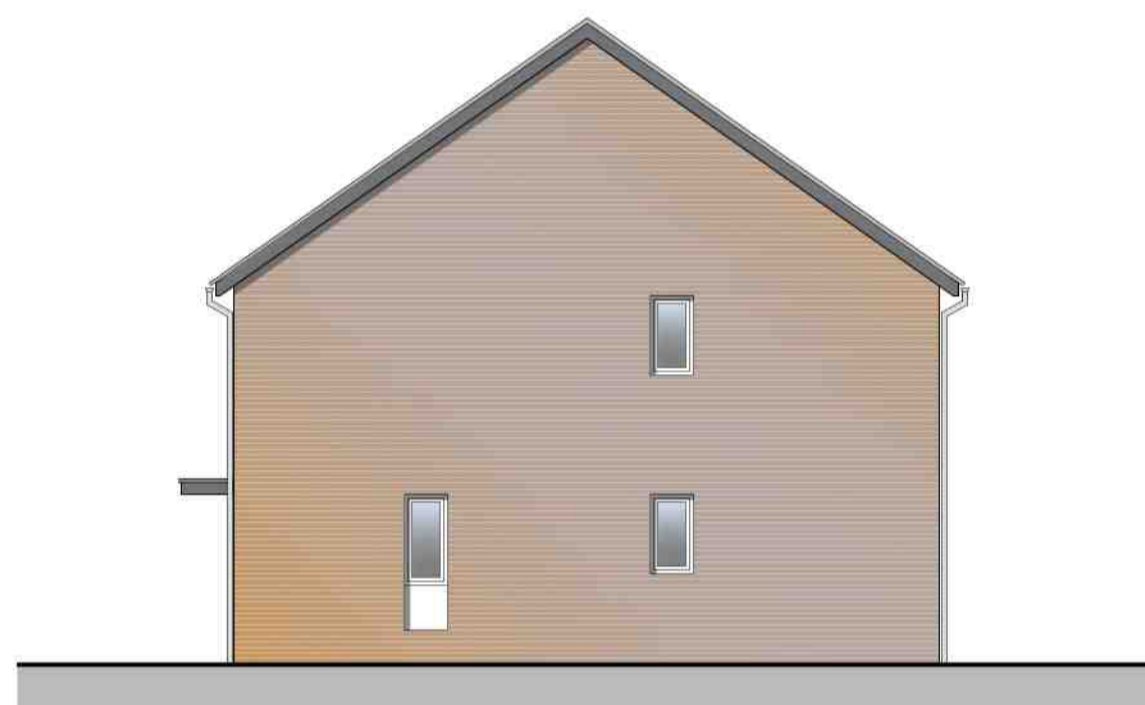
Front Elevation



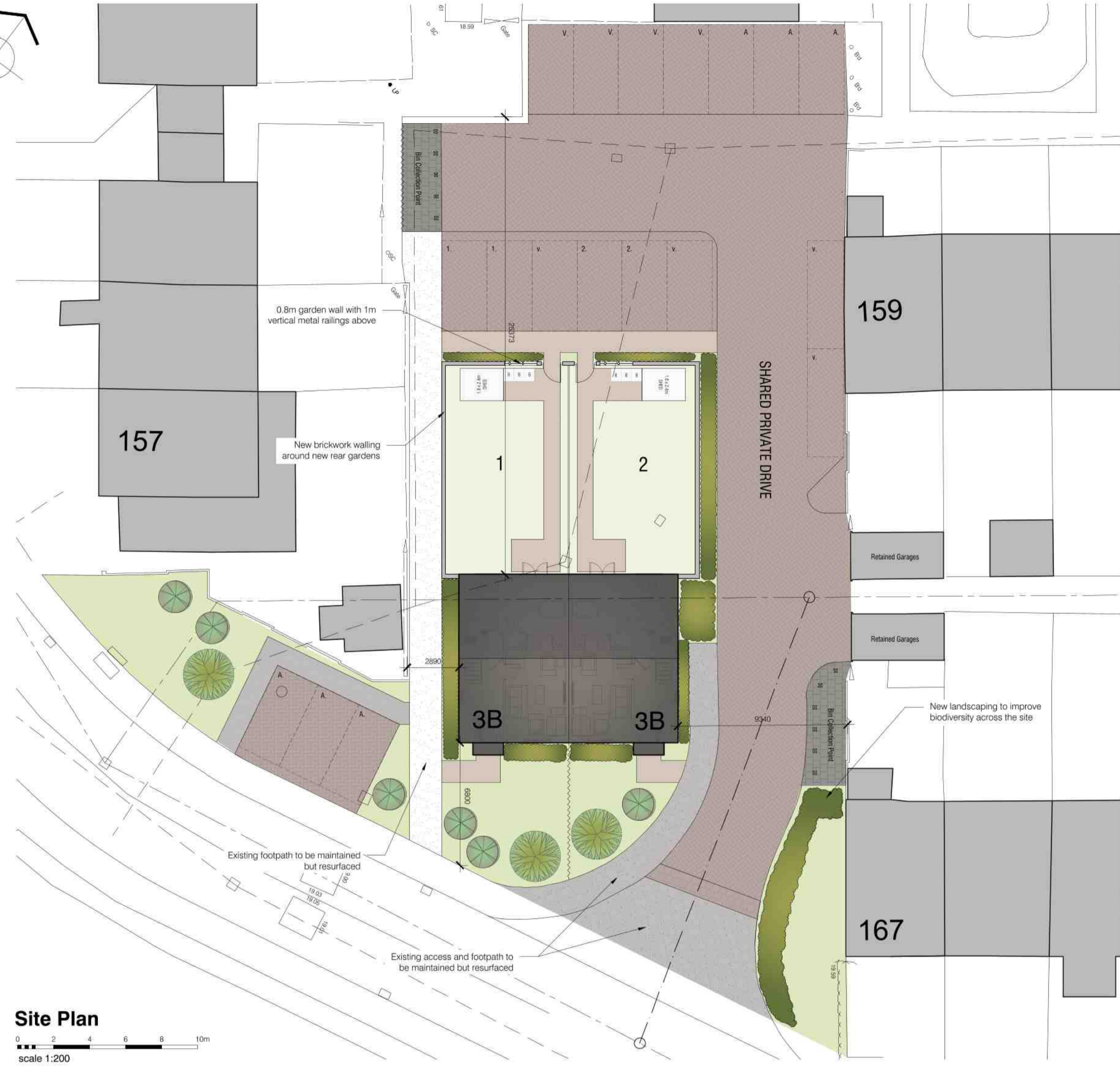
Side Elevation



Rear Elevation



Side Elevation



Site Plan



DO NOT SCALE FROM THIS DRAWING
THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SUPERVISING OFFICER.
ALL DIMENSIONS ARE SHOWN IN mm UNLESS OTHERWISE STATED.

NOTES:

KEY

HARD LANDSCAPING:

- New Shared Private Surface**
Private drives and paths to be surfaced in tarmac to approval of Local Authority.
- Existing Access and Footpath**
Existing access and footpath to be resurfaced in tarmac to approval of Local Authority.
- Private Paths**
Private footpaths formed with paving slabs to approval of Local Authority.
- Bin Collection Points**
Bin collection points to be permeable tegula paving to approval of Local Authority.

SOFT LANDSCAPING:

- Rear Gardens**
- Front Gardens**
Front gardens to be turf/shrub borders, refer to landscape drawings.
- Proposed New Trees**
Locations of new planting (indicative). Refer to detailed landscaping proposals prepared by Landscape Architect.
- Soft Landscaping / Planting**
Location of proposed planting, indicative.

BOUNDARY TREATMENTS:

- 1.8m Close Boarded Fence**
1.8m high close boarded timber fence with concrete gravel boards at changes of level where required.
- 1m Metal Rail Fence**
1000mm high vertical metal rail fence.
- 0.45m Knee Rail Fence**
450mm timber knee rail fence.
- 1.8m High Wall**
1800mm high 225mm thick brick wall with brick on edge coping.
- 0.8m Garden Wall with 1m Metal Rail Fence Over**
800mm wall with 1000mm high vertical metal rail fence over.
- Timber Bollard**
Timber bollards at 1200mm centres.

OTHER:

- Refuse Bins**
Location of refuse bin storage within curtilage of dwellings / bin collection points.
- Timber Sheds**
Location of timber sheds within gardens providing cycle storage.
- Car Parking**
Allocated parking space for existing resident. Parking provision for new dwelling. Visitor spaces.

Site 9 - Development Summary

| Plot no. | Type | Size (m ²) | Total (nr.) |
|------------------|------|----------------------------------|-------------|
| 1,2 | 3BSP | 95 | 2 |
| | | Total | 2 |
| Site Area | | 0.136 Ha | |
| Parking | | 18 spaces (See Parking Strategy) | |

Revisions

| Suffix | Date | Amendments |
|--------|---------|---|
| A | Jan 22 | Soft landscaping added to the side of Plot 2. |
| B | Feb 22 | 7 Additional visitor bays added. |
| C | July 22 | Allocated spaces updated. |
| D | Nov 22 | Visitor/allocated bay numbers adjusted. |

Status

PLANNING SUBMISSION



Job Title

Proposed Redevelopment of Garage Court
Adjacent to No. 157 - 167 Duck Lane
St Neots for Chorus Homes Developments Ltd

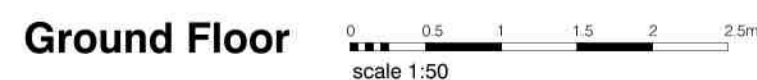
Drawing Title

Planning Drawing
Site Plan, Location Plan
Floor Plans & Elevations

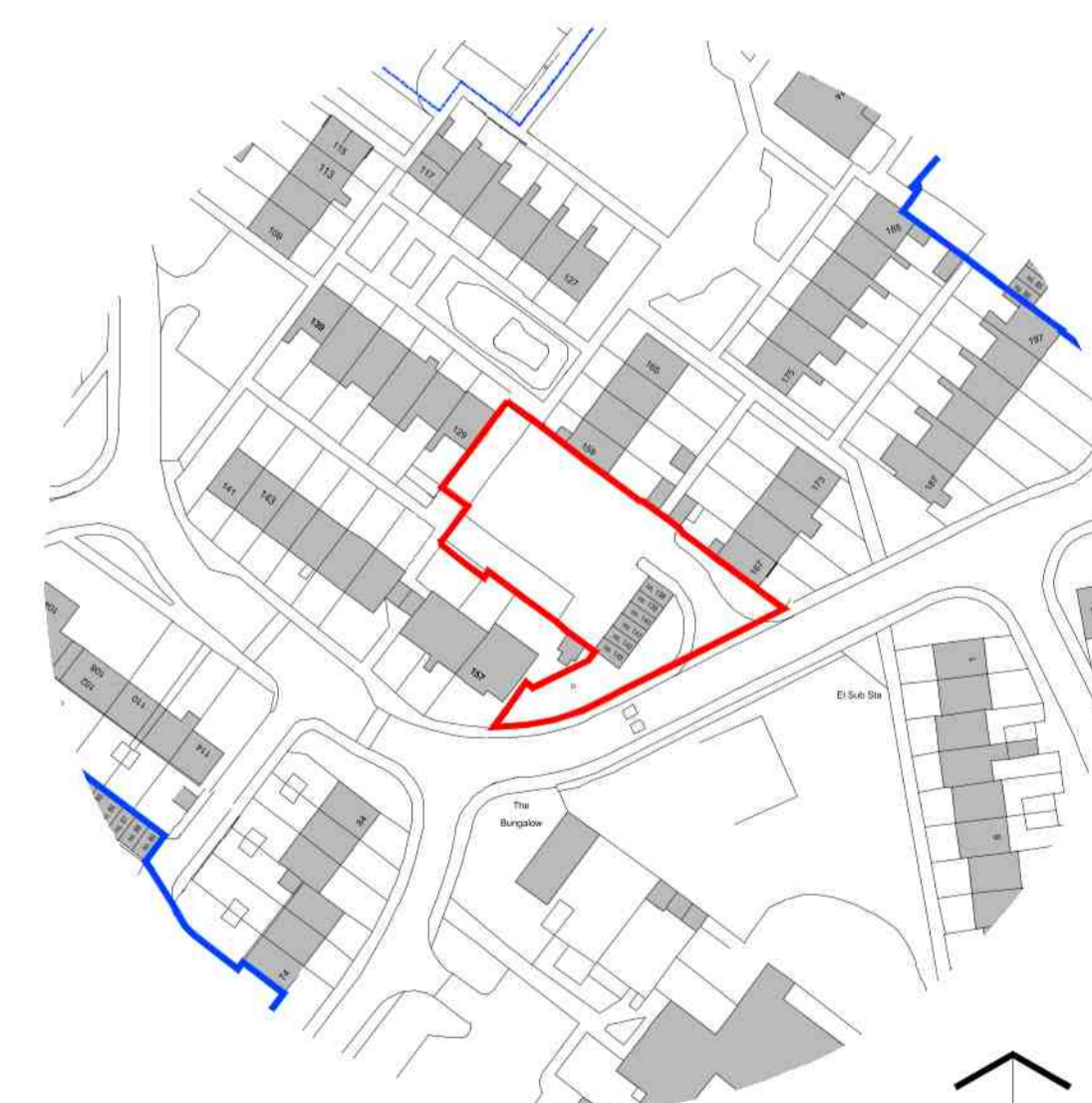
| Date | Scale | Dwn | Dwg No. | Rev. |
|---------|----------|-----|--------------|------|
| Sept 21 | Var @ A1 | BP | CH-903-P9-01 | D |



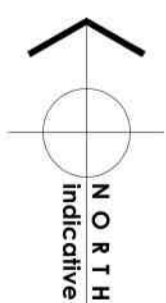
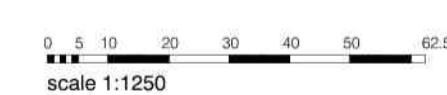
3B Stan (GIFA = 95.8m²)



First Floor



Location Plan



DEVELOPMENT MANAGEMENT COMMITTEE 21st NOVEMBER 2022

Case No: 21/02495/FUL (FULL PLANNING APPLICATION)

Proposal: DEMOLITION OF 8 GARAGES AND CONSTRUCTION OF THREE 2 BED DWELLINGS WITH ASSOCIATED EXTERNAL WORKS

Location: ADJACENT 45 SPRINGBROOK EYNESBURY

Applicant: CHORUS HOMES

Grid Ref: 518808 259536

Date of Registration: 23.11.2021

Parish: ST NEOTS

RECOMMENDATION - APPROVE

This application is referred to the Development Management Committee (DMC) in accordance with the Scheme of Delegation as the ward member for the area has 'called in' the application and the officer recommendation of approval is contrary to that of the Town Council

This application was presented to Development Management Committee on the 21st of February 2022. Members resolved to defer the application pending further detail from the applicants in the form of parking surveys and consultations with Cambridgeshire Fire and Rescue, Cambridgeshire Constabulary, East of England Ambulance Service and HDC Operations (Waste and Recycling).

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1** The application site is an area of land housing garages on a 1960's Council housing development in St Neots. Some of the dwellings have since transferred to the ownership of Places for People (previously HHP, Luminus & Chorus Homes) following the transfer of the District Council's housing stock in the year 2000. This site is adjacent to number 45 Springbrook.
- 1.2** In terms of constraints the site is not within a Conservation Area, there are no Listed Buildings in the immediate vicinity and no protected trees. The site lies within Flood Zone 1 though does have a greater than 75% risk of surface water flooding.

- 1.3 This application seeks permission to demolish eight garages and to erect three, 2-bedroom terraced dwellings. Two of the proposed dwellings are provided with two parking spaces each to the front of the homes. The third is provided with two spaces within a shared space with three allocated and two visitor spaces.
- 1.4 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.
- 1.5 During the lifetime of the application revised plans have been received, where necessary re-consultations have been carried out with the Town Council, relevant consultees, neighbours and other interested parties accordingly.
- 1.6 Given the nature of the development, though not specifically required, officers have taken the cautious approach of displaying a site notice in the vicinity of the site to ensure that any interested parties were fully aware of the proposals.
- 1.7 The application is one of 14 similar applications in this area which have been submitted to the District Council for consideration.

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 St Neots Neighbourhood Plan 2014-2029 (February 2016) Policies:

- A3 – Design
 - PT1 – Sustainable Travel
 - PT2 – Vehicle Parking Standards for Residential Development
 - P4 – Flooding
- 3.2 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
- LP1: Amount of Development
 - LP2: Strategy for Development
 - LP5: Flood Risk
 - LP4: Contributing to Infrastructure Delivery
 - LP6: Waste-Water Management
 - LP7: Spatial Planning Areas
 - LP11: Design Context
 - LP12: Design Implementation
 - LP14: Amenity
 - LP15: Surface Water
 - LP16: Sustainable Travel
 - LP17: Parking Provision and Vehicle Movement
 - LP25: Housing Mix
 - LP30: Biodiversity and Geodiversity
- 3.3 Supplementary Planning Documents
- Huntingdonshire Design Guide Supplementary Planning Document 2017
 - Developer Contributions SPD 2011
 - Huntingdonshire Landscape and Townscape Assessment (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)
- 3.4 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
 - * H2 - Well-related to external amenity and public spaces
 - * H3 - Attention to detail: storage, waste, servicing and utilities

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

4. PLANNING HISTORY

4.1 None relevant.

5. CONSULTATIONS

- 5.1 As detailed above, St Neots Town Council have been consulted a number of times during the lifetime of the application following receipt of revised plans and details. They maintain their position of refusal. Their comments are summarised below but are also available to view on HDC's Public Access Site.
- 5.2 St Neots Town Council recommend refusal: This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de-facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.

Further reasons were summarised as:

- Overlooking/loss of privacy
- Adequacy of parking/loading/turning
- Highway safety
- Traffic congestion
- Layout and density of building
- Road access
- Local, strategic, regional and national planning policies
- Disabled persons access
- Contrary to the Development Plan/NPPF and the St Neots Neighbourhood Plan
- Proposals in the development plan
- Previous planning decisions (including appeal decisions)
- Demonstratable harm to the amenity of residents
- Loss of important open spaces or physical features
- Overdevelopment
- Lack of future provision for electric vehicle charging
- Lack of communication with the Town Council

Officer comment: Officers are unaware of any recent, previous proposals relating exclusively to this site and so are unable to comment or confirm the presence of any previous planning decisions or appeal decisions. Given the consultations which have taken place it is considered that the Town Council have had input into the decision-making process throughout the lifetime of the application. The remaining matters including the principle of the development and considered adherence to local and national planning policies are addressed in the proceeding sections of this report.

- 5.3 HDC Urban Design Team - broadly have no objections - details of this consultation is referenced in para 7.10.
- 5.4 HDC Environmental Health - no objections subject to conditions relating to site investigation detail, the reporting of unexpected contamination and the implementation of an approved remediation scheme.
- 5.5 HDC Operations Team (Waste & Recycling) – no objection, further details in para 7.16.
- 5.6 Cambridgeshire Constabulary – no objections in terms of parking. Suggestions made to general design enhancements (for security purposes) which are addressed in para 7.12.
- 5.7 Cambridgeshire Fire and Rescue – no objections – further details in para 7.21.
- 5.8 East of England Ambulance Service – no objections – further details in para 7.21.
- 5.9 Lead Local Flood Authority (LLFA) – no objections – further details in para 7.31.
- 5.10 Cambridgeshire County Council Local Highways Authority - raise no objections in terms of highway safety – further details in para 7.20.
- 5.11 Cambridgeshire County Council Transport Assessment Team – no objections – further details in para 7.20.

6. REPRESENTATIONS

- 6.1 At the time of preparing the original report 41 objections had been received, two of these were from local Councillors. Since the application was presented to DMC in February a further seven have been received, two of these were from the Ward Councillor. These are available to view on HDC's Public Access Site but broadly relate to the following concerns:
- Potential that local residents may be unaware of the proposals and so may not have had the opportunity to comment
 - Loss of highway safety/emergency vehicle access
 - Loss of parking with make an existing bad situation much worse
 - Increase in congestion, accidents, frustration and arguments and general highway safety concerns
 - Parking spaces for existing residents should be provided on-street

- Plans contrary to Government document 'A Green Future: Our 25 Year Plan to Improve the Environment' and loss of green spaces and trees
- Increased population density
- Increased density of houses in the locality
- Design and impact upon visual amenity
- Overshadowing
- Overdevelopment
- Loss of privacy
- Loss of light
- Noise
- Contrary to Government Policy (NPPF)
- Contrary to the Development Plan and St Neots Neighbourhood Plan
- Disabled persons access
- Bin storage (both for new dwellings and impact in terms of existing waste collection methods)
- Potential for increased criminal activity
- Query on the re-allocation of parking (by Chorus Homes)
- Out of date and misleading information submitted (parking)
- In the evenings and weekends the site is often filled with parked cars
- Lack of EV charging points
- Existing garages are not used as they are too small to put a car in and because Chorus charge too much rent and do not maintain the garages
- Some garages are used as storage due to problems with overcrowding
- Perceived lack of communication with the Town Council
- Quality of the detail provided in the submitted parking surveys and suggestions contrary to Highway Code

Officer comments in relation to the above:

As stated in the preceding section of this report, though not specifically required officers did arrange for a site notice to be displayed in the vicinity of the application site in an attempt to ensure that any interested parties were made aware of the proposals. The comments regarding density both of the immediate locality and in Huntingdonshire are noted, however, given that St Neots is identified as a Spatial Planning Area under Policy LP7 of Huntingdonshire's Local Plan to 2036 (2019) which supports housing development where it is appropriately related to the built-up area (and where it accords with other appropriate policies), the proposal and principle of further residential development is supported in this location in line with this Policy of the Local Plan. This and other policies matters are addressed later in this report.

Officers note the comments regarding green spaces and impact on trees, however, in this case the application form states that no

trees will be removed such to facilitate the development and, as this utilises an area of hardstanding/garage court there is no significant loss of green space as a result of the development. The document referenced above 'A Green Future: Our 25 Year Plan to Improve the Environment' does not impose direct restrictions on new development. It is noted that HDC have been guided by this document and the ambitions within it will eventually form the renewed Environment and Climate Strategy. However, at present there is no policy in place which restricts development of this nature, especially given the existing built-up location of the area concerned.

It is recognised that the demolition of the garages will result in some level of disturbed material and the comment regarding potential asbestos displacement is noted. However, it should be regarded that HDC's Environmental Health Team have been consulted on the proposals and raise no objection.

In terms of EV (Electric Vehicle) charging points, officers are aware that there is a proposed change in law mandating this addition but there is no requirement for this at present. Further, whilst the concerns regarding the remoteness of the proposed parking is noted, this does not prevent the future addition of EV charging 'upstand points' and so the fact that the parking areas are not directly adjacent to the new dwellings does not necessarily result in a barrier in this regard.

The other matters raised will be dealt with under the relevant headings in the proceeding sections of this report.

7. ASSESSMENT

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

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

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

- The Principle of Development
- Design and Visual Amenity
- Residential Amenity
- Highway Safety and Parking Provision
- Flood Risk and Surface Water
- Biodiversity
- Accessible and Adaptable Homes
- Water Efficiency
- Developer Contributions

The Principle of Development

7.5 Policy LP7 of Huntingdonshire's Local Plan to 2036 defines St Neots as a spatial planning area. Whilst the area in question is not an allocated site, Policy LP7 states that a proposal for development on a site which is additional to those allocated in the plan will be supported where it fulfils the following requirements and is in accordance with other policies. For residential development the policy is set out as below:

7.6 A proposal for housing development (Class C3) or for a residential institution 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 In this case the application site is considered to lie within the built-up area of the settlement and is therefore acceptable in principle subject to compliance with the other relevant policies and considerations.

Design and Visual Amenity

7.8 Springbrook appears typical of a 1960's purpose-built housing development. The section of the road in the immediate vicinity of the application site hosts terraced dwellings which are of brick and tile construction. A dominant feature in the streetscene are also the four-storey flats which are to the north-east and south-east of the application site. Given this variance in design and

style the streetscene cannot be considered to have a uniform appearance.

- 7.9 Adjacent to number 45 Springbrook there is a garage court which hosts eight garages, it is proposed to demolish these garages and to erect three 2-bedroom terraced dwellings to the Springbrook frontage. Eleven parking spaces are also provided, six for the dwellings and three allocated and two visitor spaces.
- 7.10 HDC's Urban Design Team have been consulted on the proposals and raise no objection in terms of the siting and design. Officers note that the dwellings will be better related to those to the west (39-45 Springbrook) in terms of their design, scale and appearance. They are slightly set back in their plots in relation to these dwellings but it should be noted that there is not an entire linear pattern of development in this area and therefore this does not appear to be harmful to the streetscene. Indeed, at present this section of the road hosts the rear brick elevations of the garage blocks which do little to enhance the streetscene. Surface materials will be secured by condition.
- 7.11 Upon review of the proposals Urban Design requested some amendments which have duly been provided. Thus plot 3 now has additional windows to the side elevation which adds interest to this elevation, some additional soft landscaping has also been provided to the south of the site. The plans reflect details of boundary treatments including railings and brick walls which are considered to be acceptable. The plans reflect that block paving for the shared private driveway and parking spaces will be used. Therefore, a condition shall be attached to the permission such to secure details of materials and the demarcating of parking spaces. A further condition shall also be attached such to secure details of hard and soft landscaping.
- 7.12 In terms of other matters officers note that a shed has been provided in the rear gardens of all plots which, though of limited scale should provide for secure covered cycle space. There is also ample space for the storage of wheeled bins in the rear gardens, these are marked on the plans and considered to be acceptable. It should be noted that Cambridgeshire Constabulary did make some observations in their comments with regard to some design aspects (boundary treatments for example) but which were contrary to the advice of Urban Design. These are recommendations as opposed to requirements. Some amendments (outside of planning) may be achieved. An informative note shall be added to any permission with regard to these.
- 7.13 Overall, whilst the concerns raised in the objections in terms of visual amenity and density of development in the area are noted, given the positive comments from Urban Design and the other factors detailed above, it is considered that the proposed

dwellings would make a positive contribution to the area. At present the appearance of the garage court does little to enhance the area, the design of the dwellings do not look out of place such that they would appear overly prominent in the streetscene and they have been carefully designed to integrate well. Therefore, the proposal is considered not to have a detrimental impact upon the character or appearance of the area and, (subject to condition) complies with Policies LP1, LP2, LP11 and LP12 of Huntingdonshire's Local Plan to 2036, Policy A3 of the St Neots Neighbourhood Plan 2014-2029, the NPPF (2021) and the National Design Guide (2021) in this regard.

Residential Amenity

- 7.14 As established in the preceding sections of this report, the dwellings are located adjacent to number 45 Springbrook which is an end of terrace dwelling. They are slightly set back in their plot in relation to this property and there is a separation distance between the two of approximately 10 metres at the closest point. Given this degree of separation and the absence of any ground floor windows to the side elevation of number 45 there are considered to be no concerns with regard to overbearing impact, overshadowing or loss of light. The same consideration applies to the rear garden area of number 45 when considered alongside the orientation of the dwellings and solar orientation. There is also a suitable degree of separation to all other boundaries such to mitigate any concerns in this respect. Overall, taking the above factors into consideration the development is considered to be acceptable in terms of overbearing impact, overshadowing and loss of light.
- 7.15 In terms of overlooking and loss of privacy, officers note that the side windows to plot 1 serving a W.C. at ground floor level and a stairwell landing at first floor level look towards the side elevation of number 45. There is a double garage to the side of number 45 and at first-floor level the side window does not appear to serve a habitable room. Given the location of the window (set towards the front elevation of number 45) there will not be a direct window to window view. Also, as the upper floor window to the side of plot 1 does not serve a habitable room, this, along with the separation of approx. 10 metres is considered to be acceptable. The side windows to plot 3 given their location in relation to adjacent dwellings and amenity land are also considered to be acceptable as are the windows to the front which offer views out towards Springbrook and cannot be considered to offer any additional views than those afforded by the existing dwellings. The windows to the rear (most notably the upper floor windows) look towards numbers 47-55 Springbrook which is to the south of the site. The plans reflect a separation distance (window to window) of approximately 20.5 metres. Though this is ever so slightly less than is recommended in the guidance contained within the Huntingdonshire Design Guide

Supplementary Planning Document (2017) this minimal distance is not considered to be harmful in practice.

- 7.16 In terms of other factors in relation to residential amenity officers note the concerns raised regarding potential increased noise, and odours from bin storage and collection points. Whilst there is likely to be an increased level of noise during the development stages it is not considered that this will be a long-term issue and the introduction of three dwellings is unlikely to significantly impact upon residential amenity through noise issues. As stated in the previous section of this report, provision for bin storage has been identified on the plans and is considered acceptable. An existing bin collection plan has also been submitted and these matters will be further formalised by condition. HDC's Operations (Waste and Recycling Team) have been consulted and raise no objections stating that the proposed development would not have a great effect on waste collections in the area as it's only an additional 29 bins per service. They observe that there are no communal collection points and collection from the highway will be easy. They also note that all of the dwellings can store their bins within their gardens. It is recognised that the storage of wheeled bins and waste collection methods may present some form of nuisance, but this cannot be completely eradicated through the planning process and again the introduction of development of this scale is unlikely to significantly contribute to this. There are appropriate channels (separate to Planning), that can be taken to address any future issues that may arise. Officers also consider the size of the dwelling and its associated amenity land to be suitable for the scale of the development.
- 7.17 Lastly, matters relating to parking and potential amenity concerns which may arise from displacement of existing provision will be dealt with later in this report.
- 7.18 Therefore, taking the above points into consideration, the development is considered not to have a detrimental impact on the residential amenity of neighbouring properties, and would provide a suitable level of amenity for future occupiers of the proposed dwellings and therefore accords with LP14 of Huntingdonshire's Local Plan to 2036 and the NPPF (2021) in this regard.

Highway Safety and Parking Provision

- 7.19 As the proposal will result in the demolition of eight garages and the loss of the associated garage court, which officers understand is unofficially used for parking, there is naturally some concern about this loss, and this is certainly what most of the objections relate to. In this case the revised existing parking and garage usage detail which has been submitted reflects that from the 8 garages 1 used locally, 1 from outside of the area and

6 are void. The proposals include two spaces per dwelling and five allocated spaces which is considered to be sufficient.

7.20 Since these applications were presented at DMC in February 2022 the applicants have submitted revised details with regard to parking provision following the loss of the garages and garage courts. Parking surveys have also been completed which were carried out in March and April 2022 (both on a weekday and at the weekend) and a later assessment (explained below) in June 2022 (a weekday) to meet a request made by Cambridgeshire County Council's Highways Team. Upon initial review of the revised surveys and details within these, concerns were raised by Highways that the surveys had not been carried out to fully accord with the Lambeth Methodology (as was suggested). Therefore, an amended survey was requested (including the June data). There were also a number of other matters which Highways considered needed to be addressed such as:

- The inclusion of vehicles parking in the garages included in the figures.
- Criteria used to identify the spaces to ensure that they would be in a suitable (and safe) location.
- Query on provision of the unallocated spaces which will be provided (mainly their location – several in one area).

Following these comments revised survey detail was provided to the Local Planning Authority (as detailed above) and CCC Highways were consulted again. This time, as well as the Development Management Team of Highways the Transport Assessment Team have also been consulted. The Development Management section has provided comments advising that in terms of the layout access and scale, their original comments (prior to February DMC) remain consistent. They state that the accesses do not change in terms of their suitability or safety whether they are considered as individual applications or as a whole. The original comments received stated that there were no objections in principle but that the LPA should consider the impact of the displaced vehicles (from the garages and associated courts) when determining the applications, particularly with regard to any residential amenity impacts which was also a matter (raised originally) by HDC's Urban Design Team. Overall, Highways raised no objection on grounds of highway safety. It should be noted that Urban Design have not been consulted further on the proposals given the level of detail provided in the surveys as their original concerns mainly focused on the fact that the earlier parking surveys did not consider parking which takes place within the garage courts which the later surveys now cover.

The CCC Transport Assessment Team have responded separately advising that they would not comment on a development of this scale as it is below the threshold which calls

for a Transport Statement or a Transport Assessment to be provided. They advise that they expect a 'light touch' transport statement for 50 dwellings plus and a transport assessment undertaking full capacity assessments for 80 dwellings plus. To conclude, they advise that 29 dwellings would not have a severe impact on highway safety or capacity.

- 7.21 Further to the above, it should be noted that Cambridgeshire Constabulary, Cambridgeshire Fire and Rescue, the East of England Ambulance Service and HDC Operations (Waste and Recycling) have also been consulted on the proposals. They raise no objections in terms of accessibility. Both Cambridgeshire Constabulary and Cambridgeshire Fire and Rescue caveat that this is provided people are parking legally and responsibly. However, it should be recognised that this is likely to be an issue in any area and the matters regarding legal parking are not a matter which are within planning control. Again, balanced consideration should be given to the loss of the garages (which the applicants have demonstrated are largely unused) and the re-provision as part of this (and the related) schemes.
- 7.22 Officers have carefully considered the potential impacts upon residential amenity as a result of the displacement of the vehicles from the garages and garage courts and the cumulative impacts (as a result of 14 similar applications in the same area). Broadly, the development in its entirety will result in the loss of 174 garages, 109 of these are void (as per the latest details submitted). Of the 65 garages in occupation 45 are used by residents within the site area and 20 are in occupation by people who live outside of the area. It is noted (as is raised in the objections) that the parking courts are also used (unofficially for parking). However, it should be regarded that this area is private property under the ownership of Places for People, therefore it is within their gift to prevent this use at any time (regardless of the outcome of this application). Further, as the area is not within a Conservation Area, in planning terms demolition could take place outside of planning control.
- 7.23 As part of the development (the 14 applications as a whole) 45 allocated spaces will be provided, thus providing parking spaces for each vehicle displaced by the loss of a garage (for those who currently rent garages and live within the area – no provision will be made for the 20 tenancies held by those that live outside of the area). 38 visitors' spaces shall be provided and so there is a total provision of 83 spaces as a result of the development. Further, each new dwelling (with the exception of one which requires a larger disabled access space) shall have two spaces allocated to it, thus 57 spaces will be provided for the 29 dwellings proposed as part of the entire scheme. Officers note the concerns raised regarding displacement from the (unofficial) parking taking place within the garage court areas. The data collected during March/April 2022 indicated that as a worst-case

scenario 107 vehicles were parking in the garage courts (subject to this and the associated applications) and this assessment was undertaken during the early hours of a Saturday morning when most people were likely to be at home and thus parking their vehicles within the courts. The March/April data demonstrated that between 130-193 on street parking spaces remained free within the study area overnight on a weekend and during the day on a weekday. The later studies did not contradict the earlier figures and therefore 107 vehicles displaced remains a worst-case scenario. The statement therefore concludes that even if the additional parking provided as part of these scheme was unavailable, even in a worst-case scenario (of 107 vehicles displaced from the garage courts) on street provision is available within a short walk of resident's homes within the overall estate. Officers have noted the concerns raised regarding the locations and suitability of the kerbside parking in relation to legal parking and the Highway Code. However, officers refer back to the fact that the legalities of parking are not a planning matter and that given the scale of the development Cambridgeshire County Council as the Local Highways Authority have not raised any objections in terms of highway safety and once again, the Transport Assessment Team have confirmed that the provision of 29 dwellings is below the threshold for formal transport statement to be submitted as it would not have a severe impact on highway safety or capacity.

- 7.24 It should also be highlighted that (as confirmed in the revised Parking Displacement Statement) that Chorus Homes do have other garage courts in close proximity where there are void garages and so if the residents would still prefer to rent a garage, then this is a possibility, though, in practice there are practical implications to consider as part of this solution.
- 7.25 It is considered that the provision of affordable housing is a key factor in the determination of this application. The most recent data from the Annual Monitoring Report 2022 Part 1(Housing Supply) reflects that the availability of affordable housing in Huntingdonshire is a major issue with a growing gap between average earnings and housing costs. In 2021/2022 255 new affordable homes were completed, amounting to 23.61% of all new dwellings completed and 27.29 of completions on qualifying sites (those that meet the affordable housing policy criteria). In St Neots, 13 affordable dwellings were provided.
- 7.26 Though the loss of parking provision is naturally going to result in increased pressure on the adjacent roads forming the estate it does not present any significant highway safety concerns (as detailed in the consultee comments from CCC Highways). Therefore, when the impacts of the loss of these underutilised garages and the garage courts (which as stated above are considered as private property and presumably could be protected by barriers if the landowner so wished) are balanced

against the need for affordable housing it is considered that the public benefits of the provision of additional affordable housing would outweigh any potential amenity issues arising from the loss of parking provision, particularly when the level of replacement parking which will be introduced as part of the scheme alongside the parking for each individual dwelling is considered.

- 7.27 In terms of parking associated with the dwellings the plans reflect two off road spaces per dwelling. In the case of plots 1 and 2 these are to the front and in plot 3 these are to the shared parking court to the east. As noted above, the dimensions of these are considered to be sufficient for their purpose, but alongside the allocated parking, further details relating to the demarcation of the shared plots will be secured by condition. Policies LP16 and LP17 of Huntingdonshire's Local Plan to 2036 aim to support more sustainable modes of transport with LP17 specifically stating that a proposal that includes residential development will be expected to provide at least one clearly identified secure cycle space per bedroom for all dwellings (C3 Use Class) unless it can be demonstrated that this is unachievable. The submitted plans reflect that this has been considered and a shed has been provided in the rear gardens which appears to broadly meet with this requirement (but will be secured by condition). It is noted that the provision of electric vehicle charging points is a matter which has been raised, however, Huntingdonshire District Council do not have a current Policy in place which would allow for this to be enforced.
- 7.28 Special regard has also been given to the comments raised (primarily by the Town Council) that Policies PT1 and PT2 of the St Neots Neighbourhood Plan have not been given consideration. Policy PT1 deals with the demonstration of how sustainable transport modes can be maximised (including cycling), whilst PT2 deals with parking provision and specifically states (amongst other matters) that 'all development proposals which include an element of residential development must provide adequate space for vehicle parking to meet the expected needs of residents and visitors.' As detailed in the preceding sections of this report, the level of parking associated with the new dwelling is considered to be acceptable, and, given the results of the evidence provided by the surveys it is considered that this application alone (or those forming the wider scheme) would not be contrary to this Policy. Officers consider that the location of the development (in a sustainable and the provision of secure covered cycle storage (to accord with Policy LP17 of the Local Plan) is sufficient in its aim such to encourage sustainable modes of transport.
- 7.29 Broadly speaking, whilst the concerns raised in the objections are noted and officers do not discount the potential

amenity/access issues caused by the parking displacement, given the comments from CCC Highways there is no reason to consider that development of this scale would result in a detrimental impact on highway safety in the locality and therefore no justifiable reason for a refusal on this basis alone. Further, the comments from Cambridgeshire Constabulary, Cambridgeshire Fire and Rescue and the East of England Ambulance Service all demonstrate that they have no concerns with regard to public safety as a result of being able to access emergencies when required. Overall, the parking provision and cycle storage associated with the dwellings are acceptable, therefore, the proposed development is considered to broadly meet the objectives of Policies LP16 and LP17 of Huntingdonshire's Local Plan to 2036, Policies PT1 and PT2 of the St Neots Neighbourhood Plan 2014-2029 and the NPPF (2021) and would not give rise to highway safety issues.

Flood Risk and Surface Water

- 7.30 The application site is in Flood Zone 1 as identified by the Huntingdonshire Strategic Flood Risk Assessment (2017), which means it has a low probability of fluvial flooding and is not subject to the sequential and exception tests as set out within the NPPF. The site is less than 1 hectare in size but is identified as having a greater than 75% risk of flooding as a result of surface water. As per the guidance contained within the NPPF (2021) sites which may be subject to 'other sources' of flooding and which would also introduce a more vulnerable use (a dwelling is classed a more vulnerable) should be accompanied by a Flood Risk Assessment.
- 7.31 Subsequently a Flood Risk Assessment (FRA) has been submitted and has been passed to the LLFA for consultation. During the lifetime of the application various iterations of the FRA has been provided along with technical details (at the request of the LLFA). As such, the LLFA have commented that they raise no objection to the proposed development subject to conditions relating to drainage, sustainable drainage systems (SuDS) and surface water run-off measures.
- 7.32 The proposal is therefore considered to be acceptable (subject to conditions) with regard to its approach to flood risk and complies with Policies LP5 and LP15 of Huntingdonshire's Local Plan to 2036, Policy P4 of the St Neots Neighbourhood Plan 2014-2029, and the NPPF 2021 in this regard.

Biodiversity

- 7.33 Policy LP30 of Huntingdonshire's Local Plan to 2036 requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated. Policy LP30 also requires development proposals to ensure no net loss

in biodiversity and provide a net gain in biodiversity where possible. In this case, though no measures such to provide a net gain have been provided, given the nature of the site and its surroundings it is considered that it provides little value in terms of biodiversity and so there will be no net loss as a result of the development. A condition shall be attached to the permission such to secure details of biodiversity enhancement measures prior to development beyond slab level. The proposal is therefore considered to be acceptable with regard to its impact on biodiversity and therefore accords with Policy LP30 of Huntingdonshire's Local Plan to 2036 in this regard.

Water Efficiency

- 7.34 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. The agent has confirmed that the proposed development is designed in accordance with and will be built in accordance with the LP12 (j) standards. A condition will be imposed upon any consent to ensure that the development is built in accordance with these standards and that they are maintained for the lifetime of the development.

Accessible and Adaptable Homes

- 7.35 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. The agent has confirmed that the proposed development is designed in accordance with and will be built in accordance with the M4(2) standards. A condition will be imposed upon any consent to ensure that the development is built in accordance with these standards and that they are maintained for the life of the development. Officers note the concerns raised regarding disabled persons access but given this confirmation the proposal is considered to meet all necessary requirements in this regard.

Other Issues

Development Obligations:

- 7.36 Part H of the Developer Contributions SPD (2011) requires a payment towards refuse bins for new residential development. A Unilateral Undertaking form for wheeled bin signed by the applicant and dated December 2021 has been received. The proposal is therefore considered to accord with the requirements of Policy LP4 of the Local Plan to 2036 and the Developer Contribution SPD in this regard.

Community Infrastructure Levy (CIL):

7.37 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. A completed Community Infrastructure Levy Form has been provided. The proposal is therefore considered to accord with the requirements of Policy LP4 of the Local Plan to 2036 and the Developer Contribution SPD in this regard.

Conclusion

7.38 The proposed development is compliant with the relevant national and local policy as it:

*Is acceptable in principle

And it:

- * Is of an appropriate scale and design
- * Would not have a harmful impact upon the character and appearance of the area;
- * Would not have a significantly detrimental impact upon the amenity of neighbours;
- * Would not result in an increased risk of flooding in the locality;
- * Is acceptable with regard to parking provision and would not be detrimental to highway safety;
- * Is acceptable with regards to biodiversity matters;

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

7.40 Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that planning permission be granted, subject to the imposition of appropriate conditions.

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

- Time limit
- Development in accordance with plans
- Materials
- Architectural details
- Obscure glazing
- Hard and soft landscaping
- Cycle storage design
- Parking court details
- Formalisation of means of refuse collection to include access
- Lead Local Flood Authority (LLFA) requirements
- Biodiversity enhancement

- Contaminated land/mitigation measures
- Water efficiency measures to accord with LP12
- Accessible and adaptable homes to accord with LP25

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CONTACT OFFICER:

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SCHEDULE OF PLANNING APPLICATIONS – 6 SEPTEMBER 2022

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|---------------|---|
| S1 | 21/02393/FUL | Chorus Homes Group Adjacent 13 Mallard Lane St Neots Demolition of 7 garages and construction one 3 Bed Dwelling with associated external works | Refuse | <p>The following comments should be considered for Chorus Homes Group applications on the schedule of plans - no's 1 to 9 and 11 to 14.</p> <p>The Council's two overriding concerns are over development and reduction of existing parking provisions, with other concerns resulting from these to issues. This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking.</p> <p>This will result in a significant loss of parking, pushing traffic into the street.</p> <p>The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>A standard was required when the estate was first constructed, and car ownership has increased since that time. Removal of existing parking spaces is counterproductive and will negatively impact on the housing area as a whole.</p> <p>Committee members agree with the Consultee objections from LLFA dated 12/08/2022:</p> <ol style="list-style-type: none"> 1. Hydraulic calculations 2. Flooded volumes <p>Informatives</p> <ul style="list-style-type: none"> • Infiltration • Pollution control <p>The Council's concerns can be summarised as:</p> <ul style="list-style-type: none"> • Overlooking/loss of privacy • Adequacy of parking/loading/turning • Highway safety |
| S2 | 21/02398/FUL | Chorus Homes Group Adjacent 2 Mallard Lane St Neots Demolition of 6 garages and construction of two 2 Bed Dwellings with associated external works | Refuse | |
| S3 | 21/02399/FUL | Chorus Homes Group Land between No 8 and No 10 Mallard Lane, St Neots Demolition of 10 garages and construction of 1 dwelling with associated external works | Refuse | |
| S4 | 21/02400/FUL | Chorus Homes Group Land between No 20 and No 22 Mallard Lane, St Neots Demolition of 6 garages and construction of two 2 Bed Dwellings with associated external works | Refuse | |
| S5 | 21/02396/FUL | Chorus Homes Group Land adjacent (southeast) to No 32 Mallard Lane, St Neots Demolition of 12 garages and construction of two 2 bed dwellings with associated external works | Refuse | |
| S6 | 21/02397/FUL | Chorus Homes Group North Of 197 Duck Lane St Neots Demolition of 13 garages and construction of two 3 bed dwellings with associated external works | Refuse | |
| S7 | 21/02431/FUL | Chorus Homes Group Opposite 27 To 30 Naseby Gardens St Neots Demolition of 16 garages and construction of four 2 bed dwellings with associated external works | Refuse | |
| S8 | 21/02436/FUL | Chorus Homes Group Between 130 And 132 Duck Lane St Neots | Refuse | |

SCHEDULE OF PLANNING APPLICATIONS – 6 SEPTEMBER 2022

| No. | Reference | Development | SNTC Decision | Notes |
|-----|---------------------|--|----------------|---|
| | | Demolition of 24 garages and construction of 3 dwellings (one 1 Bed, two 2 Beds) with associated external works | | <ul style="list-style-type: none"> • Inability for emergency vehicles to manoeuvre through the estate. • Traffic congestion • Layout and density of building • Road access • Local, strategic, regional, and national planning policies • Disabled persons access • Proposals in the development plan. • Previous planning decisions (including appeal decisions) • Demonstrable harm to the amenity of the residents • Loss of important open spaces or physical features. • Allows for insufficient spaces for future on-street EV changepoints which will inevitably be required as the government pushes for greater EV ownership. <p>Please also record the Council's objections in in line with NPPF;</p> <p>The proposals conflict with Section 2, Para 7 NPPF which states: "... the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs "</p> <p>The proposed developments will leave no scope for future EV charge hubs or points.</p> <p>Section 2, Para 104 NPPF reinforces the requirement to consider transport issues and changing transport technology at the earliest stage of plan making.</p> <p>Para 16 NPPF states: plans should... "(c) be shaped by early, proportionate, and effective</p> |
| S9 | 21/02494/FUL | Chorus Homes Group North East of 157 Duck Lane, St Neots Demolition of 6 garages and construction of two 3 bed dwellings with associated external works | Refuse | |
| S10 | 21/02493/FUL | Chorus Homes Group North of 115 Duck Lane, St Neots Demolition of 7 garages and re-modelling of existing parking area | Approve | |
| S11 | 21/02438/FUL | Chorus Homes Group North Of 54 Henbrook St Neots Demolition of 33 garages and construction of 3 dwellings (one 3 bed, two 2 beds) with associated external works | Refuse | |
| S12 | 21/02437/FUL | Chorus Homes Group Rear Of 108 To 114 Duck Lane St Neots Demolition of 19 garages and construction of two 3 bed dwellings with associated external works | Refuse | |
| S13 | 21/02394/FUL | Chorus Homes Group Adjacent 28 Springbrook Eynesbury Demolition of 7 garages and construction of two 2 bed dwellings with associated external works | Refuse | |
| S14 | 21/02495/FUL | Chorus Homes Group Adjacent 45 Springbrook Eynesbury Demolition of 8 garages and construction of three 2 bed dwellings with associated external works | Refuse | |

SCHEDULE OF PLANNING APPLICATIONS – 6 SEPTEMBER 2022

| No. | Reference | Development | SNTC Decision | Notes |
|-----|-----------|-------------|---------------|---|
| | | | | <p>engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;”</p> <p>This is reinforced in the St Neots Neighbourhood Plan;</p> <p>“1.4.8 Early discussions should be held with the Town Council to discuss design issues. Proposals that have evolved with the community will be favourably considered. The Town Council can provide valuable advice to applicants in terms of St Neots special character and local distinctiveness.”</p> <p>Chorus Homes have however failed to engage with the Town Council or the community on the applications presented.</p> <p>The application has failed to take into account or include strategic policies from the Local Planning authorities policies or the local Neighbourhood plan as set out in Para17 of NPPF; “The development plan must include strategic policies to address each local planning authority’s priorities for the development and use of land in its area 12. These strategic policies can be produced in different ways, depending on the issues and opportunities facing each area. They can be contained in:</p> <p>a) joint or individual local plans, ...”</p> <p>The applications have not considered or addressed Policy PT1 of St Neots Neighbourhood Plan, which states: “Policy PT1 Development proposals</p> |

SCHEDULE OF PLANNING APPLICATIONS – 6 SEPTEMBER 2022

| No. | Reference | Development | SNTC Decision | Notes |
|-----|-----------------------|--|----------------|---|
| | | | | <p>must demonstrate how opportunities for the use of sustainable modes of transport are maximised. This should be achieved through maximising the potential for cycling and walking throughout the site and through contributions towards the extension, linking, and/or improvement of existing routes throughout St Neots.”</p> <p>Finally, the proposals conflict with Policy PT2 of St Neots Neighbourhood Plan, which states; “Policy PT2 All development proposals which include an element of residential development, including change of use to residential, must provide adequate space for vehicle parking to meet the expected needs of residents and visitors. A design-led approach should be taken to ensure parking is properly integrated into the layout of the scheme, minimises adverse impacts on surrounding uses, and facilitates traffic flow and accessibility for service and emergency vehicles.”</p> |
| S10 | 21/02493/FUL | Chorus Homes Group North of 115 Duck Lane, St Neots Demolition of 7 garages and re-modelling of existing parking area | Approve | The committee welcome the proposed remodelling of the existing parking area. |
| S15 | 22/01546/FUL | 47 Springbrook Eynesbury St Neots Change of use from amenity land to garden and erect fence | Refuse | Demonstrable harm to the amenity of the residents. Loss of important open spaces or physical features. Highway safety. Contrary to SNTC Neighbourhood Plan. |
| S16 | 22/01405/FUL | Mr Neil Frost Land East Of 16 Stevenson Court Between the River and Crosshall Road Eaton Ford Retention of a replacement/altered mooring deck and the retention of altered fencing (Retrospective) | Approve | Minimum impact on neighbours. Within a sustainable location. |
| S17 | 22/01470/HHFUL | Mr D Woodward 261 Great North Road Eaton Socon St Neots Demolition of rear outbuilding and conservatory. Rear single storey | Approve | Satisfactory proposal in terms of scale and pattern of development. Makes efficient use of its site. |

SCHEDULE OF PLANNING APPLICATIONS – 6 SEPTEMBER 2022

| No. | Reference | Development | SNTC Decision | Notes |
|-----|-----------------------|--|----------------|---|
| | | extension with associated landscaping and drainage. Additional window to site gable end | | |
| S18 | 22/01717/TREE | Mrs Carolyn Martin 17 Duloe Road Eaton Socon St Neots Lime T7. Lift crown to 5m above the driveway and prune to clear garage building by 2m. To improve ambient light levels and prevent the potential for building damage. Also, exempt works: remove dead wood | Approve | Subject to the approval of HDC Tree Officer. |
| S19 | 22/01733/HHFUL | Mr & Mrs Weldon 18 Valerian Close Eaton Ford St Neots Erection of first floor front extension and two storey front extension | Approve | Improves the property. Makes efficient use of its site. |
| S20 | 22/01477/LBC | Ms Alison Manton 5 Audreys Court 153 Great North Road Eaton Socon Retrospective Removal of disintegrating Gable End Windows and replacement with Wooden Double Glazed Fire Compliant Windows 1 x bathroom 1 x Living Room | Approve | Subject to the approval of HDC Conservation Officer. Fits in with local street scene. Satisfactory proposal in terms of scale and pattern of development. |
| S21 | 22/01747/HHFUL | Mr Watson Sycamore House 119 Great North Road Eaton Socon Erection of orangery to replace existing conservatory, construction of a carport, changes to the front boundary treatments. | Approve | We consider that the proposal would assimilate itself to the existing part of the town. |
| S22 | 22/01602/FUL | Santander UK PLC (Mr Alastair Rodda) 56 Market Square St Neots PE19 2HL Alterations to main pedestrian entrance and internal installation of 1no new 46 (portrait) TV screen within a metal shroud floor standing unit. | Approve | Minimum impact on neighbours. We consider that the proposal would assimilate itself to the existing part of the town. |
| S23 | 22/01772/HHFUL | Mr James & Chris Tortise-Crawford 12 East Street St Neots PE19 1JU | Approve | Minimum impact on neighbours. Improves the property. |

SCHEDULE OF PLANNING APPLICATIONS – 6 SEPTEMBER 2022

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|---------------|--|
| | | Erection of single storey and two storey rear extension. Demolition of existing extensions. | | |
| S24 | 22/01266/FUL | Miss Yen Hai Thi Hoang 16 High Street St Neots PE19 1JA Change of use from a Nail Parlour (Sui Generis) to a Bubble Tea Shop (Class E) | | Application withdrawn – not considered |

Committee Chairperson

SCHEDULE OF PLANNING APPLICATIONS – 7 June 2022

| No. | Reference | Development | SNTC Decision | Notes |
|-----|---------------|---|---|--|
| 1 | 22/00827/S106 | <p>Jemma Brown Land North Of Cambridge Road St Neots Variation of Section 106 associated with 070401273, in respect of the affordable housing clause.</p> | NOTED | Members noted that there was a variation around right to buy for which the Committee was not sufficiently qualified to comment. |
| 2 | 22/01147/REM | <p>Loves Farm Eastern Expansion Development Area Cambridge Road St Neots Application for reserved matters in respect of appearance, layout, scale and landscaping pursuant to Sub-Phase B of outline planning permission 1300388OUT for the construction of Spine Road and Secondary Road Primary Infrastructure</p> | APPROVE Subject to the recommendations submitted by members. | <p>Highway Safety: Road Narrowing – road narrowing schemes should be avoided. They can cause issues for vehicles and emergency services. On Love's Farm, many road narrowing schemes are hot spots for collisions, especially where there are no parking restrictions to ensure room for two-way traffic either side of the schemes.</p> <p>Road Design: Committee members recommend the addition of limited sections of wider roads to allow for 2 car widths in addition to on-street parking, similar to Great High Ground beside the Pirate Ship playground. Some limited sections of clearly designated on-street parking will discourage and free-for-all approach by residents and visitors that would result in antisocial and dangerous parking.</p> <p>Use of Block Paving: Committee members recommend against the use of block paving. The surface does not lend itself to hard wearing road markings such as parking restrictions, which are liable to cracking, rendering them unenforceable. Block paving at two locations with high volume traffic on Stone Hill have exhibited some movement and have become uneven and unstable.</p> |
| 3 | 21/02393/FUL | <p>Chorus Homes Group Adjacent 13 Mallard Lane St Neots Demolition of 7 garages and construction one 3 Bed Dwelling with associated external works New Parking Surveys Received</p> | | <p>The following comments should be considered for all Chorus Homes Group applications on the schedule of plans - no's 3 to 16.</p> <p>The Council's two overriding cover are over development and reduction of existing parking provisions, with other concerns resulting from these to issues.</p> |

SCHEDULE OF PLANNING APPLICATIONS – 7 June 2022

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|---|---------------|---|
| 4 | 21/02398/FUL | Chorus Homes Group Adjacent 2 Mallard Lane St Neots Demolition of 6 garages and construction of two 2 Bed Dwellings with associated external works New Parking Surveys Received | | This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. |
| 5 | 21/02399/FUL | Chorus Homes Group Between 8 And 10 Mallard Lane St Neots Demolition of 10 garages and construction of 1 dwelling with associated external works New Parking Surveys Received | | This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access. |
| 6 | 21/02400/FUL | Chorus Homes Group Between 20 And 22 Mallard Lane St Neots Demolition of 6 garages and construction of two 2 Bed Dwellings with associated external works New Parking Surveys Received | | A standard was required when the estate was first constructed, and car ownership has increased since that time. Removal of existing parking spaces is counterproductive and will negatively impact on the housing area as a whole. |
| 7 | 21/02396/FUL | Chorus Homes Group South East Of 32 Mallard Lane St Neots 12 garages and construction of two 2 bed dwellings with associated external works New Parking Surveys Received | | The Council's concerns can be summarised as; <ul style="list-style-type: none"> • Overlooking/loss of privacy • Adequacy of parking/loading/turning • Highway safety • Inability for emergency vehicles to manoeuvre through the estate. |
| 8 | 21/02397/FUL | Chorus Homes Group North Of 197 Duck Lane St Neots Demolition of 13 garages and construction of two 3 bed dwellings with associated external works New Parking Surveys Received | | <ul style="list-style-type: none"> • Traffic congestion • Layout and density of building • Road access • Local, strategic, regional, and national planning policies • Disabled persons access • Proposals in the development plan. • Previous planning decisions (including appeal decisions) • Demonstrable harm to the amenity of the residents |
| 9 | 21/02493/FUL | Chorus Homes Group North Of 115 Duck Lane St Neots Demolition of 7 garages and re-modelling of existing parking area New Parking Surveys Received | | <ul style="list-style-type: none"> • Loss of important open spaces or physical features. • Allows for insufficient spaces for future on-street EV changepoints which will inevitably be required as |

SCHEDULE OF PLANNING APPLICATIONS – 7 June 2022

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|---|---------------|---|
| 10 | 21/02438/FUL | Chorus Homes Group North Of 54 Henbrook St Neots Demolition of 33 garages and construction of 3 dwellings (one 3 bed, two 2 beds) with associated external works New Parking Surveys Received | | the government pushes for greater EV ownership. Please also record the Council's objections in in line with NPPF; The proposals conflict with Section 2, Para 7 NPPF which states: "... the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs " |
| 11 | 21/02436/FUL | Chorus Homes Group Between 130 And 132 Duck Lane St Neots Demolition of 24 garages and construction of 3 dwellings (one 1 Bed, two 2 Beds) with associated external works New Parking Surveys Received | | The proposed developments will leave no scope for future EV charge hubs or points. Section 2, Para 104 NPPF reinforces the requirement to consider transport issues and changing transport technology at the earliest stage of plan making. |
| 12 | 21/02437/FUL | Chorus Homes Group Rear Of 108 To 114 Duck Lane St Neots Demolition of 19 garages and construction of two 3 bed dwellings with associated external works New Parking Surveys Received | | Para 16 NPPF states: plans should... "(c) be shaped by early, proportionate, and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;" |
| 13 | 21/02394/FUL | Chorus Homes Group Adjacent 28 Springbrook Eynesbury Demolition of 7 garages and construction of two 2 bed dwellings with associated external works New Parking Surveys Received | | This is reinforced in the St Neots Neighbourhood Plan; "1.4.8 Early discussions should be held with the Town Council to discuss design issues. Proposals that have evolved with the community will be favourably considered. The Town Council can provide valuable advice to applicants in terms of St Neots special character and local distinctiveness." |
| 14 | 21/02495/FUL | Chorus Homes Group Adjacent 45 Springbrook Eynesbury Demolition of 8 garages and construction of three 2 bed dwellings with associated external works New Parking Surveys Received | | Chorus Homes have however failed to engage with the Town Council or |
| 15 | 21/02431/FUL | Chorus Homes Group Opposite 27 To 30 Naseby Gardens St Neots Demolition of 16 garages and construction of four 2 bed dwellings with associated external works New Parking Surveys Received | | |

SCHEDULE OF PLANNING APPLICATIONS – 7 June 2022

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|---|---------------|---|
| 16 | 21/02494/FUL | <p>Chorus Homes Group North East of 157 Duck Lane St Neots Demolition of 6 garages and construction of two 3 bed dwellings with associated external works New Parking Surveys Received</p> | | <p>the community on the applications presented.</p> <p>The application has failed to take into account or include strategic policies from the Local Planning authorities policies or the local Neighbourhood plan as set out in Para17 of NPPF; “The development plan must include strategic policies to address each local planning authority’s priorities for the development and use of land in its area 12 . These strategic policies can be produced in different ways, depending on the issues and opportunities facing each area. They can be contained in:</p> <p>a) joint or individual local plans, ...”</p> <p>The applications have not considered or addressed Policy PT1 of St Neots Neighbourhood Plan, which states: “Policy PT1 Development proposals must demonstrate how opportunities for the use of sustainable modes of transport are maximised. This should be achieved through maximising the potential for cycling and walking throughout the site and through contributions towards the extension, linking, and/or improvement of existing routes throughout St Neots.”</p> <p>Finally, the proposals conflict with Policy PT2 of St Neots Neighbourhood Plan, which states; “Policy PT2 All development proposals which include an element of residential development, including change of use to residential, must provide adequate space for vehicle parking to meet the expected needs of residents and visitors. A design-led approach should be taken to ensure parking is properly integrated into the layout of the scheme, minimises adverse impacts on surrounding uses, and facilitates traffic flow and accessibility for service and emergency vehicles.”</p> |

SCHEDULE OF PLANNING APPLICATIONS – 7 June 2022

| No. | Reference | Development | SNTC Decision | Notes |
|-----|-----------|-------------|---------------|---|
| | | | | The applicant has failed to take into account local priorities as directed by the NPPF. |

Committee Chairperson

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|---------------|---|
| 1 | 21/02393/FUL | <p>Chorus Homes Group Adjacent 13 Mallard Lane St Neots Demolition of 7 garages and construction one 3 Bed Dwelling with associated external works</p> | Reject | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|---------------|---|
| 2 | 21/02394/FUL | <p>Chorus Homes Group Adjacent 28 Springbrook Eynesbury Demolition of 7 garages and construction of two 2 bed dwellings with associated external works</p> | Reject | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|---|---------------|---|
| 3 | 21/02396/FUL | Chorus Homes Group South East Of 32 Mallard Lane St Neots Demolition of 12 garages and construction of two 2 bed dwellings with associated external works | Reject | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|---|---------------|---|
| 4 | 21/02397/FUL | <p>Chorus Homes Group North Of 197 Duck Lane St Neots Demolition of 13 garages and construction of two 3 bed dwellings with associated external works</p> | Reject | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|---|---------------|---|
| 5 | 21/02398/FUL | <p>Chorus Homes Group Adjacent 2 Mallard Lane St Neots Demolition of 6 garages and construction of two 2 Bed Dwellings with associated external works</p> | Reject | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|----------------------|---|
| 6 | 21/02399/FUL | <p>Chorus Homes Group Between 8 And 10 Mallard Lane St Neots Demolition of 9 garages and construction of 1 dwelling with associated external works</p> | <p>Reject</p> | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|---------------|---|
| 7 | 21/02400/FUL | <p>Chorus Homes Group Between 20 And 22 Mallard Lane St Neots Demolition of 6 garages and construction of two 2 Bed Dwellings with associated external works</p> | Reject | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|---------------|---|
| 8 | 21/02495/FUL | <p>Chorus Homes Group Adjacent 45 Springbrook Eynesbury Demolition of 8 garages and construction of three 2 bed dwellings with associated external works</p> | Reject | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|---------------|---|
| 9 | 21/02437/FUL | <p>Chorus Homes Group Rear Of 108 To 114 Duck Lane St Neots Demolition of 19 garages and construction of two 3 bed dwellings with associated external works Demolition of 19 garages and construction of two 3 bed dwellings with associated external works</p> | Reject | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|---------------|---|
| 10 | 21/02438/FUL | <p>Chorus Homes Group North Of 54 Hen brook St Neots Demolition of 33 garages and construction of 3 dwellings (one 3 bed, two 2 beds) with associated external works</p> | Reject | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|---|---------------|---|
| 11 | 21/02494/FUL | <p>Chorus Homes Group North East Of 157 Duck Lane St Neots Demolition of 6 garages and construction of two 2 bed dwellings with associated external works</p> | Reject | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|----------------------|---|
| 12 | 21/02436/FUL | <p>Chorus Homes Group Between 130 And 132 Duck Lane St Neots Demolition of 24 garages and construction of 3 dwellings (one 1 Bed, two 2 Beds) with associated external works</p> | <p>Reject</p> | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|--------------|--|---------------|---|
| 13 | 21/02431/FUL | <p>Chorus Homes Group Opposite 27 To 30 Naseby Gardens St Neots Demolition of 16 garages and construction of four 2 bed dwellings with associated external works</p> | Reject | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|----------------|--|----------------|---|
| 14 | 21/02493/FUL | <p>Chorus Homes Group North od 115 Duck Lane, St Neots Construction of one 1 bed dwelling with associated external works</p> | Reject | <p>This development is on land that is used by local residents for parking. This includes not just the garages that are earmarked for demolition, but also the hard standing that has become the de facto parking provision as garages have become too small and/or too expensive for residents to use for parking. This will result in a significant loss of parking, pushing traffic into the street. The resulting congestion will cause significant problems for local residents, including road safety and emergency vehicle access.</p> <p>Overlooking/loss of privacy Adequacy of parking/loading/turning Highway safety Traffic congestion Layout and density of building Road access Local, strategic, regional, and national planning policies Disabled persons access Proposals in the development plan. Previous planning decisions (including appeal decisions) Demonstrable harm to the amenity of the residents Loss of important open spaces or physical features.</p> |
| 15 | 21/02413/HHFUL | <p>Mr Thomas Evans 30 Luke Street Eynesbury St Neots Demolition of existing chimney and external alterations to the rear part of the building, including the addition of conservation rooflights</p> | Reject | <p>Effect on listed building and conservation area. Design, appearance, and materials.</p> |
| 16 | 21/02381/HHFUL | <p>Mr & Mrs Tom Walker 155 Great North Road Eaton Socon St Neots Proposed first floor extension to the front of the property</p> | Approve | <p>Improves the property. Will have no negative impact on the wider landscape character of the area.</p> |
| 17 | 21/02000/HHFUL | <p>Mr Mark McGuigan 5 St Neots Road Eaton Ford St Neots Dropping of roadside kerb</p> | Approve | Noted |
| 18 | 21/02427/HHFUL | <p>Mr and Mrs Howe Home Field Kings Lane St Neots Proposed single storey free standing out-building including sleeping accommodation and a shower room (to be used solely by a family member)</p> | Approve | Minimum impact on neighbours |

| No. | Reference | Development | SNTC Decision | Notes |
|-----|----------------|---|----------------|--|
| 19 | 21/02603/FUL | Mr Peter Mckeown 22 High Street St Neots PE19 1JA Full retrospective planning application to regularise matters on site for a residential development containing 18 dwellings (including conversion of existing chapel) along with access, parking, landscaping, and associated infrastructure | Noted | |
| 20 | 21/02552/HHFUL | Mr & Mrs McGarry 37 Burwell Road Eaton Ford St Neots PE19 7QQ Proposed single storey infill extension between house and garage and widen existing front entrance canopy | Approve | Makes efficient use of the site |
| 21 | 21/02571/TREE | Mr Micheal Cullis The Spinney 98A Great North Road Eaton Socon St Neots PE19 8EJ Oak Tree - general tidy and removal of dead timber, clean the undergrowth and dead wood and to ensure there is no danger from the boughs that hang across the public footpath and the garden immediately left of the public footpath. This will also bring further light into property | Approve | Noted |
| 22 | 21/02511/LBC | Mr and Mrs D Barnes The Mill House School Lane Eaton Socon St Neots PE19 8GW Remove garage door and insert window; insert 2 windows in north elevation and extend balcony | Approve | Subject to approval of conservation officer |
| 23 | 21/02504/HHFUL | Cheryl Stead 30 Wilkinson Close Eaton Socon St Neots PE19 8HJ Proposed two storey side/front extension. | Approve | Satisfactory proposal in terms of scale and pattern of development |

Committee Chairperson



DO NOT SCALE FROM THIS DRAWING
 THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SUPERVISING OFFICER.
 ALL DIMENSIONS ARE SHOWN IN 'mm' UNLESS OTHERWISE STATED.

NOTES:

KEY

- HARD LANDSCAPING:**
- New Shared Private Surface**
Private drives and paths to be permeable block paving to approval of Local Authority.
 - Allocated Parking**
Allocated parking to be surfaced with tarmac to approval of Local Authority.
 - Private Paths**
Private footpaths formed with paving slabs to approval of Local Authority.
 - Bin Collection Points**
Bin collection points to be permeable tegula paving to approval of Local Authority.

- SOFT LANDSCAPING:**
- Rear Gardens**
 - Front Gardens**
Front gardens to be turfled shrub borders, refer to landscape drawings.
 - Proposed New Trees**
Locations of new planting (indicative). Refer to detailed landscaping proposals prepared by Landscape Architect.
 - Soft Landscaping / Planting**
Location of proposed planting, indicative.

BOUNDARY TREATMENTS:

- 1.8m Close Boarded Fence**
1.8m high close boarded timber fence with concrete gravel boards at changes of level where required.
- 1.5m Close Boarded Fence with 300mm Trellis Above**
1.5m high close boarded timber fence with 300mm trellis above with concrete gravel boards at changes of level where required.
- 1m Metal Rail Fence**
1000mm high vertical metal rail fence.
- 1.8m High Wall**
1800mm high 225mm thick brick wall with brick on edge coping.
- Timber Bollard**
Timber bollards at 1200mm centres.

OTHER:

- Refuse Bins**
Location of refuse bin storage within curtilage of dwellings / bin collection points.
- Timber Sheds**
Location of timber sheds within gardens providing cycle storage.
- Car Parking**
 - A Allocated parking space for existing resident
 - V Parking provision for new dwelling
 - V Visitor spaces

| Site 14 - Development Summary | | | |
|-------------------------------|----------------------------------|------------------------|----------------|
| Plot no. | Type | Size (m ²) | Total (nr.) |
| 1 - 3 | 2B4P | 79 | 1 |
| | | | Total 3 |
| Site Area | 0.06 Ha | | |
| Parking | 11 spaces (See Parking Strategy) | | |

| Revisions | | |
|-----------|--------|---|
| Suffix | Date | Amendments |
| A | Jan 22 | Soft landscaping added to side of Plot 3 |
| B | Feb 22 | 1 Additional visitor bay added. Bin collection moved. |
| C | Nov 22 | Visitor/allocated bay numbers adjusted |

Status
PLANNING SUBMISSION

The Design Partnership
 The Design Partnership (Ely) Ltd
 Claremont House,
 10 Station Road,
 Chatteris
 Cambridgeshire PE16 6AG
 Tel: 01354 693111

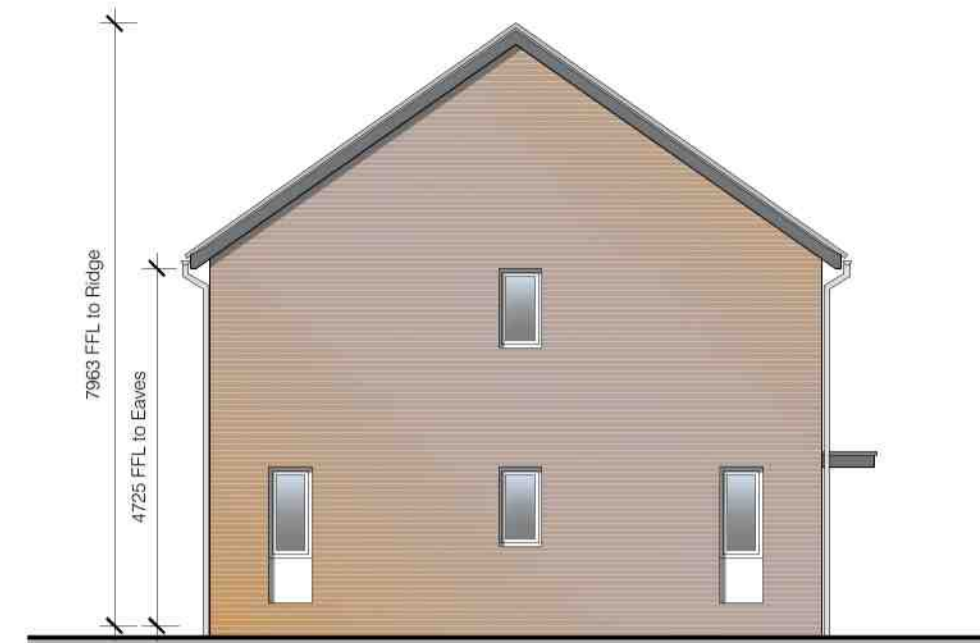
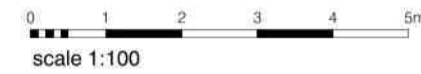
Job Title
 Proposed Redevelopment of Garage Court
 Adjacent to No.45 Springbrook
 St Neots for Chorus Homes Developments Ltd

Drawing Title
 Planning Drawing
 Site Plan & Location Plan

| Date | Scale | Dwn | Dwg No | Rev |
|---------|----------|-----|---------------|-----|
| Sept 21 | Var @ A1 | BP | CH-903-P14-01 | C |



Front Elevation



Side Elevation



Rear Elevation



First Floor Plan

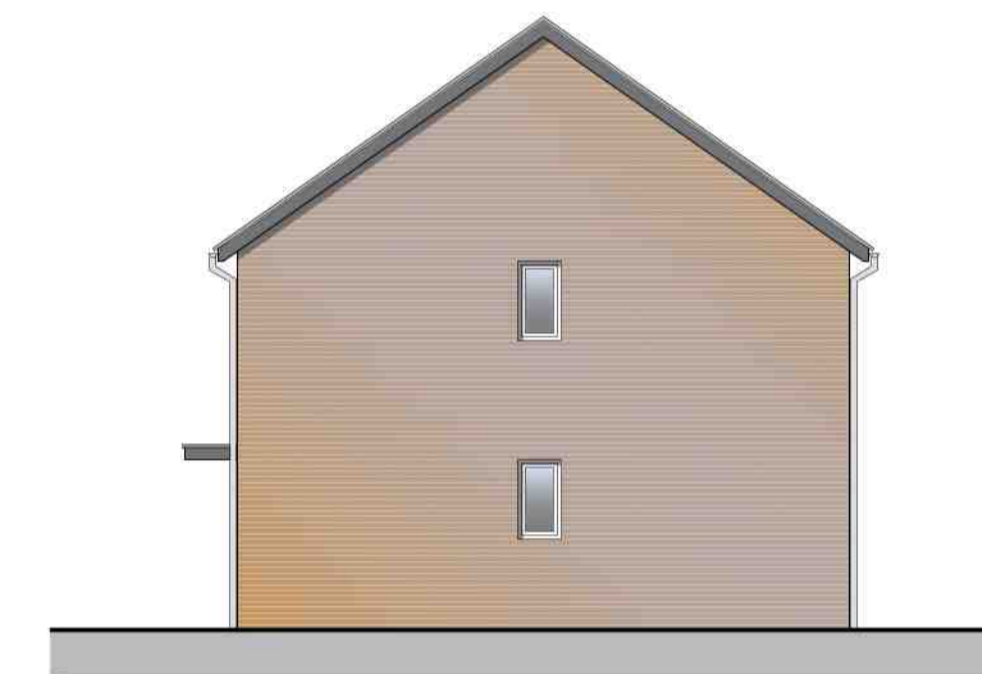
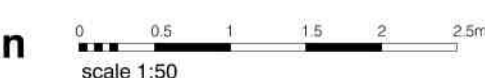


2B Standard (GIFA = 79.3m²)

2B Standard (GIFA = 79.3m²)

2B Standard (GIFA = 79.3m²)

Ground Floor Plan



Side Elevation

DO NOT SCALE FROM THIS DRAWING
THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SUPERVISING OFFICER.
ALL DIMENSIONS ARE SHOWN IN 'mm' UNLESS OTHERWISE STATED.

NOTES:

KEY

- HARD LANDSCAPING:**
- New Shared Private Surface**
Private drives and paths to be permeable block paving to approval of Local Authority.
 - Allocated Parking**
Allocated parking to be surfaced with tarmac to approval of Local Authority.
 - Private Paths**
Private footpaths formed with paving slabs to approval of Local Authority.
 - Bin Collection Points**
Bin collection points to be permeable tegula paving to approval of Local Authority.

SOFT LANDSCAPING:

- Rear Gardens**
- Front Gardens**
Front gardens to be turf/shrub borders, refer to landscape drawings.
- Proposed New Trees**
Locations of new planting (indicative). Refer to detailed landscaping proposals prepared by Landscape Architect.
- Soft Landscaping / Planting**
Location of proposed planting, indicative.

BOUNDARY TREATMENTS:

- 1.8m Close Boarded Fence**
1.8m high close boarded timber fence with concrete gravel boards at changes of level where required.
- 1.5m Close Boarded Fence with 300mm Trellis Above**
1.5m high close boarded timber fence with 300mm trellis above with concrete gravel boards at changes of level where required.
- 1m Metal Rail Fence**
1000mm high vertical metal rail fence.
- 1.8m High Wall**
1800mm high 225mm thick brick wall with brick on edge coping.
- Timber Bollard**
Timber bollards at 1200mm centres.

OTHER:

- Refuse Bins**
Location of refuse bin storage within curtilage of dwellings / bin collection points.
- Timber Sheds**
Location of timber sheds within gardens providing cycle storage.
- Car Parking**
Allocated parking space for existing resident.
Parking provision for new dwelling.
Visitor spaces.

| Site 14 - Development Summary | | | |
|-------------------------------|----------------------------------|-----------|----------------|
| Plot no. | Type | Size (m²) | Total (nr.) |
| 1 - 3 | 2B4P | 79 | 1 |
| | | | Total 3 |
| Site Area | 0.06 Ha | | |
| Parking | 11 spaces (See Parking Strategy) | | |

| Revisions | | |
|-----------|--------|--|
| Suffix | Date | Amendments |
| A | Jan 22 | Additional Windows added to Plot 3 side elevation. |

Status **PLANNING SUBMISSION**

The Design Partnership
The Design Partnership (Ely) Ltd
Claremont House,
10 Station Road,
Chatteris
Cambridgeshire PE16 6AG
Tel: 01354 693111

Job Title
Proposed Redevelopment of Garage Court
Adjacent to No.45 Springbrook
St Neots for Chorus Homes Developments Ltd
Drawing Title
Planning Drawing
Floor Plans and Elevations

| Date | Scale | Dwn | Dwg No. | Rev. |
|---------|----------|-----|---------------|------|
| Sept 21 | Var @ A1 | BP | CH-903-P14-02 | A |

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Planning Appeal Decisions Since October 2022 Committee

| Ref No | Appellant | Parish | Proposal | Site | Original Decision | Delegated or DMC | Appeal Determination | Date | Costs |
|-----------------------|------------------|---------------------------|--|---|--------------------------|-------------------------|-----------------------------|-------------|--------------|
| 21/00 111/H FUL | Mr Nigel Slack | Holywell-cum-Needingworth | Replacement of kitchen and removal of shed replaced with a linked 1.5 storey extension. Installation of an air source heat pump to introduce heating to the existing cottage and proposed extension. | Reed Cottage Holywell Front Holywell St Ives PE27 4TG | Refused | Delegated | Dismissed | 18/10/22 | N/A |
| 21/00 112/L BC | Mr Nigel Slack | Holywell-cum-Needingworth | Replacement of kitchen and removal of shed replaced with a linked 1.5 storey | Reed Cottage Holywell Front Holywell St Ives PE27 4TG | Refused | Delegated | Dismissed | 18/10/22 | N/A |

| | | | | | | | | | |
|---------------------------------|----------------------------------|------------------------|--|--|----------------|------------------|------------------|----------------------|------------|
| | | | extension. Installation of an air source heat pump to introduce heating to the existing cottage and proposed extension. | | | | | | |
| 11/01 14/O UT | Ms Jane Hart | Bluntisha m | Erection of up to two dwellings and access with all other matters reserved. | Land Rear of 21 Colne Road Bluntisham | Refused | DMC | Allowed | 14/1 0/22 | N/A |
| 22/00 097/H HFUL | Mr & Mrs Harrison | Fenstanto n | Single storey front extension and first floor rear extension plus roof alterations to detached garage. | 7 Lancelot Way Fenstanton Huntingdon PE28 9LY | Refused | Delegated | Dismissed | 17/1 0/22 | N/A |
| 21/00 932/F UL | Mr Ilie | Yaxley | Change of use of land to form new residential | 16 Cock Close Road Yaxley | Refused | DMC | Dismissed | 03/1 1/22 | N/A |

| | | | | | | | | | |
|-------------------------------|--------------------------|---------------|--|---|----------------|------------------|------------------|-----------------|------------|
| | | | garden space, with new 2.5m high composite fence | Peterborough PE7 3HJ | | | | | |
| 21/00 262/F UL | Mr Kevan Robinson | Yaxley | Proposed erection of a self-build detached dwelling and double garage with the demolition of the existing detached garage and a replacement double garage for the existing dwelling | Land at 26A Church Street Yaxley | Refused | Delegated | Dismissed | 08/11/22 | N/A |

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DEVELOPMENT MANAGEMENT COMMITTEE – 26th SEPTEMBER 2022

LATE REPRESENTATIONS SUMMARY

3(a) 22/01309/FUL - Erection of two x two-bedroom homes and associated works - 2 Queens Court Eaton Socon St Neots PE19 8BZ

Cambridgeshire County Council Highways Officer has reviewed the plans and raises concerns that the proposed parking for No.2 Queens Court does not include a vehicle crossover, nor has a vehicle crossover been shown on the plans for the proposed parking for Plot 1 to the north of the site. No dimensions have been provided so the exact siting of this may need to be changed to provide an acceptable distance between the crossing to No.15 Queens Gardens and the new crossing. In the event of an approval decision, the Highways Officer has recommended conditions be applied which require the vehicular accesses to be laid out and construction in accordance with Cambridgeshire County Council construction specification (In the interests of highway safety and to ensure satisfactory access into the site), that the access shall be constructed with drainage measures in accordance with a scheme to be submitted to and approved in writing by the LPA (to prevent surface water being discharged onto the highway) and that a metalled surface to be provided for a minimum distance of 5m along the accesses from the junction with the public highway (to prevent mud and extraneous materials being deposited on the highway). Standard informatives have also been recommended.

3(b) 22/01647/FUL - Extensions to commercial property to include two storey front extension and first-floor side extension.

Amendments to material finish and fenestration of existing building, installation of external stairwell, and installation of solar panels. - 41 Mere View Industrial Estate Yaxley PE7 3HS

There are no late representations for this item.

3(c) 22/01500/FUL - Proposed Day Room - Tower Farm And Stables Toseland Road Yelling PE19 6SA

There are no late representations for this item

**3(d) 22/00369/FUL - Widening of existing access - Pasturelands
Taylors Lane Buckden PE19 5UW**

There are no late representations for this item

**4(a) 21/02393/FUL - Demolition of 7 garages and construction of
one 3 bed dwelling with associated external works - Adj 13 Mallard
Lane, St Neots**

Cllr Daniel Laycock (objection) received 10th November 2022

Object to these applications, residents are against this. This constructs to overdevelopment within a built-up area, more traffic that will increase air pollution, putting lives in a health risk.

Cllr Catherine Goodman (objection) received 13th November 2022

I would like to raise my objections to the planning applications submitted for Chorus homes For reference the numbers are

21/02436/FUL

21/02431/FUL

21/02393/FUL

21/02394/FUL

21/02396/FUL

21/02397/FUL

21/02398/FUL

21/02399/FUL

21/02400/FUL

21/02495/FUL

21/02437/FUL

21/02438/FUL

21/02494/FUL

21/02493/FUL

I am assuming that, given the volume, these will likely be dealt with as a single application.

**4(b) 21/02394/FUL - Demolition of 7 garages and construction of
two 2 bedroom dwellings with associated external works - Adj 28
Springbrook, Eynesbury**

See Item 4(a)

**4(c) 21/02396/FUL - Demolition of 12 garages and construction of
two 2 bed dwellings with associated external works - South east of
32 Mallard Lane, St Neots**

See Item 4(a)

4(d) 21/02397/FUL - Demolition of 13 garages and construction of two 3 bed dwellings with associated external works - North of 197 Duck Lane, St Neots

See Item 4(a)

4(e) 21/02398/FUL - Demolition of 6 garages and construction of two 2 bedroom dwellings with associated works - Adj 2 Mallard Lane, St Neots

See Item 4(a)

4(f) 21/02399/FUL - Demolition of 9 garages and construction of 1 dwelling with associated external works - Between 8 & 10 Mallard Lane, St Neots

See Item 4(a)

Description should be demolition of 10 garages and construction of 1 dwelling with associated external works - Between 8 & 10 Mallard Lane, St Neots.

4(g) 21/02400/FUL - Demolition of 6 garages and construction of two 2 bed dwellings with associated external works - Between 20 & 22 Mallard Lane, St Neots

See Item 4(a)

4(h) 21/02431/FUL - Demolition of 16 garages and construction of four 2 bed dwellings with associated external works - Opposite 27-30 Naseby Gardens, St Neots

See Item 4(a)

4(i) 21/02436/FUL - Demolition of 24 garages and construction of 3 dwellings (one 1 bed and two 2 beds) with associated external works - Between 130 & 132 Duck Lane, St Neots

See Item 4(a)

4(j) 21/02437/FUL - Erection of two x two-bedroom homes and associated works - 2 Queens Court Eaton Socon St Neots PE19 8BZ

See Item 4(a)

Comments for number 21/02437/FUL only received via Democratic Services 15th November 2022

Dear Councillor,

Today Places for People finally wrote to us informing that they believe permission is already theirs, and advised of minimum notices they would issue on garages.

The decision meeting is literally next Monday. How do they think this constitutes effective consultation?

On top of all the issues this planning application presents for us we will be incurring extra costs re: Increased car insurance and alterations and ongoing repairs to our back fence. All of this is extra to the cost of living crisis we are forced us to endure.

It really is a case of thanks for nothing Places for People. It definitely is nothing because they have treated the local residents with contempt in regards of this whole issue, whilst marketing themselves as apparently caring about housing extra people. Plus, of course, they won't reimburse any expenses we incur because of this action.

Kind Regards

Daniel Keighley

4(k) 21/02438/FUL - Demolition of 33 garages and construction of 3 dwellings (one 3 bed and two 2 bed) with associated external works - North of 54 Henbrook, St Neots

See Item 4(a)

4(l) 21/02493/FUL - Construction of one 1 bed dwelling with associated external works - North of 115 Duck Lane, St Neots

See Item 4(a)

Description should be demolition of 7 garages and re-modelling of existing parking area.

4(m) 21/02494/FUL - Demolition of 6 garages and construction of two 3 bed dwellings with associated external works - North east of 157 Duck Lane, St Neots

See Item 4(a)

4(n) 21/02495/FUL - Demolition of 8 garages and construction of three 2 bed dwellings with associated external works - Adj 45 Springbrook, Eynesbury

See Item 4(a)

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