

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, 22ND MAY 2023** at **7:00 PM** and you are requested to attend for the transaction of the following business:-

## **AGENDA**

**PLEASE NOTE THE ORDER OF THE AGENDA MAY CHANGE**

### **APOLOGIES**

**1. MINUTES (Pages 5 - 8)**

To approve as a correct record the Minutes of the meeting held on 17th April 2023 and 17th May 2023 (TO FOLLOW).

**2. MEMBERS' INTERESTS**

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

**3. APPLICATIONS REQUIRING REFERENCE TO DEVELOPMENT MANAGEMENT COMMITTEE**

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

**(a) Southoe and Midloe - 22/00757/FUL (Pages 9 - 28)**

Erect a detached single storey building for E(d) use - Highfield Farm, West Perry, Perry.

**(b) St Ives - 22/02434/FUL (Pages 29 - 66)**

Demolition of 2 outbuildings and erection of 8 Flats with integral parking - 26-28 The Broadway, St Ives.

**(c) Godmanchester - 22/00361/FUL (Pages 67 - 96)**

Change of use from hardstanding storage area to container storage area - Agricultural Buildings, Depden Lodge Farm, Ermine Street, Godmanchester.

**(d) Sibson-cum-Stibbington - 21/00076/FUL (Pages 97 - 114)**

Construction of a dual- use cycle/pedestrian path from Sutton Village across the meadows to the Nene Valley Railway Station at Stibbington. This would approx 900m in length. The constructed path would form part of a longer cycle route, mainly on public roads from Ailsworth to the NVR station - Nene Valley Railway, Wansford Station, Great North Road, Stibbington.

**(e) Tilbrook - 22/02058/FUL (Pages 115 - 154)**

Redevelopment and Change of Use of Site from Boarding Kennels (sui generis) to Residential (C3) Comprising the Erection of 5 x Dwellinghouses, Provision of Modified Vehicular Access, Landscaping and Ancillary Development - Tilbrook Mill Kennels, High Street, Tilbrook, PE28 0JR.

**4. APPEAL DECISIONS (Pages 155 - 156)**

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

**LATE REPRESENTATIONS**

10th day of May 2023

***Oliver Morley***

Head of Paid Service

**Disclosable Pecuniary Interests and other Registrable and Non-Registrable Interests**

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

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**Please contact Anthony Roberts, Democratic Services, Tel: 01480 388015 / email [Anthony.Roberts@huntingdonshire.gov.uk](mailto: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.**

Specific enquiries with regard to items on the Agenda should be directed towards the Contact Officer.

Members of the public are welcome to attend this meeting as observers except during consideration of confidential or exempt items of business.

Agenda and enclosures can be viewed on the [District Council's website](#).

### **Emergency Procedure**

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

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## HUNTINGDONSHIRE DISTRICT COUNCIL

MINUTES of the meeting of the DEVELOPMENT MANAGEMENT COMMITTEE held in THE CIVIC SUITE (LANCASTER/STIRLING ROOMS), PATHFINDER HOUSE, ST MARY'S STREET, HUNTINGDON, PE29 3TN on Monday, 17th April 2023

PRESENT: Councillor D L Mickelburgh – Chair.

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

APOLOGIES: Apologies for absence from the meeting were submitted on behalf of Councillors S J Corney, D B Dew, K P Gulson and P A Jordan.

### 51 MINUTES

The Minutes of the meeting of the Committee held on 20th March 2023 were approved as a correct record and signed by the Chair.

### 52 MEMBERS' INTERESTS

Councillor I D Gardener declared an Other Registrable Interest in Minute No 53 (a) by virtue of the fact that the application related to the areas he represented as a Member of Huntingdonshire District Council and of Cambridgeshire County Council.

Councillor J Neish declared an Other Registrable Interest in Minute No 53 (d) by virtue of the fact that the application related to the Ward he represented.

### 53 APPLICATIONS REQUIRING REFERENCE TO DEVELOPMENT MANAGEMENT COMMITTEE

The Planning Service Manager (Development Management) submitted reports (copies of which are appended in the Minute Book) on applications for development to be determined by the Committee. Members were advised of further representations, which had been received since the reports had been prepared. Whereupon, it was

RESOLVED

#### a) Proposed detached dwelling - Land Rear of 9 High Street, Alconbury Weston - 22/00905/FUL

*(Councillor A Stone, Alconbury Weston Parish Council, addressed the Committee on the application).*

*See Minute No 52 for Members' interests.*

that the application be approved subject to conditions to be determined by the Planning Service Manager (Development Management) to include those listed in paragraph 8 of the report now submitted together with an amended condition relating to sustainable surface water and foul water drainage the precise wording of which the Chief Planning Officer is hereby authorised to determine.

- b) Change of use from bakery and cafe to fish and chip shop and restaurant/ take away including rear extension, front veranda and replacement extraction system/flue (retrospective) – 20 Green End Road, Sawtry - 20/00318/FUL**

*(Councillor D Tuplin, Sawtry Parish Council, and Mr S Millward, objector, addressed the Committee on the application).*

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

- c) Conversion of existing church parish hall into four residential units - The Church Hall, Ramsey Road, St Ives - 21/00415/FUL**

*(Councillor N Wells, St Ives Town Council, and Mr M Collier, on behalf of the applicant, addressed the Committee on the application).*

that the application be refused for the following reasons:

- a) The proposed layout of the front part of the site including the proposed 2m fence and the 4 bin stores would break up the openness of the front of the site to its visual detriment. The proposed development would fail to preserve or enhance the character and appearance of the St Ives Conservation Area and would result in detrimental visual impacts upon the character and appearance of the street scene and surrounding area. As such, the proposal is contrary to Policies LP11, LP12 and LP34 of the adopted Huntingdonshire Local Plan to 2036, Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Huntingdonshire Design Guide SPD and Sections 12 and 16 of the National Planning Policy Framework.
- b) The proposed 1st floor bedroom window on the south facing elevation serving unit 3 would significantly overlook the rear amenity areas of No's 10, 12 and 14 River Place and would therefore have an adverse impact upon their residential amenity. The proposed development would therefore be contrary to Policy LP14 of the adopted Huntingdonshire Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy.
- c) As the proposal fails to respect surrounding heritage assets, provides poor future residential amenity standards for residents, and would result in significant adverse impact on residential amenity of neighbouring properties, it is considered that the proposal constitutes an overdevelopment of the site contrary to policies LP12 and LP14 of Huntingdonshire Local Plan to 2036.

At 9.05 pm the meeting was adjourned.

At 9.12 pm the meeting resumed.

**d) Erection of 4 bed dwelling - Land rear of Riverview Inn, High Street, Earith - 22/00617/FUL**

*See Minute No 52 for Members' interests.*

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

**54 APPEAL DECISIONS**

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

RESOLVED

that the contents of the report be noted.

Chair

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## DEVELOPMENT MANAGEMENT COMMITTEE 22<sup>nd</sup> May 2023

**Case No:** 22/00757/FUL

**Proposal:** ERECT A DETACHED SINGLE STOREY BUILDING FOR E(D) USE

**Location:** HIGHFIELD FARM, WEST PERRY, PERRY

**Applicant:** MR STEPHEN ELLERBECK

**Grid Ref:** 516473 266190

**Date of Registration:** 30 MAR 2022

**Parish:** SOUTHOE AND MIDLOE

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### RECOMMENDATION - REFUSE

This application is referred to the Development Management Committee (DMC) because the Officer recommendation is contrary to the Parish Council recommendation.

#### 1. DESCRIPTION OF SITE AND APPLICATION

##### Site and Surroundings

- 1.1 The site is located within the open countryside. The site forms part of the previously developed site of the farmyard, where former silos were located. The proposed building is to be located to the east of the building that is currently used as a gym. Highfield Farmhouse, a Grade II Listed Building is located further east beyond the existing gym building. To the north-west of the proposed building are offices. The site is accessed by a shared access that serves all of these buildings and the wider farm complex to the south. The access forms part of a Public Right of Way. The site is in Flood Zone 1.
- 1.2 A single storey café building in association with the adjacent existing gym building has been erected to the north of the proposed building. This currently does not benefit from planning permission. This has been referred to the Planning Enforcement Team for investigation. Given the siting of the building in comparison to the proposed building within this application, officers consider it does not have a significant impact upon the assessment of this proposal.

Proposal

- 1.3 The application seeks planning permission for the erection for a detached single storey building for use class E(d) with associated car parking and cycle parking. The proposal would use the existing access to the site.
- 1.4 Use class E(d) is: Indoor sport and recreation (not swimming pools, ice rinks or motorised vehicles or firearms).
- 1.5 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.
- 1.6 The application is supported by the following documents;
  - Design and Access Statement
  - Proposed drawings

## **2. NATIONAL GUIDANCE**

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

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

## **3. PLANNING POLICIES**

- 3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
  - LP1: Amount of Development
  - LP2: Strategy for Development
  - LP4: Contributing to Infrastructure Delivery
  - LP5: Flood Risk
  - LP7: Spatial Planning Areas
  - LP11: Design Context
  - LP12: Design Implementation

- LP14: Amenity
  - LP15: Surface Water
  - LP16: Sustainable Travel
  - LP17: Parking Provision and vehicle movement
  - LP23: Tourism and Recreation
  - LP25: Accessible and adaptable homes
  - LP30: Biodiversity and Geodiversity
  - LP31: Trees, Woodland Hedges and Hedgerows
  - LP34: Heritage Assets and their Settings
- 3.2 Supplementary Planning Documents (SPD) and Guidance:
- Huntingdonshire Design Guide Supplementary Planning Document (2017):
  - Developer Contributions SPD (2011)
  - Huntingdonshire Landscape and Townscape Assessment (2007)
  - Cambridgeshire Flood and Water SPD 2017
  - Huntingdonshire Tree Guidance Note 3
  - Annual Monitoring Report – Part 1 (Housing) 2019/2019 (October 2019)
  - Annual Monitoring Report – Part 2 (Non- Housing) 2018/2019 (December 2019)
  - RECAP CCC Waste Management Design Guide (CCC SPD) 2012
- 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

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

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

- 4.1 0501246FUL - Change of use of redundant building to dwelling and erection of extensions PERMITTED
- 4.2 0603784FUL - Erection of 3 holiday lodges PERMITTED
- 4.3 16/02503/FUL - Erection of new agricultural grain store PERMITTED
- 4.4 19/02601/P3MPA - Change of Use of Agricultural Buildings to class B1/B8 (Business/Storage or Distribution) PERMITTED

- 4.5 20/01640/P3MPA - Change of Use of Agricultural Buildings to (Use Class D2 - Assembly and leisure proposed) PERMITTED

## **5. CONSULTATIONS**

- 5.1 Southoe and Midloe Parish Council – Recommends approval.

It is within the footprint of the other building parameters.

- 5.2 Local Highway Authority – No objection.

Following the provision of the associated vehicle movements for the above use, Highways would have no objections to that proposed, given that they are not significant in relation to the existing uses on site.

- 5.3 Environmental Health - No objection.

No objection subject to a condition ensuring that there is no residual contamination from the previous use (such as agrochemicals, fertilizers, pesticides, herbicides, fuels, lubricants, buried animal carcasses, areas of waste incineration, asbestos containing materials, etc) that may impact on the future users of the development.

- 5.4 Definitive Maps Team – No objection.

A Public Bridleway No. 8, Southoe and Midloe runs over the access to the site. No objection subject to informatives regarding Public Bridleway No.8 remaining open and unobstructed at all times; building materials not being stored on the Public Right of Way and contractors' vehicles not being parked on it.

## **6. REPRESENTATIONS**

- 6.1 No comments have been received.

## **7. ASSESSMENT**

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

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

Section 38(3)(b) of the 2004 Act as “the development plan documents (taken as a whole) that have been adopted or approved in that area”.

- 7.3 In Huntingdonshire the Development Plan consists of:
- Huntingdonshire’s Local Plan to 2036 (2019)
  - Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021)
- 7.4 The statutory term ‘material considerations’ has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: *Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor* [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications.
- 7.5 The main issues to consider as part of this application are:
- Principle of Development
  - Design, Visual Amenity and impact on the surrounding area
  - Impact upon heritage assets
  - Residential Amenity
  - Parking Provision and Highway safety
  - Flood Risk and drainage
  - Biodiversity
  - Other matters

### **Principle of Development**

- 7.6 The site is located within the open countryside and the proposal is for commercial development, use class E(d): Indoor sport and recreation.
- 7.7 Paragraph 84 a) of the National Planning Policy Framework states planning decisions should enable the sustainable growth and expansion of all type of business in rural areas, both through the conversion of existing buildings and well-designed new buildings.
- 7.8 Local Plan Policy LP10 (Countryside) states: *that all development within the countryside must:*
- a. Seek to use land of lower agricultural value in preference to land of higher agricultural value*
    - i. Avoiding the irreversible loss of the best and most versatile agricultural land (Grade 1 to 3a) where possible*
    - ii. Avoiding Grade 1 agricultural land unless there are exceptional circumstances where the benefits of the proposal significantly outweigh the loss of land*
  - b. Recognise the intrinsic character and beauty of the countryside*

*c. Not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others*

7.9 The applicant has submitted a Design and Access Statement which outlines: 'The proposed building is at present without a confirmed end user. Given its rural locality, and modest size, positioned in between current class E use, Office and Leisure use buildings, our clients view this structure as an opportunity for further recreational space to be provided. Unit 3 is suitable for E (d) Indoor sport, recreation or fitness use'.

7.10 It is clear from the submitted Design and Access Statement that the proposal is for a new speculative commercial development. Officers consider the proposal is for new business development and not the expansion of an established business.

7.11 Local Plan Policy LP19 (Rural Economy) states: *a proposal for new business development in the countryside will only be supported where it;*

*a. is within a defined Established Employment Area;*

*b. immediately adjoins and is capable of being integrated with an Established Employment Area;*

*c. involves the reuse of land in use or last used for business uses (class 'B'); or*

*d. involves the reuse or replacement of existing buildings as set out in policy LP 33 'Rural Buildings'.*

*In all cases office uses (class 'B1a') will be limited to a total of 600m<sup>2</sup> floorspace.*

7.12 The site is not within a defined Established Employment Area; it does not immediately adjoin and is not capable of being integrated with an Established Employment Area; it would not involve the reuse of land in use or last used for business uses (class 'B') as the former buildings on the site were silos which were agricultural use; and it would not involve the reuse or replacement of existing buildings as the proposal is for the erection of a new building.

7.13 The proposal does not comply with any of the criteria set out for new business development in the countryside as set out in Policy LP19 parts a), b), c) and d).

7.14 As the proposal is for development within use class E(d): Indoor sport and recreation Local Plan Policy LP23 is also relevant.

7.15 Local Plan Policy LP23 (Tourism and Recreation) states: *that a proposal for a new or expanded tourism, sport or leisure use in the countryside will be supported where it can be demonstrated that:*

*a. it is well-related to a defined settlement unless there are robust operational or sustainability reasons why it needs to be located elsewhere;*

*b. it does not cause harm to, and where appropriate, enhances the ecological, landscape and heritage significance of the proposed location;*

*c. the impact of the scale, character and location of the development on both its immediate surroundings and the wider landscape are minimised as far as possible;*

*d. adequate servicing can be provided, including water supply, electricity and for sewage and waste disposal; and*

*e. it will not have an adverse impact on any internationally or nationally designated wildlife site through increased visitor pressure.*

- 7.16 Officers consider the site is not well related to a defined settlement given its distance away from Perry or other settlements. As the proposal is also for speculative commercial development with no identified end user, the application also fails to present robust operational or sustainability reasons why it needs to be located within the open countryside in a location that is not well related to a defined settlement.
- 7.17 The proposal does not comply with any criterion a) set out for new sport or leisure development in the countryside as set out in Policy LP23. However, the proposal is considered to comply with parts b), c), d) and e) of Policy LP23 which are considered in more detail in the sections below.
- 7.18 To summarise, the site is not within or adjoining an Established Employment Area and is not capable of being integrated with one. The development would not involve the reuse of land in business use and it would not involve the reuse or replacement of existing buildings. There is also no known end user for the proposed building. The development can therefore not be seen as the expansion of an existing business and no justification for the need for the building to be in the proposed location has been provided.
- 7.19 The application fails to demonstrate that the principle of development is acceptable. The proposal is for the erection of a gym building within the open countryside and is in a location that would not be well-related to a defined settlement nor within or adjoining an Established Employment Area. No robust operational or sustainability reasons for the proposed location have been provided. The proposal is therefore contrary to Policies LP19 parts a), b), c) and d), and LP23 part a) of the Huntingdonshire Local Plan to 2036.

### **Design, Visual Amenity and impact on the surrounding area**

- 7.20 Policy LP11 of the Local Plan states that proposals will be supported where it is demonstrated that they positively respond to their context and draw inspiration from the key characteristics of their surroundings, including the natural, historic and built

environment. Policy LP12 of the Local Plan states that proposals will be supported where they contribute positively to the area's character and identity and where they successfully integrate with adjoining buildings, topography and landscape.

- 7.21 The building would be of a modest scale and form and would largely be screened from longer distance views by the adjacent buildings. The proposed materials of tata steel or similar grey cladding for the walls and roof are in keeping with the building to the east and the wider setting. The materials may be secured by condition.
- 7.22 Overall, the proposal would respond positively to its context within the countryside setting and would contribute positively to the area's character and identity. The proposal is therefore considered to accord with Policies LP10, LP11, LP12 and LP23 parts b) and c) of the Local Plan, the Huntingdonshire Design Guide (2017), the National Design Guide and the NPPF (2021) in this regard.

### **Impact on Heritage Assets**

- 7.23 Highfield Farmhouse, a Grade II Listed Building is located further east beyond the existing gym building.
- 7.24 Section 66 of the Planning (LBCA) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 7.25 Para. 199 of the NPPF set out that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. Para. 200 states that 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification...'
- 7.26 Local Plan policy LP34 aligns with the statutory provisions and NPPF advice.
- 7.27 The proposed development would be screened by the existing large building to the east of the development and would not be visible from the Grade II listed building, Highfield Farmhouse, located to the east of the site and would therefore have a neutral impact on the setting of this listed building. The proposal would



therefore preserve the setting of the nearby Listed Building in accordance with Policies LP23 part b) and LP34 of the Local Plan, and the NPPF (2021) in this regard.

### **Residential Amenity**

- 7.28 Policy LP14 states that a proposal will be supported where a high standard of amenity is maintained for all occupiers of neighbouring land and buildings.
- 7.29 The proposed use and size of the building for indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public in line with Use Class E(d) would not have a detrimental impact on the users of the offices or the adjacent gym given the compatibility and the expected noise levels associated with the building. The traffic movements associated with the proposed development would be limited and would not have any adverse impacts upon the nearby properties and uses.
- 7.30 Given the distance away from the nearest residential property, officers consider that the proposed development and its use would not have any significant adverse impacts upon residential amenity. The proposal therefore accords with Policy LP14 of the Local Plan and the guidance in the NPPF.

### **Parking Provision and Highway Safety**

#### Parking

- 7.31 Policy LP17 states that a proposal will be supported where it incorporates adequate parking for vehicles and cycles.
- 7.32 The proposal shows 2 car parking spaces, 1 disabled car parking space and 4 cycle parking spaces within the site. Officers consider that the parking for the proposal can be sufficiently accommodated within the site and would be of an appropriate amount given the size of the proposed unit. If the application were to be recommended for approval, appropriate conditions for the control of the car/cycle parking would be recommended to ensure it is provided for the building. Subject to that condition, the proposal would be in accordance with Policy LP17 of the Huntingdonshire Local Plan to 2036.

#### Highway Safety

- 7.33 Policy LP17 of the Local Plan seeks to ensure that new development incorporates appropriate space for vehicle movements, facilitates access for emergency vehicles and service vehicles and incorporates adequate parking for vehicles and cycles.

- 7.34 The proposal would use the existing access arrangements for the site. The Local Highway Authority have been consulted as part of the application and have advised the development is acceptable in highway safety terms. Therefore, the proposal is unlikely to have any adverse effect on the public highway in accordance with policies LP16 and LP17 of the Huntingdonshire's Local Plan to 2036.

### **Flood Risk and Drainage**

- 7.35 National guidance and Policy LP5 of the Local Plan to 2036 seek to steer new developments to areas at lowest risk of flooding and advises this should be done through application of the Sequential Test, and if appropriate the Exceptions Test (as set out in paragraphs 159-169 of the NPPF (2021)).
- 7.36 The application site is situated in Flood Zone 1 based on the Environment Agency Floods Maps and the Strategic Flood Risk Assessment (2017) and is therefore at low risk of flooding.
- 7.37 Given the existing surrounding buildings and uses, officers consider adequate servicing can be provided.
- 7.38 The proposed development is therefore considered to accord with Policies LP5, LP6 and LP23 part d) of the Local Plan to 2036 and the NPPF (2021) in this regard.

### **Biodiversity**

- 7.39 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.
- 7.40 The site is entirely laid to hardstanding and is of low value in biodiversity terms. Officers consider the proposal would not have an adverse impact on any internationally or nationally designated wildlife site through increased visitor pressure. It is considered the development would have a neutral impact on biodiversity such that the proposed development accords with Policies LP23 part e) and LP30 of the Local Plan, paragraph 174 d) of the NPPF (2021), The Wildlife and Countryside Act (1981) and the Habitats and Protected Species Regulations (2017).

### **Other Matters**

#### **Community Infrastructure Levy (CIL)**

- 7.41 The development would be CIL liable in accordance with the Council's adopted charging schedule; CIL payments would cover

footpaths and access, health, community facilities, libraries and lifelong learning and education.

### Public Right of Way

- 7.42 A Public Bridleway No. 8, Southoe and Midloe runs over the access to the site. The Definitive Maps Team raise no objection subject to an informatives regarding Public Bridleway No.8 remaining open and unobstructed at all times; building materials not being stored on the Public Right of Way and contractors' vehicles not being parked on it. If the application were to be recommended for approval, this informative would be recommended. Subject to the informative, Officers consider the proposal would not adversely affect the amenity of the footpath in accordance with policies LP10 part c) and LP16 of the Local Plan.

### Conclusion

- 7.43 The site is not within or adjoining an Established Employment Area and is not capable of being integrated with one. The development would not involve the reuse of land in business use and it would not involve the reuse or replacement of existing buildings. There is also no known end user for the proposed building. The development can therefore not be seen as the expansion of an existing business and no justification for the need for the building to be in the proposed location has been provided. The application fails to demonstrate that the principle of development is acceptable.
- 7.44 The proposed development is otherwise considered to comply with policy however as it would have an acceptable impact upon amenity and highway safety, would have a neutral impact upon heritage assets, and would not harm biodiversity or have any issues with regard to flood risk.
- 7.45 Having regard to all relevant material considerations, it is concluded that the proposal would not accord with local and national planning policy. Therefore, it is recommended that planning permission be refused.

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

1. The application fails to demonstrate that the principle of development is acceptable. The proposal is for the erection of a gym building within the open countryside and is in a location that would not be well-related to a defined settlement nor within or adjoining an Established Employment Area. No robust operational or sustainability reasons for the proposed location have been provided. The proposal is therefore contrary to Policies LP19 parts

a), b), c) and d), and LP23 part a) of the Huntingdonshire Local Plan to 2036.

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**CONTACT OFFICER:**

Enquiries about this report to **Lewis Tomlinson Senior Development Management Officer** – [lewis.tomlinson@huntingdonshire.gov.uk](mailto:lewis.tomlinson@huntingdonshire.gov.uk)

**From:** [southoe\\_pc@yahoo.co.uk](mailto:southoe_pc@yahoo.co.uk)  
**To:** [DMAdmin](#)  
**Subject:** Southoe & Mildoe PC comments to: Highfield Farm West Perry Perry (ref 22/00757/FUL)  
**Date:** 12 May 2022 11:08:29

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Dear Planners,

**Erect a detached single storey building for E(d) use Site Address: Highfield Farm West Perry  
Perry Reference: 22/00757/FUL**

No objection. It is within the footprint of the other building parameters.

Many thanks  
Ramune

Clerk to Southoe & Midloe Parish Council: -  
Ms Ramune Mimiene  
8 Bernard Road  
Brampton  
Huntingdon  
PE28 4RW  
07596 163703  
[southoe\\_pc@yahoo.co.uk](mailto:southoe_pc@yahoo.co.uk)  
<http://southoe-midloe.btck.co.uk/>

Please note I work part time and so there may be a delay in my responding to both email and telephone calls.

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**From:** Dmadmin@huntingdonshire.gov.uk <Dmadmin@huntingdonshire.gov.uk>  
**Sent:** 08 April 2022 13:16  
**To:** Southoe\_pc@yahoo.co.uk  
**Subject:** RE: Planning Permission Consultation - Highfield Farm West Perry Perry (ref 22/00757/FUL)

Dear Parish Clerk,

Please find correspondence from Development Management at Huntingdonshire District Council attached to this email in relation to the following application for planning permission.

Proposal: Erect a detached single storey building for E(d) use

Site Address: Highfield Farm West Perry Perry

Reference: 22/00757/FUL

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If you have any doubts or concerns relating to this email please contact us directly, our contact details are provided below.

Development Management  
Huntingdonshire District Council

T: 01480 388388

E: [dadmin@huntingdonshire.gov.uk](mailto:dadmin@huntingdonshire.gov.uk)

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# Development Management Committee



Scale = 1:2,500

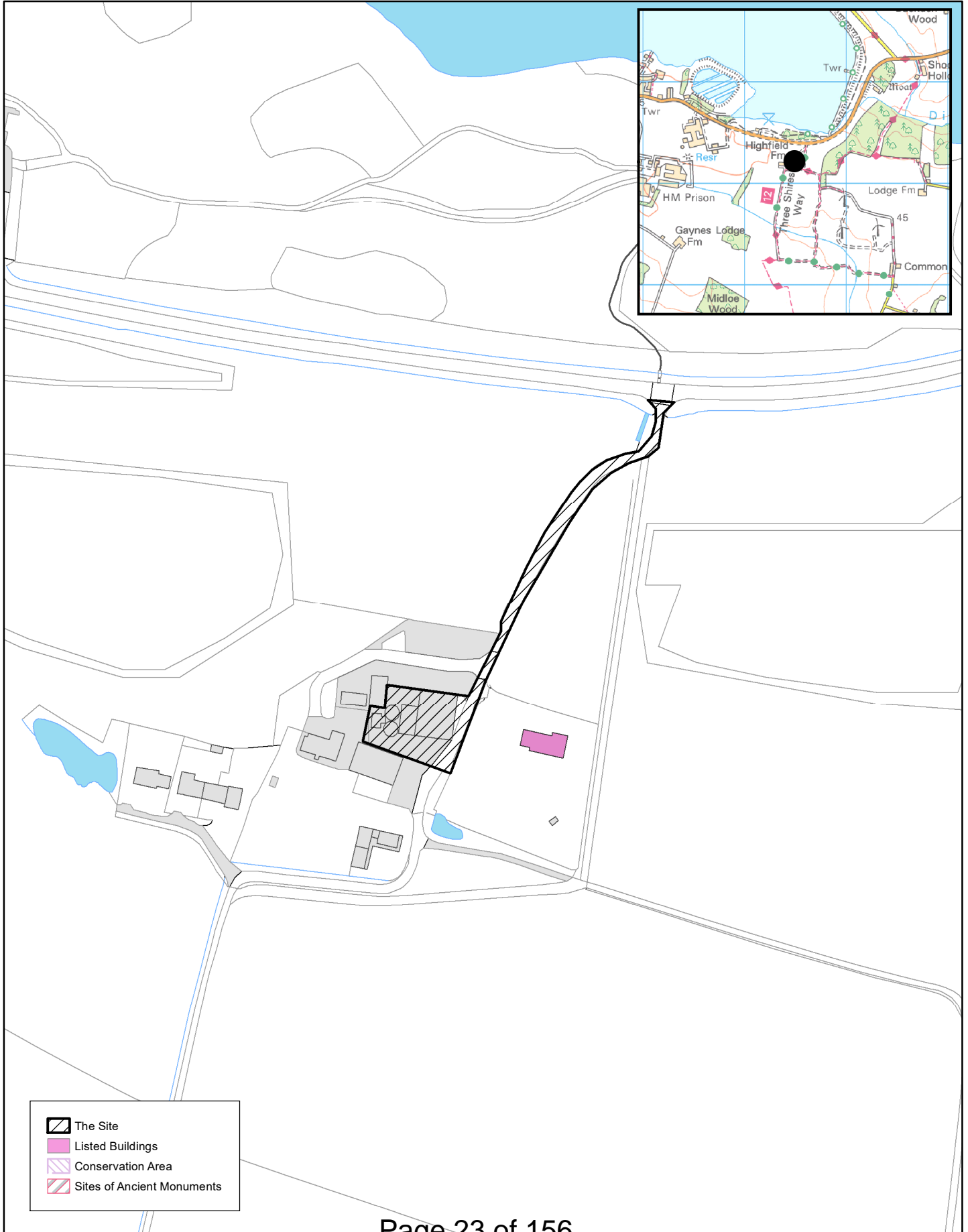
Date Created: 09/05/2023

Application Ref:22/00757/FUL

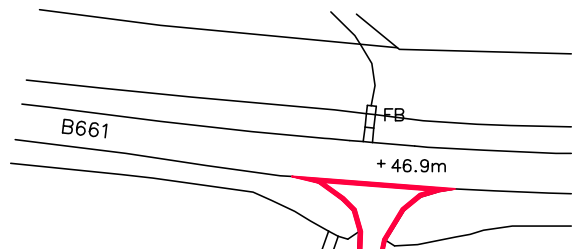
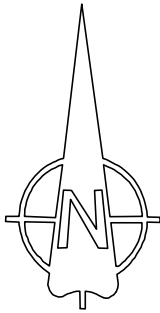
Location: Southoe and Midloe



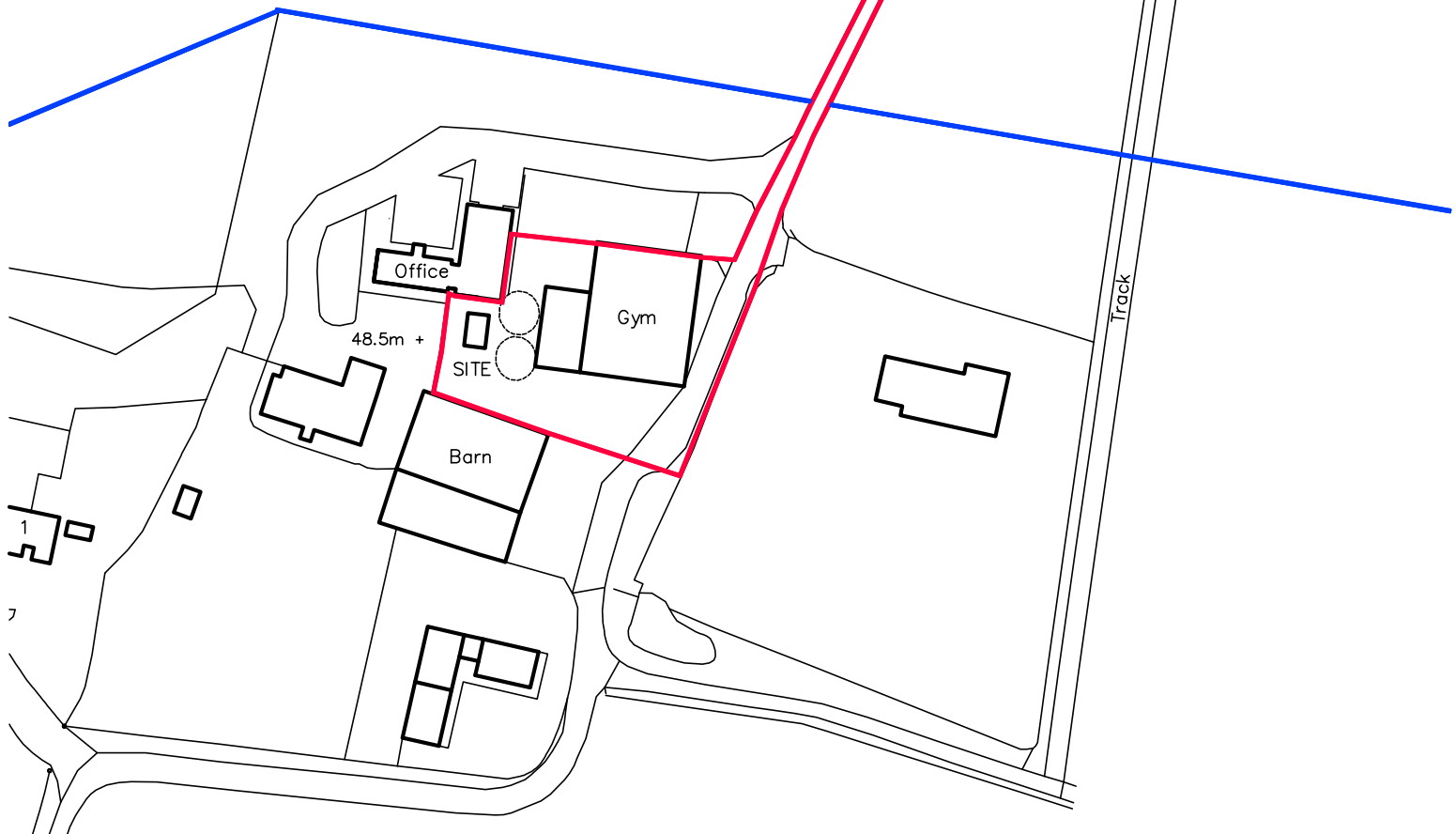
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- The Site
- Listed Buildings
- Conservation Area
- Sites of Ancient Monuments

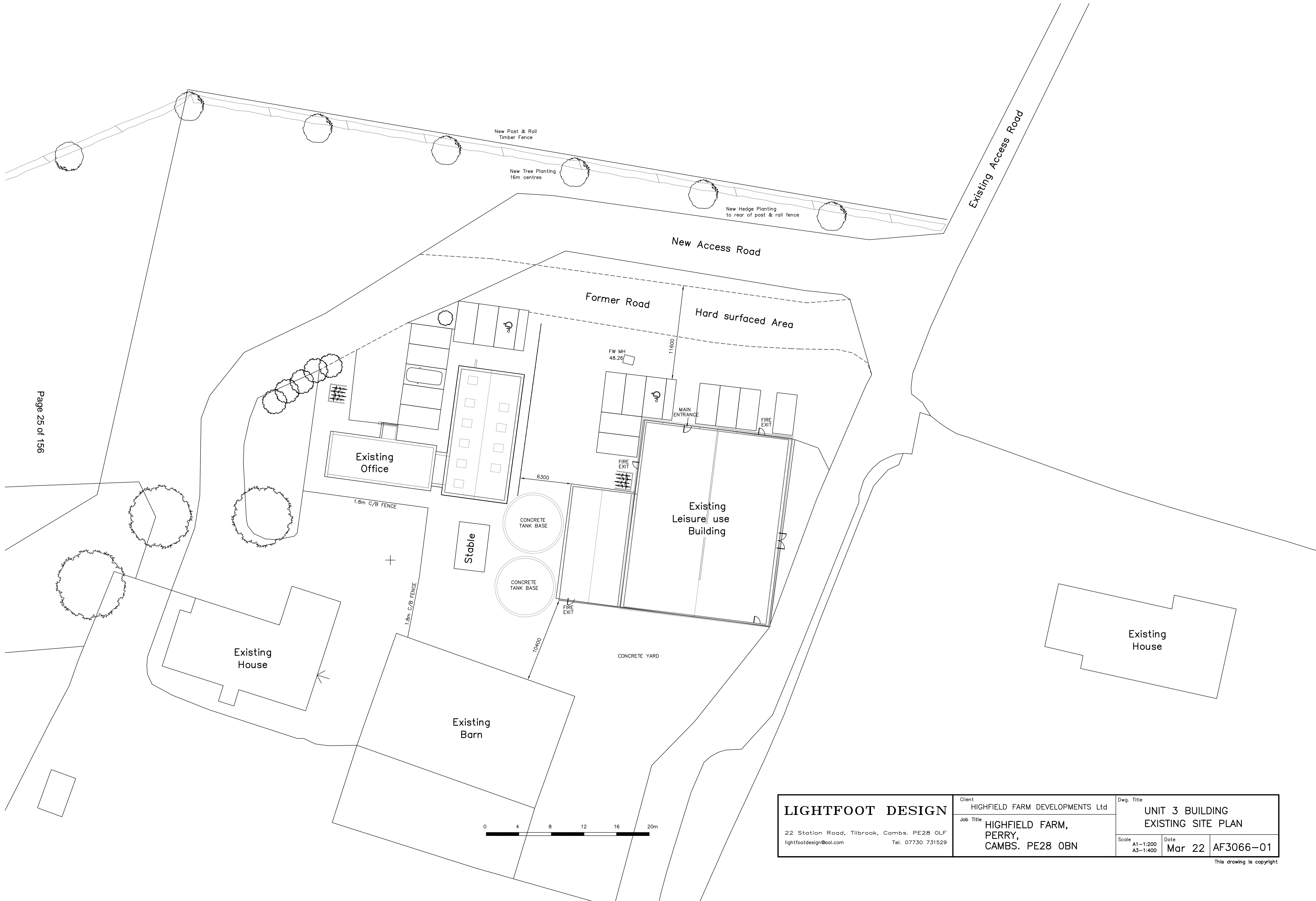


Solar Farm

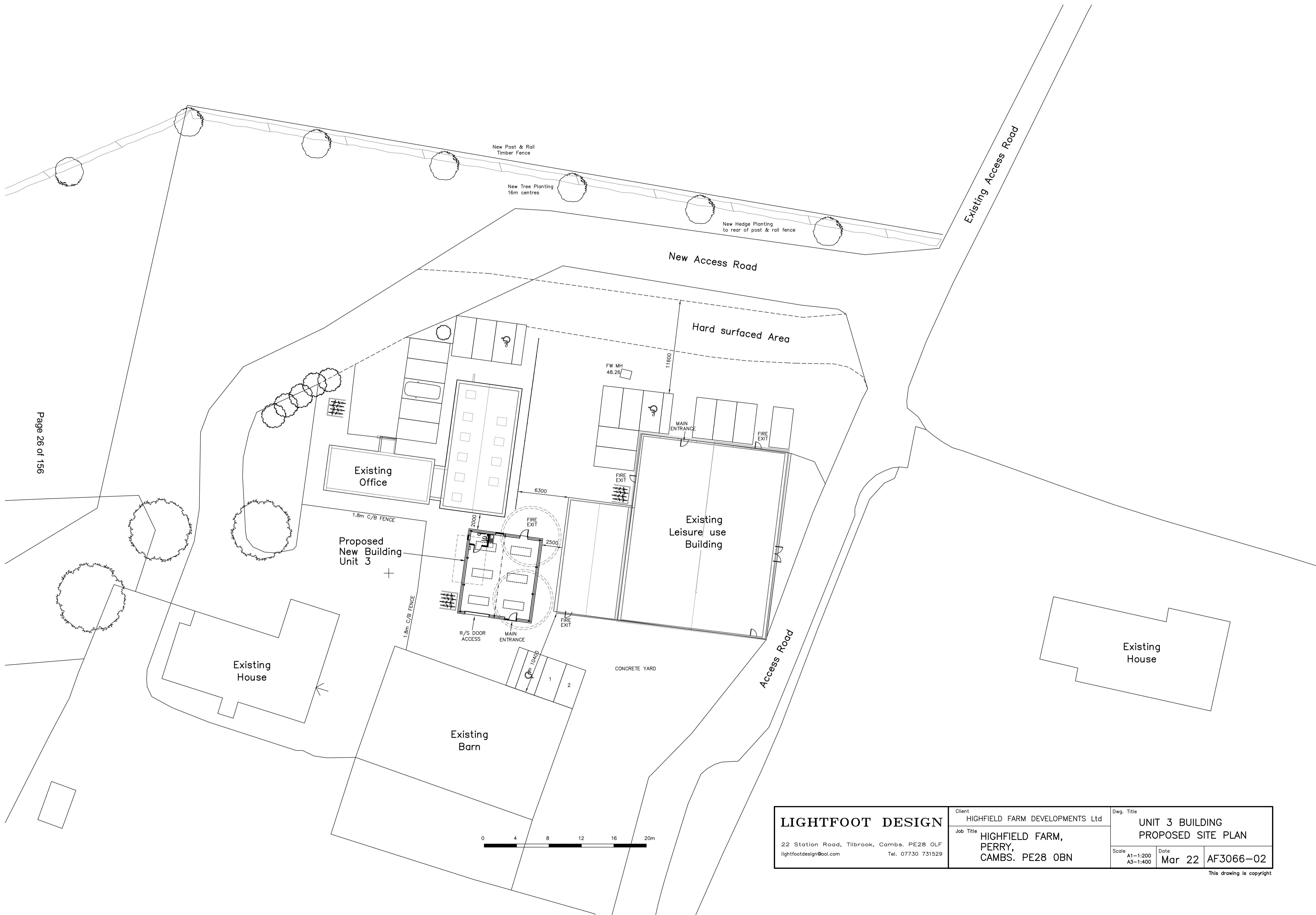


# LOCATION PLAN 1:1250



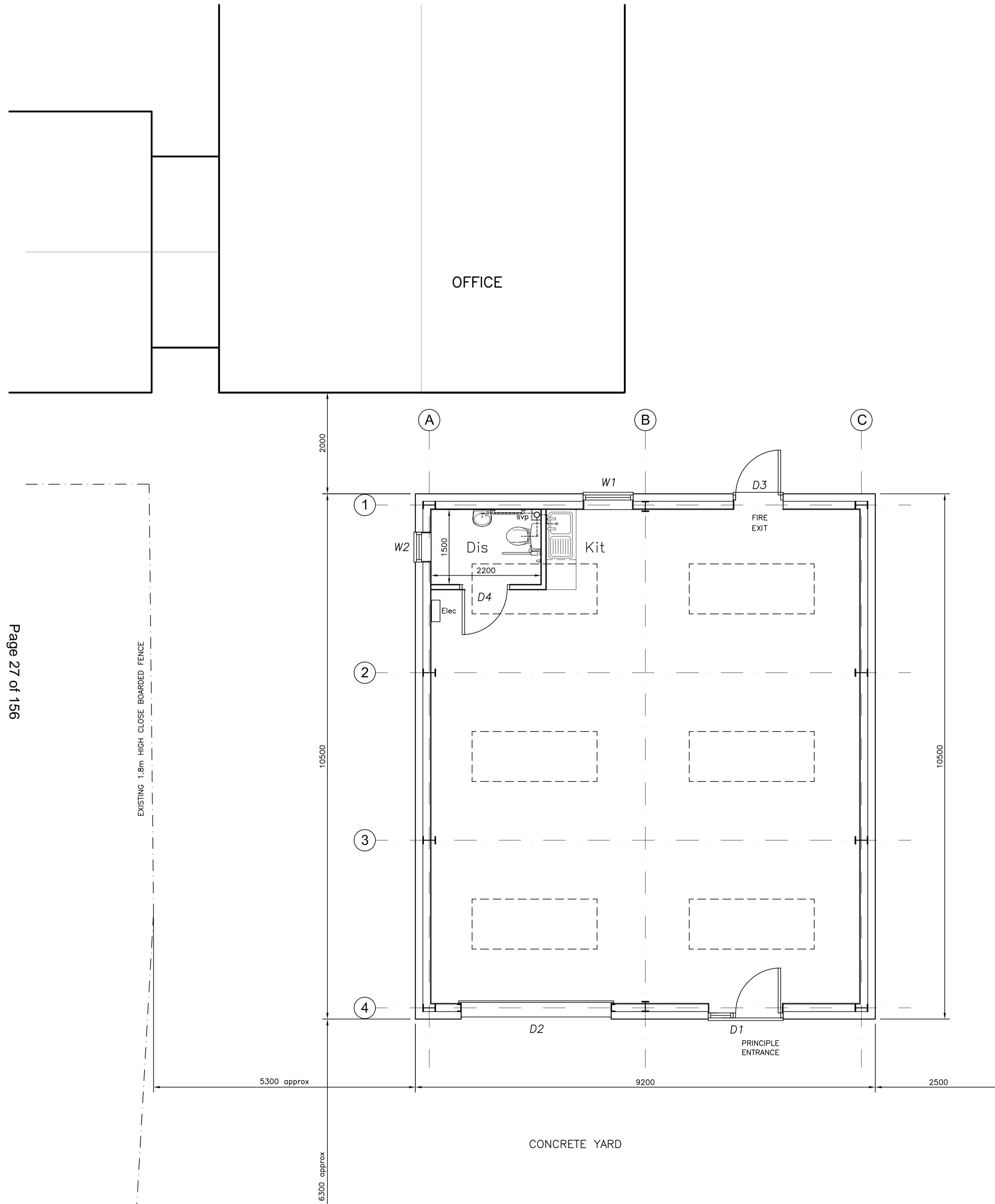


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| <b>LIGHTFOOT DESIGN</b><br>22 Station Road, Tilbrook, Cambs. PE28 0LF<br>lightfootdesign@aol.com      Tel. 07730 731529 | Client<br>HIGHFIELD FARM DEVELOPMENTS Ltd                 | Dwg. Title<br>UNIT 3 BUILDING<br>EXISTING SITE PLAN |                |
|   | Job Title<br>HIGHFIELD FARM,<br>PERRY,<br>CAMBS. PE28 0BN | Scale<br>A1-1:200<br>A3-1:400                       | Date<br>Mar 22 |



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| <b>LIGHTFOOT DESIGN</b><br>22 Station Road, Tilbrook, Cambs. PE28 0LF<br>lightfootdesign@aol.com      Tel. 07730 731529 | Client<br>HIGHFIELD FARM DEVELOPMENTS Ltd                 | Dwg. Title<br><b>UNIT 3 BUILDING<br/>PROPOSED SITE PLAN</b> |
|   | Job Title<br>HIGHFIELD FARM,<br>PERRY,<br>CAMBS. PE28 0BN | Scale<br>A1-1:200<br>A3-1:400                               |
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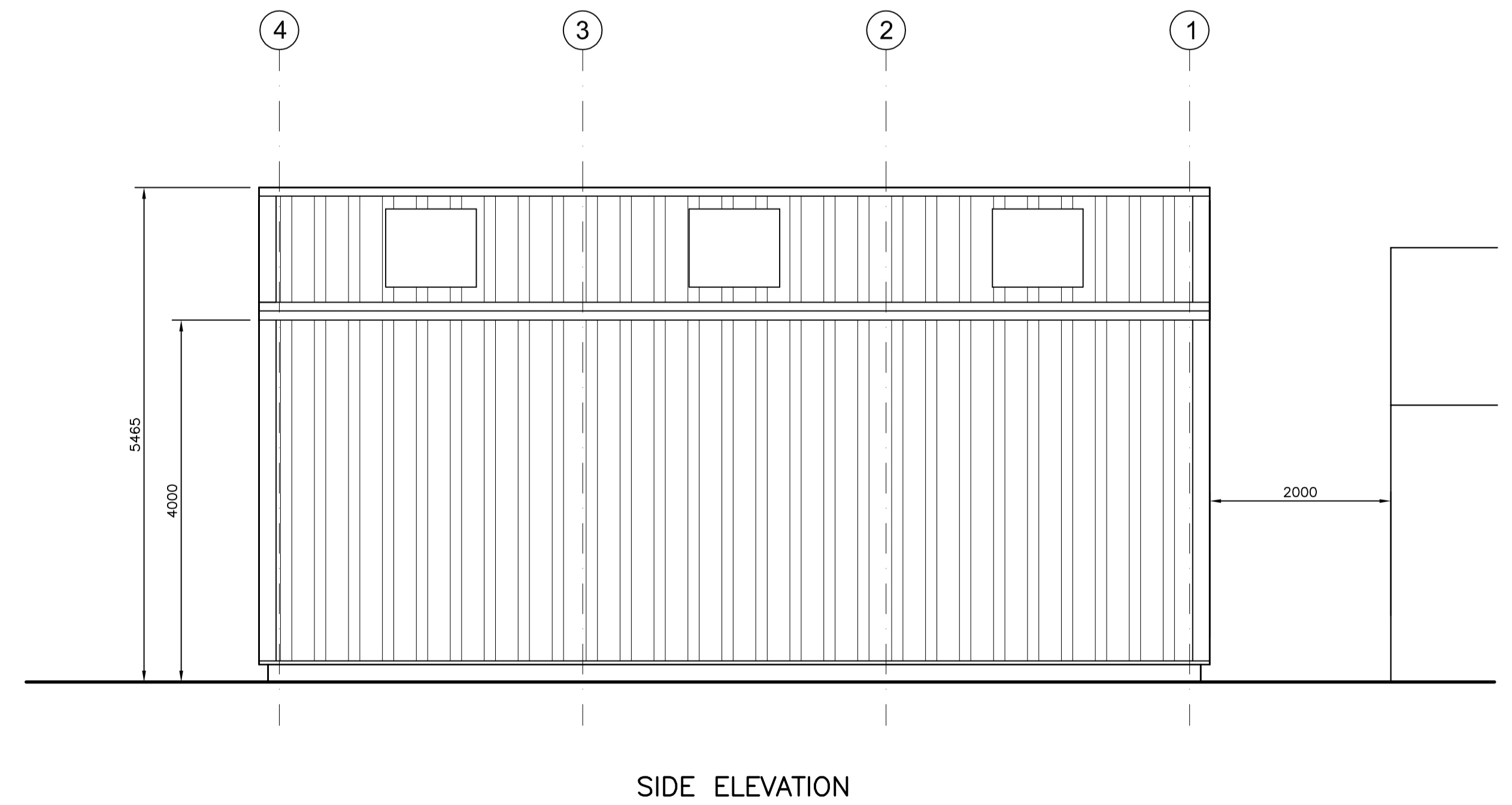
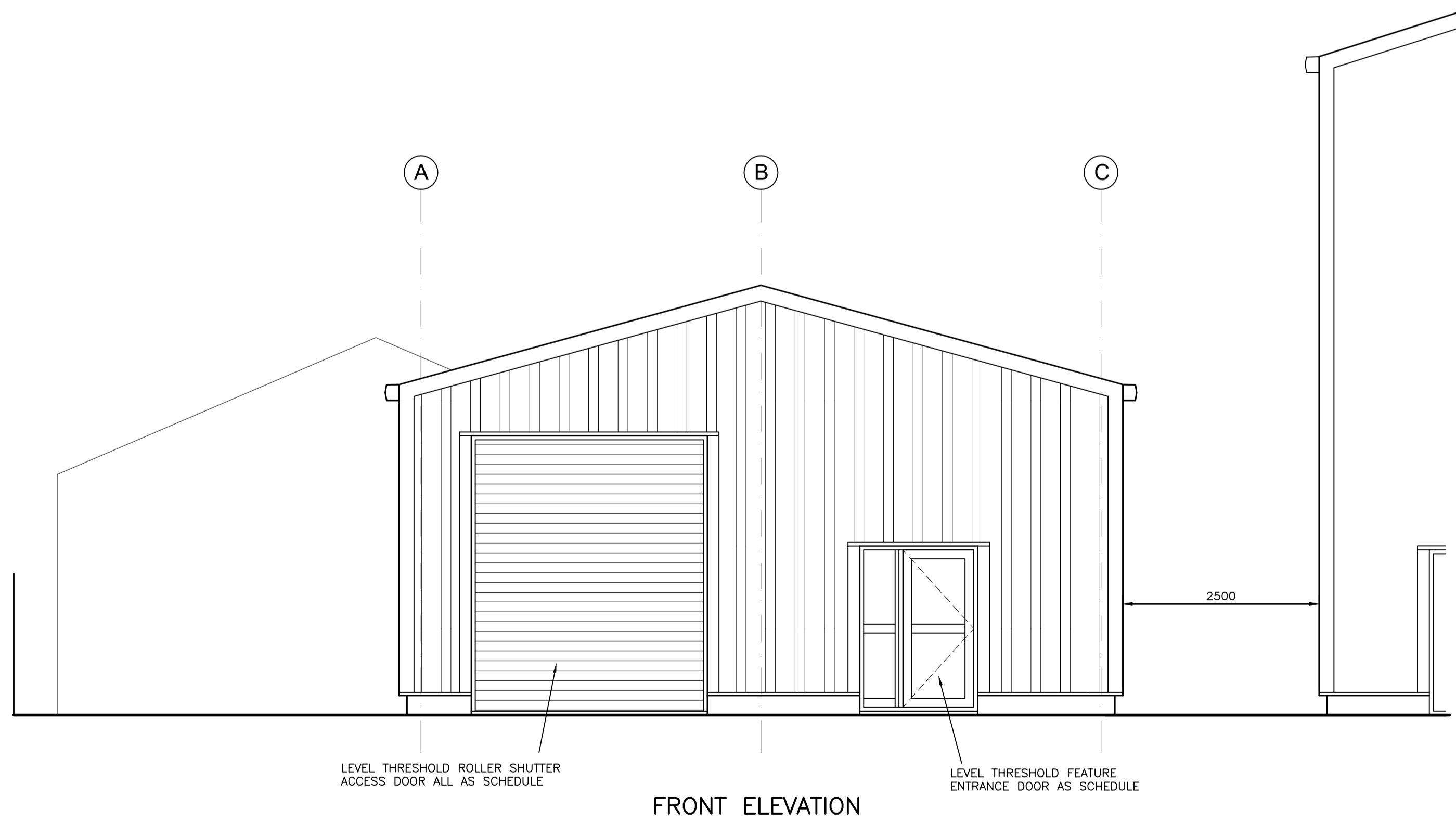
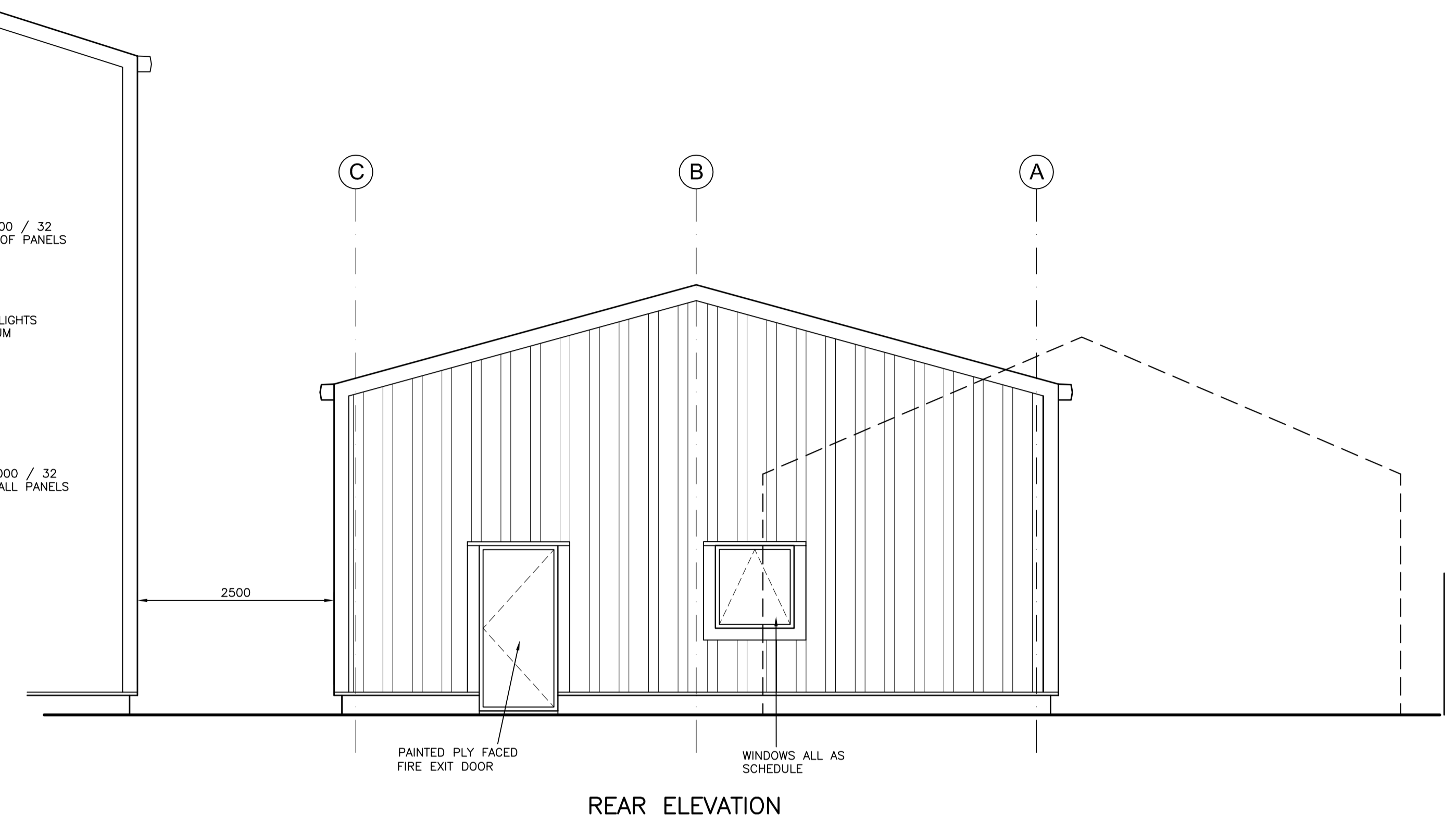
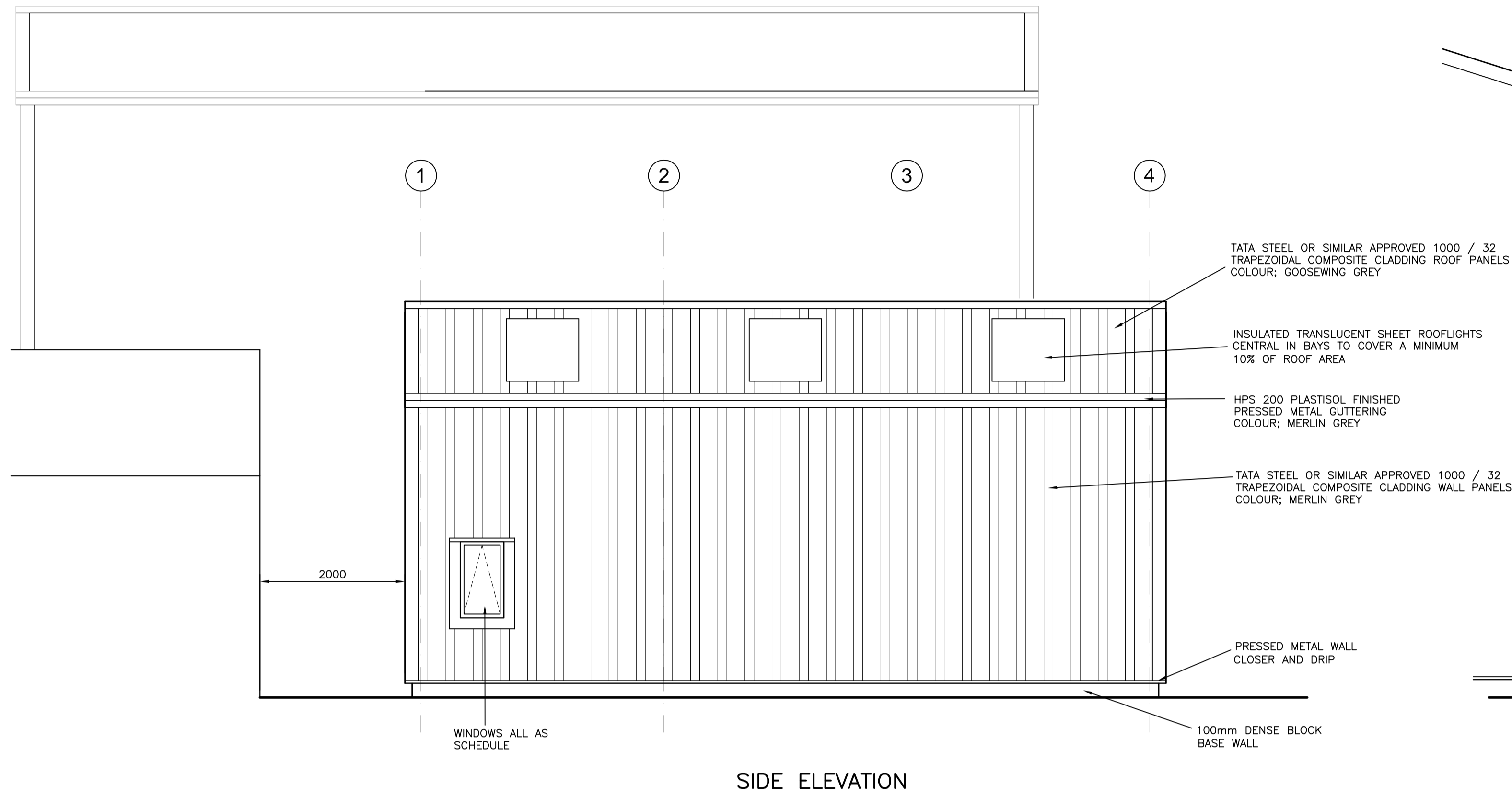
GROUND FLOOR PLAN



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|  | Job Title<br>HIGHFIELD FARM,<br>PERRY,<br>CAMBS. PE28 0BN | Scale<br>A1-1:50<br>A3-1:100                     | Date<br>Mar 22 |

Floor Area = 910sqft ( 84.6sqm )

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| <b>LIGHTFOOT DESIGN</b><br>22 Station Road, Tilbrook, Cambs. PE28 0LF<br>lightfootdesign@aol.com Tel. 07730 731529 | Client<br>HIGHFIELD FARM DEVELOPMENTS Ltd                 | Dwg. Title<br>UNIT 3 BUILDING<br>PROPOSED ELEVATIONS |
|  | Job Title<br>HIGHFIELD FARM,<br>PERRY,<br>CAMBS. PE28 0BN | Scale<br>A1-1:50<br>A3-1:100                         |

Floor Area = 910sqft ( 84.6sqm )

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## DEVELOPMENT MANAGEMENT COMMITTEE 22<sup>nd</sup> May 2023

**Case No:** 22/02434/FUL

**Proposal:** Demolition of 2 outbuildings and erection of 8 Flats with integral parking.

**Location:** 26 - 28 The Broadway, St Ives PE27 5BN

**Applicant:** Mrs M Moore

**Grid Ref:** 531215 271389

**Date of Registration:** 27.01.2023

**Parish:** St Ives

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### RECOMMENDATION - REFUSE

This application is referred to the Development Management Committee (DMC) in accordance with the Council's Scheme of Delegation as the officer recommendation of refusal is contrary to St Ives Town Council's recommendation of approval.

#### 1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The application site comprises approximately 700 square metres of land which extends from the rear of Nos. 26-28 The Broadway to the street frontage at West Street in St Ives Town Centre. The site is predominantly hardstanding with a section of grass and there are two outbuildings within the site which are curtilage listed in association with the adjoining Grade II Listed building 26-28 The Broadway. The application form states that the frontage house is occupied, and the rear is a vacant site used for parking with two outbuildings.
- 1.2 The site is located within St Ives Conservation Area and is adjacent to several Grade II Listed Buildings along the frontage of The Broadway. There are also Grade II Listed Buildings nearby at West Street and The Waits. A Listed Building Consent application (ref: 22/02435/LBC) has been submitted alongside this application and seeks consent to demolish the two curtilage listed outbuildings within the site.
- 1.3 The site is located largely within Flood Zone 3a with a small section in Flood Zone 2 according to the Huntingdonshire Strategic Flood Risk Assessment 2017 (SFRA). The SFRA mapping for this site aligns with the Environment Agency Flood

Maps for Planning. The site is also within the Central climate change flood risk zone according to the SFRA.

- 1.4 Planning permission and listed building consent was granted for a similar development in 2005 (refs: 0400880FUL & 0400881LBC) however these approvals have lapsed.
- 1.5 The application form states the proposed flats are for affordable home ownership. No details have been submitted to demonstrate how the proposed flats would meet the planning definition of affordable housing, and no mechanism has been submitted for securing them as affordable housing units. Therefore, for the assessment of this application it has had to be assumed that they are general open market housing units. The proposal comprises 5 one-bedroom flats and 3 two-bedroom flats.

## **2. NATIONAL GUIDANCE**

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

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

## **3. PLANNING POLICIES**

- 3.1 Huntingdonshire’s Local Plan to 2036 (Adopted 15<sup>th</sup> May 2019)
  - LP1: Amount of Development
  - LP2: Strategy for Development
  - LP4: Contributing to Infrastructure Delivery
  - LP5: Flood Risk
  - 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
- LP21: Town Centre Vitality and Viability
- LP25: Housing Mix
- LP30: Biodiversity and Geodiversity
- LP34: Heritage Assets and their Settings

### 3.2 Supplementary Planning Documents / Guidance:

- Cambridgeshire Flood and Water SPD 2017
- Huntingdonshire Design Guide Supplementary Planning Document (2017)
- Developer Contributions SPD (2011)
- Huntingdonshire Landscape and Townscape Assessment (2022)
- Annual Monitoring Report
- St Ives Conservation Area Character Assessment (2007)

### 3.3 Planning (Listed Buildings and Conservation Areas Act) Act 1990

Section 66 – General duty as respects listed buildings in exercise of planning functions.

- (5) In considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 – General duty as respects conservation areas in exercise of planning functions.

- (5) In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

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

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

## 4. PLANNING HISTORY

- 4.1 0400880FUL – Erection of eight flats  
Permission granted 14.02.2005

0400881LBC – Demolition of outbuildings and garage  
Consent granted 11.02.2005

## 5. CONSULTATIONS

- 5.1 **St Ives Town Council – Recommend approval** (received 9<sup>th</sup> February 2023): subject to any new paving being permeable, adequate provision for run-off from additional guttering and preservation of the wildflower area as far as possible.
- 5.2 **St Ives Town Council – Recommend approval** (received 2<sup>nd</sup> May 2023): Under delegated powers from our Chair and Vice Chair of planning here at St Ives Town Council, we would like to propose a change to the outcome of the above application, please can this be acknowledged and noted. St Ives town council recommended approval of the application at the meeting of 8<sup>th</sup> February. The purpose of discussing the application again at the meeting this week was to add material reasons to support the previous approval, so that the application would be admissible for the Town Council and other parties to debate at DMC. We amend our recommendation to recommend approval with the material reasons that the development will greatly improve the presently unattractive street scene into the curtilage from West St. as well as providing much needed small unit accommodation for people in need of starter homes and propose the following comments of, inadequate infrastructure in place (to include the drains).
- 5.3 **Environment Agency – No objection:** We have no objection to the proposed development, but strongly recommend that the mitigation measures proposed in the submitted Flood Risk Assessment (FRA) (3010 – FRA Rev A – Jan 2023) are adhered to. In particular, the FRA recommends that:

- Finished floor levels will be set no lower than 6.35m AOD
- Flood resistance measures will be incorporated up to 1.2m above finished floor levels.
- There will be no ground floor sleeping accommodation.

Safe refuge has been proposed for the development, which must be acceptable to you. As such we recommend you consult with your Emergency Planners and the Emergency Services to determine whether the proposals are safe in accordance with the guiding principles of the Planning Practice Guidance (PPG). Your authority must be satisfied that the proposed means of egress from the site in an emergency are acceptable. We would recommend that you consult your Emergency Planners and the Emergency Services on the proposals.

The proposed resistant and resilient measures are above the recommended 0.6m. You will need to determine from the information provided by the structural engineer if these measures adequately provide safe refuge within the flats that have a finished floor level below the predicted flood depth. You will also need to consider if the proposed resistance measures are



suitable for the building. Ultimately, we will leave your authority to make the decision as to whether this proposal is acceptable.

5.4 **HDC Emergency Planner – No objection:** I have reviewed the application and flood risk assessment (3010 – FRA Rev A – Jan 2023) sent to me on February 28<sup>th</sup> 2023. I am satisfied with the measures proposed within the FRA

- Proposed flood risk assessment measures incorporated into the build
- No sleeping accommodation on the ground floor
- All occupants to sign up to the Environment Agency flood warning scheme

5.5 **Cambridgeshire County Council Highways – No objection:** Following a careful review of the documents provided to the Highway Authority as part of the above planning application it was noted that Drawing No, 1023.2 Rev. G has been provided which details a standard vehicular crossing at the access. Drawing No, 1023.2 Rev. G also omits columns and planters to provide sufficient space for vehicles to manoeuvre out of the parking spaces and leave in a forward gear and notes that the window adjacent to the footway will be a sash so as to not open across the footway. Therefore, the effect of the proposed development upon the Public Highway should be mitigated if the following conditions form part of any permission that the Planning Authority is minded to issue in regard to this proposal (summarised):

- Removal of permitted development rights for gates across the access
- Any gates shall be set back a minimum of 5m and inward opening
- Access to be constructed in accordance with CCC specification
- Implementation and retention of parking and turning space
- No overhanging or outward opening gate/door/window over the highway
- Scheme of access drainage to be agreed

5.6 **HDC Environmental Health – No objection:** Advise that construction times and deliveries during the construction and clearance phases are restricted in line with HDC guidance to the following:

07:00 – 19:00 each day Monday – Friday  
07:00 – 13:30 on Saturdays and  
None on Sundays, Public and Bank Holidays

I would also advise that prior to any work commencing on site a Construction Environmental Management Plan (CEMP) shall be submitted and agreed in writing with the Local Planning Authority (LPA) regarding mitigation measures for the control of pollution

(including, but not limited to noise, dust and lighting etc) during the construction and clearance phases. The CEMP shall be adhered to at all times during the construction and clearance phases.

Finally, I would also advise a condition to ensure no burning of waste on site during the construction and clearance phases.

- 5.7 **Cambridgeshire County Council Archaeology – Requested additional information** (14<sup>th</sup> February 2023): Our records indicate that the outbuildings earmarked for demolition under the submitted scheme appear to be represented in their current configuration on early edition Ordnance Survey mapping dating to the late 19<sup>th</sup> century. Little information is contained within the application as to the nature of these structures, to determine whether they are indeed historic outbuildings associated with the 18<sup>th</sup> century listed building at 26-28 Broadway (National Heritage List for England reference 1128715), or more modern replacements.

Please ask the applicant to submit further detail, alongside clear photographs of the (current) external and internal appearances of the buildings to be demolished. This should be presented prior to determination of the present applications, to allow an assessment to be made of the need for any further investigation and recording in mitigation of the proposed impact to the historic built environment.

- 5.8 **Cambridgeshire County Council Archaeology – No objection** (10<sup>th</sup> May 2023): We have reviewed the additional submissions, which adequately provide the requested evidence to confirm that, whilst structures are present in the location of these outbuildings on 19<sup>th</sup> century Ordnance Survey mapping, insufficient historic built fabric survives to warrant further recording in mitigation of the impacts of the proposal under consideration. We are satisfied that historic built environment assets will not be unduly adversely affected and I am therefore writing to confirm that that no further archaeological work will be required in association with the proposed scheme.

- 5.9 **HDC Urban Design – Objection** (summarised): The linear burgage style development is supported in design terms. However, the cycle storage would be contrary to Local Plan Policy LP17 and the HDC Design Guide SPD 2017 which requires covered and secure cycle parking. The siting of the refuse storage is likely to result in adverse amenity impacts (noise, disturbance, and smells) to the current occupants of No. 3A Coach Mews adjacent. As per previous comments a reduction in the number of parking spaces is recommended in order to accommodate both cycle and refuse storage provision within the undercroft area.

In the absence of an BRE assessment (VSC and Daylight Distribution tests), there is concern the proposal would result in an unacceptable loss of daylight and sunlight to the dining room and lounge of No. 3A Coach Mews contrary to Local Plan Policy LP14.

- 5.10 **HDC Conservation – Do not support** (summarised): The submitted scheme would result in harm to the significance of 26-28 The Broadway St Ives a grade II listed building through inappropriate development within its setting. The scheme would result in harm to the character and appearance of the St Ives Conservation Area. Considerable weight and importance should be given to the avoidance of harm to the Conservation Area and the significance of a listed building and its setting (Planning (Listed buildings and conservation areas) Act 1990 s66 and s72).

Under the terms of the NPPF the level of harm is considered to be less than substantial. The presumption against the avoidance of any level of harm is a statutory one, it is not irrefutable but can only be outweighed only if there are public benefits that are powerful enough to do so. This proposal does not align with Local Plan Policy LP34, statutory provisions or NPPF advice

## 6. REPRESENTATIONS

- 6.1 4 Cromwell Terrace, St Ives: The proposals concern the removal of part of a set of old buildings within < 200m of the River Great Ouse. The applicant has filled out both a covering application and also the HDC Biodiversity Checklist. There would appear to be errors in both.

The applications state, without advancing any evidence, that there are no protected species. That needs supporting material / evidence to confirm this. This is missing.

The HDC Biodiversity Checklist includes in its bullet point list that the applicant tick yes/no if the site is within 200m of rivers or streams. There was no yes tick. The site map shows that it is within < 200m of the River Great Ouse: any protected species, such as bats would use that area to forage.

It would appear that both the application and Checklist are in error. On that basis, according to the Checklist, a Preliminary Ecological Assessment (PEA) is needed with proper documentation and methods as Protected Species may be involved. Both are currently missing from the proposal. That should concern both SITC and HDC, as proceeding without this may risk harm to Protected Species.

## 7. ASSESSMENT

- 7.1 The main issues to consider in assessing this application are whether there is any conflict with Development Plan policies. If

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

- The Principle of Development including Flood Risk
- Design, Visual Amenity, and the Impact on the Character and Appearance of the Area and Designated Heritage Assets
- Residential Amenity
- Highway Safety, Access, and Parking Provision
- Biodiversity
- Accessible and Adaptable Homes
- Water Efficiency
- Developer Contributions
- Other Matters

### **The Principle of Development including Flood Risk**

- 7.2 The site is located within the built-up area of St Ives which is identified as a Spatial Planning Area by Policy LP7 of the Huntingdonshire Local Plan to 2036 (the Local Plan). Policy LP7 of the Local Plan states that 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.
- 7.3 The site is located within St Ives Town Centre beyond the Primary Shopping Frontage and Primary Shopping Area as illustrated on the adopted Policies Map.
- 7.4 Policy LP21 of the Local Plan states that beyond the primary shopping frontage and primary shopping area a development proposal for a main town centre use will be supported where the scale and type of development reflects the centre's size, role and character. The Council will use urban design frameworks and development briefs as appropriate to inform development within town centres to support their ongoing vitality and viability.
- 7.5 Paragraph 86 of the NPPF 2021 states that planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation, and that planning policies should recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.
- 7.6 In this case, the site is associated with the residential property (Nos. 26-28) fronting The Broadway which is owned by the

applicant. It appears the site is used for parking ancillary to that residential use. The site was previously developed, and a Pub formerly occupied the site before its demolition in the 1950s. The site is away from the main areas of activity within the Town Centre and the proposed development provides an opportunity to infill a space between existing residential dwellings.

- 7.7 The proposal would contribute to the viability and vitality of the Town Centre through the development of 8 residential units on a vacant brownfield site in a highly sustainable location where future occupiers could access a wide range of services and facilities within the Town Centre and by sustainable transport modes. Noting that the NPPF 2021 encourages residential development on appropriate sites within Town Centres and that Policy LP21 does not exclude residential development in the Town Centre, it is considered that in this instance, residential development of this site could be acceptable in principle subject to the other primary consideration in this case which is flood risk.

### **Flood Risk**

- 7.8 As set out within the introductory section of this report, the application site is at a high risk of flooding.
- 7.9 Paragraph 159 of the NPPF 2021 states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Paragraph 162 of the NPPF expands on this and states that the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding.
- 7.10 The application of the sequential test for planning applications is also addressed at a local level within Policy LP5 of the Local Plan which states *“A proposal will only be supported where all forms of flood risk, including breaches of flood defences or other defence failures, have been addressed, as detailed in the National Planning Practice Guidance and with reference to the Cambridgeshire Flood and Water Supplementary Planning Document (SPD), such that:*
- a. the sequential approach and sequential test are applied and passed, having regard to actual and residual flood risk and including consideration of the impact of climate change”*
- 7.11 Apart from a small section of the site near the southern boundary, which is located in Flood Zone 2, the proposed development is located in Flood Zone 3 as classified by the

Environment Agency Flood Map for Planning and the Huntingdonshire Strategic Flood Risk Assessment 2017.

- 7.12 Section 4 of the Cambridgeshire Flood and Water SPD 2017 states that the geographical area over which the sequential test is to be applied is usually over the entire Local Planning Authority area and may only be reduced in discussion with the LPA because of the functional requirements and objectives of the proposed development (e.g. catchment area for a school, community facilities, a shop, a public house, appropriate land use areas and regeneration zones etc.) and because there is an identified local need for that type of development.
- 7.13 The application is not accompanied by a sequential test for flooding. The submitted Flood Risk Assessment (FRA) states that the proposal is considered to represent a regeneration project in central St Ives which meets wider sustainability objectives and therefore the sequential test is passed on those grounds.
- 7.14 There have been no discussions between the applicant and the LPA in terms of a reduced geographical search area for potential alternative sites at a lower risk of flooding taking into account the functional requirements and objectives of the proposed development. As set out in the Cambridgeshire Flood and Water SPD the default search area is usually over the entire authority area. This would mean the applicant would need to demonstrate there are no alternative site across the whole district which could accommodate the proposed development of 8 flats by discounting all potential sites in Flood Zone 1, then (if there are no alternative sites in Flood Zone 1) Flood Zone 2, and then (if there are no alternative sites in Flood Zone 2) compare the sites within Flood Zone 3. In the circumstances of comparing sites within the same flood zone, the actual risks of flooding can be taken into consideration using available flood hazard information. The aim will be to locate development in the lowest risk areas of that flood zone considering the ambient probability and consequences of flooding.
- 7.15 Proposed site mitigation measures should not be taken into consideration when undertaking the Sequential Test - these are assessed through the Exception Test and the site-specific FRA.
- 7.16 The Cambridgeshire Flood and Water SPD states that reasonably available sites will be identified from a number of sources, including:
- Local Plan allocations;
  - Sites with planning permissions for the same or similar development, but not yet developed;
  - Five year Land Supply and/or Annual Monitoring Reports;

- Housing and Economic Land Availability Assessments (HELAAAs);
  - Local property agents' listings;
  - Historic windfall rates, where appropriate.
- 7.17 Additionally, a site is only considered to be reasonably available if all of the following apply:
- The site is within the agreed area of search;
  - The site is not safeguarded in the relevant Local Plan for another use;
  - It does not have any issues (e.g. constraints or designations) that cannot be overcome and that would prevent development on the site.
- 7.18 Reasonably available sites will include a site or a combination of sites capable of accommodating the proposed development. These may be larger, similarly sized or a combination of smaller sites that fall within the agreed area of search.
- 7.19 It is considered that the sequential test for flooding would fail in this case taking into account Local Plan allocations for residential development, sites with planning permission for the same or similar development but not yet developed, and the consistency of windfall permissions for residential development in Flood Zone 1.
- 7.20 It is recognised that the development represents a redevelopment opportunity in a highly sustainable location. However, it does not follow that the sequential test is automatically passed on that basis. The submitted FRA does not provide justification for the functional requirements and objectives of the proposed development which may trigger discussion and negotiation regarding the potential for a reduced geographical search area for the sequential test. Ultimately, insufficient justification has been submitted in terms of the sequential test which Officers consider would fail based on a district-wide search. Therefore, the proposed development is considered unacceptable as it would place people and property and an unwarranted risk of flooding contrary to local and national planning policies.
- 7.21 This application has similarities to application 20/01209/FUL for an extension to No.5 Crown Street to provide 1 no. 1 bed flat and 1 no. 2 bed flat with undercroft parking. The application was refused by the Development Management Committee in line with officer recommendation following the meeting of April 2021. The refusal was appealed, and the Inspector dismissed the appeal (APP/H0520/W/21/3286072) on the grounds that the proposal did not represent an acceptable form of development having particular regard to its flood zone location.

- 7.22 Within their decision, the Inspector stated *“the FRA does not tackle the matter of initial site selection. Indeed, no comprehensive assessment of potential suitability and availability of alternative sequentially preferable sites (or of the appropriate catchment area across which to apply the test) would appear to have been carried out. This is a significant shortcoming of the scheme.”*
- 7.23 The Inspector also stated *“I acknowledge that an existing residential use of the appeal property prevails. However, the proposal is for an extension to accommodate two additional dwellings. On that basis, the sequential approach to site selection should be applied. Indeed, it has not been robustly demonstrated why it should not.”*
- 7.24 Finally, the Inspector reinforced that when applying the sequential test, the presence of existing flood risk management infrastructure should be ignored as the long-term funding, maintenance and renewal of this infrastructure is uncertain.
- 7.25 Paragraph 163 of the NPPF 2021 states that if it is not possible for development to be located in areas with a lower risk of flooding (taking into account wider sustainable development objectives), the exception test may have to be applied.
- 7.26 There are two elements to the exception test as set out below, but this test should only be applied once the sequential test has been passed. This is reinforced within the abovementioned appeal decision where the Inspector stated, *“the sequential test is to be applied prior to any consideration of the exception test’s potential applicability.”*
- 7.27 Paragraph 164 of the NPPF 2021 states that to pass the exception test it should be demonstrated that:  
a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and  
b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.
- 7.28 The FRA states that the site would remain dry during a 1 in 100 year fluvial event unless defences were breached. Overtopping of 0.1m is likely in the 1 in 100 year water level with climate change. The average existing ground level at the site is approximately 6.53AOD. The worst-case scenario is the 1 in 1000 year water level modelled at 7.53AOD. The proposed finished floor level (FFL) is 6.35 AOD and therefore the FRA proposes flood resilient measures for a minimum of 1.2m above FFL and states there will be no sleeping accommodation at ground floor level. The FRA also states that the proposed lowering of ground levels (access and parking areas surrounding



the dwellings) would result in a gain in flood storage of almost 40m<sup>3</sup> and benefit to the flood risk to the surrounding area.

- 7.29 No objections have been received from the Environment Agency and the Council's Emergency Planner. However, it should be noted these consultees do not consider whether the sequential test has been passed.
- 7.30 Overall, it is considered that the proposed development of 8 flats would fail the sequential test for flooding contrary to Policy LP5 of the Local Plan, Section 4 of the Cambridgeshire Flood and Water SPD 2017 and Paragraphs 159 and 162 of the NPPF 2021. The proposed development is therefore unacceptable in principle as it would place people and property at an unwarranted risk of flooding. The principle of the proposed development is therefore unacceptable.

### **Design, Visual Amenity, and the Impact on the Character and Appearance of the Area and Designated Heritage Assets**

#### Impact on Heritage Assets

- 7.31 Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the decision maker to have 'special regard' to the desirability of preserving a Listed Building or its setting and to pay 'special attention' to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 7.32 Great weight and importance is given to the conservation of heritage assets and their settings. The statutory presumption of the avoidance of harm can only be outweighed if there are public benefits that are powerful enough to do so.
- 7.33 Policy LP34 of the Local Plan states, "*where a proposal is for conversion, alteration, other works to a heritage asset or within its setting it must be demonstrated that the proposal:*
- f. protects the significance of designated heritage assets and their settings by protecting and enhancing architectural and historic character, historical associations, landscape and townscape features and through consideration of scale, design, materials, siting, layout, mass, use, and views both from and towards the asset;*
  - g. does not harm or detract from the significance of the heritage asset, its setting and any special features that contribute to its special architectural or historic interest and the proposal conserves and enhances its special character and qualities;*
  - h. respects the historic form, fabric and special interest that contributes to the significance of the affected heritage asset;*

*i. will conserve or enhance the quality, distinctiveness and character of the affected heritage asset; and*

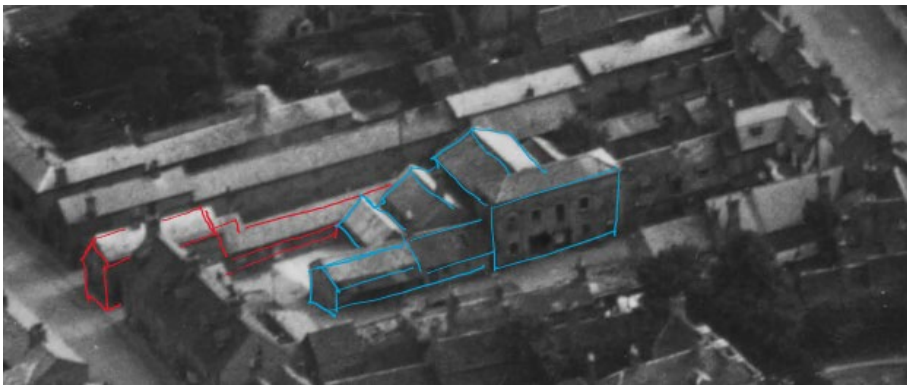
*j. contributes to securing the long-term maintenance and management of the heritage asset.*

*The Council will consider the significance of a designated heritage asset and where there is less than substantial harm, this will be weighed against the public benefits of the proposal. Where there is deemed to be substantial harm, then the proposal would need to achieve substantial public benefits to outweigh that harm.”*

7.34 It is recognised that a previous similar proposal was granted planning permission in 2005 (reference: 0400880FUL). However, that planning permission lapsed, and it should be noted that the previous permission predates the St Ives Conservation Area Character Statement 2007 and the National Planning Policy Framework which are material considerations in the determination of this application.

7.35 The application site is a narrow strip of land between the rear of 26-28 The Broadway and West Street. The main development area of the site where the building would be located is approximately 52m in length by between 9.7m and 10.7m in width. This strip like (burgage) plot settlement pattern of this part of the St Ives Conservation Area is one of its most important defining features with many of these burgage plots medieval in origin. However, there is no evidence of historic built form along the entire strip of this application site.

7.36 At the North Eastern end of the site adjoining West Street was the Three Tuns Public House constructed in the 19th century. This pub was closed and was demolished in 1959 although part of the external walls of the building remains. To the rear of the public house was a single storey outbuilding (see below), which extended to the midpoint of the site where it abutted the adjacent warehouse.



1929: Red - former Public House and single storey outbuilding.

## Blue - adjacent warehouse

- 7.37 The proposal is to construct terrace of buildings (units 1-8) of varying detailed design and heights in a linear arrangement along the line of the plot. The proposed development is more extensive and of a much greater massing than the development historically on the site.
- 7.38 The site is located within the Medieval Settlement as identified within the St Ives Conservation Area Character Statement 2007 where the burgage plots are a strong characteristic and there is a hierarchy of built form within these plots. The Broadway is a principal street with tall structures onto the market place. This was typically front of house with prestigious buildings.
- 7.39 Behind this frontage development was generally of a lower scale and humbler in design which was often an area of outbuildings and storage. West Street was effectively a service road which traditionally provided access to the rear plots. West Street later developed to form a secondary road and became more developed in its own right (The construction of the 19th Century pub reflects this evolution).
- 7.40 The St Ives Conservation Area Character Statement 2007 sets out that *“The original mediaeval curtilage arrangement is still predominant and the visual porosity of the building line (along West Street) still preserves the back lane character, future development should respect this”*. In terms of the plot characteristics and visual quality of this area including The Broadway, the Character Statement also states that *“subsidiary buildings range back into the plots”* and that *“off the main East West Axis (along The Broadway) buildings are more likely to be of two storeys”*.
- 7.41 Unlike many of its neighbours 26 - 28 The Broadway is a relatively modestly scaled two-storey late 18th Century building under a mansard roof. The submitted Proposed Context Elevations (drawing number: 1023.3B) indicates that the ridge of the principal building is 15.58m with a rear wing stepping down to about 13.7m. The proposed terrace varies in height, but the tallest unit (6,7) is a mansard roof structure which would nearly match the height of the principal building and is taller than the rear wing. The proximity of this block (including unit 8) to the listed building and the lack of subordination in scale and massing would not preserve the setting of this building. There is no historic precedent for development in this area, and this massing is contrary to guidance given in the Character Statement.
- 7.42 In terms of units 1-5, their scale is more appropriate, and they are further from the listed building. In addition, their footprint is similar to that of the Three Tuns and associated outbuilding and the proposed gable onto West Street would reinforce the

character of the street. The submitted scheme is one which was approved nearly 20 years ago, and its design is of its time.

- 7.43 While there may be individual examples of large buildings within the medieval core, they are not typical and are often associated with larger principal buildings or are the result of historic development. This site is a narrow plot with no historic precedent for this level of development. The scale of the terrace is not characteristic of the area and introduces structures of excessive height which are considered to represent an over development which would harm the setting of the listed building and the character of the conservation area.
- 7.44 The related listed building consent application (22/02435/LBC) will deal with the heritage impacts associated with the proposed demolition of the two curtilage listed outbuildings shown as A and B (including C & D) on the proposed site plan.
- 7.45 Linked to the requirements for listed building consent, including for works to curtilage structures which are protected, and considering the proposed siting of the building against the north-western boundary, it is unclear from the proposed plans if the boundary walls are to be retained. It appears that the proposed building would attach to the gable of the adjacent structure which is the remains of a large warehouse. This gives way to a brick wall approximately 1.8m high which appears to correspond with a single storey outbuilding that occupied the site. This then becomes a low level brick wall with upper courses of block. Closest to West Street the 1.8m high brick walls on the northwest and northeast return are allegedly the remains of the former Three Tuns public house.
- 7.46 Listed building consent has not been sought for the demolition of the boundary walls and their removal would therefore be unauthorised. The application drawings also appear to be incorrect. The gable wall of the adjacent warehouse building is an integral part of the wall but it appears to have been ignored and demolished, and it is assumed this is owned by the adjacent site.
- 7.47 The remains of the wall form part of the historic interest of the site. Therefore, there is concern harm may result from the ambiguity of the position of the boundary and the impact on the adjacent warehouse. The boundary wall and its retention require clarification. Members will be updated if clarification is provided ahead of the committee meeting.
- 7.48 Overall, it is considered that the proposed development would result in harm to the significance of the grade II listed building 26-28 The Broadway through inappropriate development within its setting. It is considered that the proposed development would also result in harm to the character and appearance of the St

Ives Conservation Area. This level of harm would be “less than substantial” in terms of the NPPF and therefore the level of harm must be weighed against the public benefits of the scheme as set out in paragraph 202 of the NPPF.

- 7.49 The National Planning Practice Guidance (NPPG) states that public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.
- 7.50 In this case, there would be some public benefit in relation to economic and social dimensions objectives set out in the NPPF as the development would create jobs during construction and to some degree boost the vitality and viability of the town centre through additional population and spending on services and facilities. Whilst the application form states that the flats are to be affordable, no information has been received to demonstrate how they meet the planning definition of affordable housing and what mechanism would be used to secure these in perpetuity. Therefore, for the purposes of assessing this proposal, it has had to be assumed that they will be open market housing and so no additional weight can be given on the basis of them being affordable housing in planning terms. However, in this instance, it is not considered that these public benefits when taken together would outweigh the level of harm identified to the significance of the grade II listed building 26-28 The Broadway and the character and appearance of St Ives Conservation Area.
- 7.51 The proposal is therefore contrary to Policies LP11, LP12 and LP34 of the Local Plan and the guidance contained within the St Ives Conservation Area Character Statement 2007. In addition, the proposal is unacceptable against the objectives of the NPPF 2021 set out at paragraphs 130 parts a-d, 200 and 202.

#### Functionality of the proposed development

- 7.52 Policy LP12 part m states that a proposal will be supported where it can be demonstrated that it successfully integrates the functional needs of the development including refuse and recycling, cycle storage and car parking so that their dominance is minimised. The proposed bin store enclosure area would accommodate 16 bins adjacent to the access which would be prominent in the street scene and detrimental to the visual amenity of the area. The location of the bin store would also likely lead to unpleasant smells to the neighbouring property

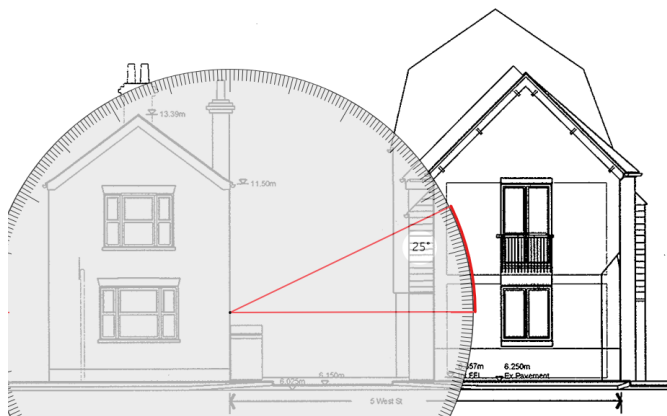
given its close proximity as discussed within the residential amenity section of the report below.

- 7.53 In addition, it is considered that the proposed cycle storage arrangement is not suitable or secure to meet the needs of future occupiers. This is expanded upon within the highway safety, access and parking provision section of the report below, and is another aspect of the proposed development which conflicts with Policy LP12 part m.
- 7.54 During the application, the HDC Urban Design recommended that a reduction in the number of parking spaces is needed to incorporate cycle and refuse storage – in this case it is recommended that both bays A and B are omitted and enclosed to create a covered and secure cycle and refuse storage area. However, this potential solution has not been taken up by the applicant. It is considered that the proposed development would fail to successfully integrate these functional needs of the development contrary to Local Plan Policy LP12 part m.

### **Residential Amenity**

- 7.55 Policy LP14 of the Local Plan states that a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings.
- 7.56 Paragraph 130 part F of the NPPF 2021 states that planning policies and decisions should ensure that developments: create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.
- 7.57 The proposed building would face southeast towards Coach Mews and Garden Mews. The proposed elevations show the majority of windows across the three floors on the southeast elevation and rooflights only to the northwest elevation. The proposed windows on the northeast elevation would overlook West Street and the adjacent public park. The small window on the southwest end elevation would face towards the host building 26-28 The Broadway.
- 7.58 Given the proposed layout of the development together with the proposed height of the building and proximity to neighbouring residential buildings, the main issues in terms of the amenity standards of neighbours are considered to be whether the proposed development would give rise to significant levels of overlooking, overbearing, overshadowing impacts, noise disturbance, obtrusive light and odour, and whether such impacts could be satisfactorily mitigated.

- 7.59 The existing building adjoining the north-eastern corner of the site contains two dwellings (3 West Street and Coach Mews Cottage 3A West Street) following a change of use and associated alterations granted planning permission in August 2001 (0101143FUL).
- 7.60 The dining and lounge windows of Coach Mews Cottage (as shown on approved drawings for 0101143FUL) directly face the site. These neighbouring windows are indicated on the proposed plans and elevations and would be approximately 5.2m from the proposed building where it would be between approximately 7.8m and 8.2m in ridge height.
- 7.61 Page 147 of the Huntingdonshire Design Guide SPD 2017 sets out that the 25 degree test is used to check the impact of overshadowing of a proposed development to the lowest habitable room opposite the development site (defined as kitchens, living rooms and bedrooms). The Design Guide states that if a development is above the 25 degree line then a more detailed daylight and sunlight assessment is required.
- 7.62 The proposed development would contravene the 25 degree test set out in the BRE Site Layout Planning for Daylight and Sunlight: A guide to Good Practice 2022 (3rd Edition) when measured from these windows (see section below).



- 7.63 The BRE guide states (Para 2.2.5) that *“if, for any part of the new development, this angle is more than 25°, a more detailed check is needed to find the loss of skylight to the existing building. Both the total amount of skylight and its distribution within the building are important”*.
- 7.64 Para 2.2.23 goes on to state that *“If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building, from the centre of the lowest window, subtends an angle of more than 25° to the horizontal, then the diffuse daylighting of the existing building may be adversely affected. This will be the case if either:*

- *the VSC measured at the centre of an existing main window is less than 27%, and less than 0.80 times its former value*
  - *the area of the working plane in a room which can receive direct skylight is reduced to less than 0.80 times its former value'.*
- 7.65 The planning agent has provided a plan (drawing number: 1023.1C) showing the outline of the former Three Tuns Public House which occupied the site and has stated that this proposal reflects the linear arrangement of the original public house demolished so they dispute claims to right of light relating to Coach Mews Cottage. The planning agent has also stated that the Coach Mews development does not comply with Building Regulation requirements then or now in relation to overlooking, obscured glass and fire proof glazing being within 1m of the boundary, so objection on this basis is unreasonable.
- 7.66 The former public house was demolished several decades ago and predates the planning permission for the change of use of the neighbouring building to two residential dwellings in 2001 which appears to have been carried out in accordance with the approved plans. Therefore, the scale of the former public house is not considered to have a bearing on the assessment of amenity impacts on Coach Mews Cottage which has been in residential use for around 20 years. The matter of compliance with Building Regulations would have been addressed by the relevant Building Control body at the time of the conversion following the grant of planning permission. A BRE assessment has not been forthcoming once it was established the proposed development would breach the 25 test in relation to overshadowing. In the absence of a detailed BRE assessment (VSC and Daylight Distribution tests), there is concern the proposals could result in an unacceptable loss of daylight and sunlight to the occupants of Coach Mews Cottage contrary to Policy LP14 of the Local Plan.
- 7.67 There is also concern that the proposed building would have an overbearing impact to the lounge and dining windows of Coach Mews Cottage noting that those windows are the main source of outlook from that main living area. In addition, the first floor window to bedroom 1 of Coach Mews Cottage faces the site and would be within approximately 5.2m opposite the bedroom windows of flat 2 of the proposed development, and, to a slightly lesser and more indirect degree, the proposed bedroom windows of flat 3. This separation distance would be far lower than the recommendation of 21m between habitable first floor room windows as set out in the Huntingdonshire Design Guide. This would mean obscure glazing would be required at least to the bedroom windows of proposed flat 2 which would unacceptably restrict the level of natural light and outlook that would be afforded to that habitable room.



- 7.68 While it is noted that the site is currently used for private car parking and therefore an existing level of vehicle movements and associated disturbance exists to neighbours, there is concern that the location of car parking bays, turning space and resident's vehicle barrier adjacent to the affected habitable room windows of Coach Mews Cottage would cause noise disturbance and obtrusive light to the main living area of the neighbouring property. Further, the proposed siting of the bin store and associated movements could lead to a loss of privacy, further noise disturbance and unpleasant smells.
- 7.69 Since the 2005 planning permission, the nearby building at 1 West Street has been converted to form three additional dwellings (0800490FUL) which are approximately 8.5m from the eastern boundary of the application site. The majority of windows on the site facing elevation of the neighbouring building mainly feature first floor windows serving landing areas and bathrooms except for bedroom 2 of No.1C Coach Mews which is approximately 13m from the proposed first floor living room and bedroom windows of flats 5 & 6 and the second-floor bedroom and living room windows of flat 7. Again, the use of obscure glazing to ensure adequate levels of privacy would unacceptably restrict the level of natural light and outlook that would be afforded to habitable rooms of the proposed development.
- 7.70 Overall, given the distance window to window relationship between habitable rooms within the proposed building and neighbouring buildings, obscure glazing would be required to habitable rooms of the proposed development to ensure adequate levels of privacy are provided for future occupiers of the development and retained for neighbours. This would have an unacceptable detrimental impact on the natural light and outlook to habitable rooms for Flats 2, 5, 6 & 7.
- 7.71 Paragraph 7.18 states that the Local Plan does not include a policy requirement for new housing to meet the nationally described space standard. However, it should be noted that the Government now require all prior approval applications for conversion into residential accommodation to meet the nationally prescribed space standards. Developers should refer to these standards to evidence how their proposal meets the broader policy requirement of providing housing of sizes which help achieve sustainable, inclusive and mixed communities.
- 7.72 The proposed flats are broadly in accordance with national space standards. There are some areas of concern including the practicality of bedroom 2 of flat 4 and the kitchen of flat 3. However, in the absence of a local plan policy requirement, and given the broad accordance with the national space standards, it is considered on balance that future occupiers of the site would have an acceptable standard of amenity in this respect.

- 7.73 The Council's Environmental Health team have not raised any significant concerns regarding the impact of adjacent uses on the proposed development. The recommendations relating to a Construction Environment Management Plan, a restriction on construction working hours and avoidance of burning waste on site can be secured by condition.
- 7.74 Overall, it is considered that the use of obscure glazing could protect the privacy standards of neighbours, but this would create unacceptable levels of natural light and outlook to habitable rooms of the proposed development. In addition, it is considered that the proposed development would have a significant adverse impact on the amenity standards of Coach Mews Cottage due to overshadowing and overbearing impacts, and the predicted noise disturbance, obtrusive light, loss of privacy and odour associated with the proposed pedestrian and vehicular movements, and the proximity to the vehicle barrier and bin store enclosure. The proposal is therefore contrary to Policy LP14 of the Local Plan, page 147 of the Huntingdonshire Design Guide and paragraph 130 part F of the NPPF 2021.

#### **Highway Safety, Access, and Parking Provision**

- 7.75 Policy LP17 of the Local Plan states that *“a proposal will be supported where it incorporates appropriate space for vehicle movements, facilitates accessibility for service and emergency vehicles and incorporates adequate parking for vehicles and cycles. These should all comply with design and security guidance set out in the Huntingdonshire Design Guide SPD (2017) or successor documents.*

*A clear justification for the space for vehicle movements and level of vehicle and cycle parking proposed will need to be provided taking account of:*

- a. highway safety and access to and from the site;*
- b. servicing requirements;*
- c. the accessibility of the development to a wide range of services and facilities by public transport, cycling and walking;*
- d. the needs of potential occupiers, users and visitors, now and in the future;*
- e. the amenity of existing and future occupiers and users of the development and nearby property; and*
- f. opportunities for shared provision, where locations and patterns of use allow this.”*

- 7.76 It is proposed that the development would utilise the existing vehicular access to the site off West Street. Within their original consultation comments, CCC Highways as the Local Highway Authority (LHA) stated that the proposed access does not meet their standards for a shared access with regard to dimensions and both vehicular and pedestrian visibility. However, the LHA

considered that the existing site could potentially be used by a greater number of vehicles than that proposed by this application, and that there are numerous similar accesses in West Street and East Street so pedestrians are familiar with the propensity of vehicles emerging from such accesses, therefore the LHA would accept the access as proposed.

- 7.77 The LHA noted that the originally submitted plan showed a bell mouth access, but this should remain as a standard vehicular access so that pedestrians have priority over vehicles. The LHA also requested tracking to be provided to show how the vehicles would enter/exit the bays.
- 7.78 An amended plan was submitted (1023.2 Rev G) which includes vehicular tracking. Since the application was submitted the number of parking bays proposed has reduced from 7 to 6 to accommodate cycle storage and previously proposed columns and planters have been omitted to increase room for vehicles to manoeuvre.
- 7.79 The LHA were re-consulted on the application and confirmed the proposed standard vehicular crossing is acceptable and that following the amendments, there is sufficient space for vehicles to manoeuvre out of parking spaces and leave in a forward gear. The LHA also noted that the proposed window adjacent to the public footpath would be a sash and therefore would not open across the path. Therefore, subject to the conditions listed within the Consultations section of the report above, the LHA raises no objection to the application.
- 7.80 Policy LP17 of the Local Plan also states 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.”*
- 7.81 The amended plans introduce an area of covered cycle parking within Bay G. This comprises a semi-vertical rack with a minimum of 9 stands - 1 per bedroom in accordance with Local Plan Policy LP17. Notwithstanding this, there is concern this rack system requires the user to lift the bike to an almost vertical position. Further, the rack design would also be unsuitable to accommodate a range of bikes including oversized bikes, children’s bikes and buggies and trailers.
- 7.82 In addition, while the cycle storage would be located within the covered undercroft area, it would be open and unsecured from the front. This unsecured cycle parking would be contrary to Policy LP17 and the HDC Design Guide SPD 2017 (page 96) which requires ‘For apartments, cycle parking should be provided within a covered and secure structure ideally designed in as part of the main building’.

- 7.83 Drawing 1023.2 Rev G continues to show cycle storage to the rear of parking bays B and D which would be unacceptable. It is considered that as submitted, the proposed cycle storage arrangement would not be suitably functional and secure to meet the requirements of future occupiers contrary to Policy LP17 of the Local Plan and page 96 of the Huntingdonshire Design Guide.
- 7.84 Overall, subject to conditions the proposed development is considered acceptable in terms of highway safety, car parking and vehicular manoeuvrability. However, the cycle storage requirements of the proposed development have not been met as the proposed cycle racks are considered unsuitable and unsecure. This aspect of the proposal is contrary to Policy LP17 and does not accord with the guidance for cycle storage for apartments set out on page 96 of the Huntingdonshire Design Guide.

### **Biodiversity**

- 7.85 Policy LP30 of the Local Plan states that a proposal will be required to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated. A proposal that is likely to have an impact, either direct or indirect, on biodiversity or geodiversity will need to be accompanied by an appropriate appraisal, such as a Preliminary Ecological Appraisal, identifying all individual and cumulative potential impacts on biodiversity and geodiversity. A proposal will ensure no net loss in biodiversity and provide a net gain where possible, through the planned retention, enhancement and creation of habitats and wildlife features, appropriate to the scale, type, and location of development.
- 7.86 During the determination of the application, a protected species survey has been submitted. The survey involved carrying out an internal and external inspection of the outbuildings for evidence of use by roosting bats and nesting birds.
- 7.87 No evidence of bats was found in any of the outbuildings which were all considered to have negligible or no potential to support roosting bats. It was noted that the site is surrounded by dense housing and commercial properties in a well-lit town centre location and the immediate area is unlikely to provide good foraging habitat for bats, although the nearby River Great Ouse and adjacent land would provide good foraging habitat.
- 7.88 No evidence of nesting birds was found, although a check for nesting birds would need to be undertaken prior to demolition work commencing, If nesting birds are identified, works in that area of the nest will be delayed until the birds have left the nest.

- 7.89 Given the location and surroundings of the site as described above, it is considered that its ecological value is relatively low. There are some areas of grass and vegetation on the site which would be lost through the development. In this case, it is considered that the relatively low level of loss in ecological value could be satisfactorily mitigated through the use of ecological enhancements such as bat and bird boxes together with a strip of planting to the rear of the site where one of the outbuildings is currently occupied. These ecological enhancements can be secured by condition.
- 7.90 Subject to that condition, it is considered that the proposed development would not have an adverse impact on protected species and would ensure there is no net loss in biodiversity in accordance with Policy LP30 of the Local Plan and the NPPF 2021 in this regard.

### **Accessible and Adaptable Homes**

- 7.91 Policy LP25 of the Local Plan to 2036 requires proposals that include housing to meet the optional Building Regulation requirement M4(2) "Accessible and adaptable dwellings" unless it can be demonstrated that site specific factors make this unachievable.
- 7.92 A condition can 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.

### **Water Efficiency**

- 7.93 Policy LP12 of the Local Plan to 2036 requires proposals that include housing to comply with the optional building regulation for water efficiency, as set out in Approved Document G.
- 7.94 A condition can 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.

### **Developer Contributions**

- 7.95 The application is not accompanied by a Unilateral Undertaking (UU) for the provision of wheeled bins meaning the needs of future residents would not be met with regard to household waste management contrary to part H of the Developer Contributions Supplementary Planning Document (2011) and Policy LP4 of the Local Plan to 2036.

### **Other Matters**

- 7.96 Following the request for additional information from CCC Archaeology, as set out within the Consultations section of the

report, the planning agent submitted a letter with comments and photos in relation to the outbuildings to assist the CCC Archaeology officers in understanding whether there is a need for any further investigation and recording in mitigation of the proposed impact to the historic built environment. The CCC Archaeology team responded to the re-consultation stating that whilst structures are present in the location of these outbuildings on 19th century Ordnance Survey mapping, insufficient historic built fabric survives to warrant further recording in mitigation of the impacts of the proposal under consideration. CCC Archaeology are therefore satisfied that historic built environment assets would not be unduly adversely affected, and no further archaeological work is required in association with the proposed scheme. The application therefore accords with the Archaeology section of Policy LP34 of the Local Plan.

### **Conclusion and Planning Balance**

- 7.97 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 7.98 In assessing applications, it is necessary to first consider whether the proposal accords with the Development Plan as a whole, notwithstanding non-compliance that may occur with individual policies, and having regard to the reasoning for those policies together with others in the Local Plan.
- 7.99 In this case, it is considered that the proposed development would fail the sequential test for flooding, would cause unjustified harm to the significance of the grade II listed building 26-28 The Broadway and the character and appearance of St Ives Conservation Area, would have an unacceptable adverse impact on the residential amenity of Coach Mews Cottage and future occupiers, and would fail to successfully integrate these functional needs of the development in terms of bin and cycle storage. It is therefore considered that the proposal does not accord with the Development Plan. The development is considered acceptable in relation to biodiversity, access and highway safety although these are matters expected to be addressed, mitigated and complied with as part of the development of this type and are matters which have neutral weight in the planning balance.
- 7.100 It is recognised that the development would provide an additional housing units (proposed as affordable home ownership but no mechanism for securing this has been submitted, and the proposal is below the local and national policy threshold to require affordable housing) within the district and contribute to the economy both in the short and long term through job creation during construction and increased spending on local services and facilities through additional population in the town centre.

However, these benefits are considered relatively modest in the relation to the scale of the proposal and would not outweigh the harm which would result from the proposed development.

7.101 Overall, it is considered that the proposed development would conflict with the Development Plan, and material considerations do not indicate that planning permission should be granted. Therefore, the application is recommended for refusal for the following reasons:

## **8. RECOMMENDATION – Refuse for the following reasons:**

- 1) The proposed development of 8 flats would fail the sequential test for flooding contrary to Policy LP5 of the Huntingdonshire Local Plan to 2036, Section 4 of the Cambridgeshire Flood and Water SPD 2017 and the objectives of the NPPF 2021 set out at paragraphs 159 and 162. The proposed development is therefore unacceptable in principle as it would place people and property at an unwarranted risk of flooding.
- 2) The scale and massing of the proposed building would cause harm to the setting and significance of the Grade II Listed Building 26-28 The Broadway and cause harm to the character and appearance of St Ives Conservation Area. The level harm caused to these designated heritage assets would be less than substantial but would be unjustified because the level of harm would not be outweighed by public benefits. The proposal is therefore contrary to Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036, the guidance contained within the St Ives Conservation Area Character Statement 2007 and the objectives of the NPPF 2021 set out at paragraphs 130 parts a-d, 200 and 202.
- 3) The proposed development would have a significant adverse impact on the amenity standards of Coach Mews Cottage due to overshadowing and overbearing impacts, and the predicted noise disturbance, obtrusive light, loss of privacy and odour associated with the proposed pedestrian and vehicular movements, and the proximity to the vehicle barrier and bin store enclosure. In addition, the proposed development would require the use of obscure glazing to protect the privacy standards of neighbours, but this would create unacceptable levels of natural light and outlook to habitable rooms for future occupiers of Flats 2, 5, 6 & 7. The proposal would therefore fail to provide a high standard of amenity for all users and occupiers of the proposed development and would fail to maintain an acceptable standard of amenity for users and occupiers of neighbouring buildings contrary to Policy LP14 of the Huntingdonshire Local Plan to 2036, page 147 of the Huntingdonshire Design Guide and the objectives of the NPPF set out at paragraph 130 part f.

- 4) The proposed development would fail to successfully integrate the functional needs of future occupiers due to the unsuitable and unsecure cycle storage proposed and the visual prominence and amenity impact to Coach Mews Cottage associated with the proposed bin storage. The proposal is therefore contrary to Policies LP12 part m and LP17 of the Huntingdonshire Local Plan to 2036 and the guidance for cycle storage for apartments set out on page 96 of the Huntingdonshire Design Guide SPD 2017.
- 5) The application is not accompanied by a Unilateral Undertaking (UU) for the provision of wheeled bins meaning the needs of future residents would not be met with regard to household waste management contrary to part H of the Developer Contributions Supplementary Planning Document (2011) and Policy LP4 of the Local Plan to 2036.

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

**CONTACT OFFICER: Lewis Collins**

Enquiries [lewis.collins@huntingdonshire.gov.uk](mailto:lewis.collins@huntingdonshire.gov.uk)



**APPLICATIONS FOR PERMISSION FOR DEVELOPMENT**  
**8 February 2023**

| <b>Application No<br/>Applicant/Agent</b>  | <b>Proposed Development</b>  | <b>Recommendation</b>   |
|--|--|---|
| 22/02434/FUL<br><br>Mrs M Moore<br>Pitts Architects<br>4 Sutherland Cottages<br>London Street<br>Brancaster<br>Kings Lynn<br>Norfolk<br>PE31 8AS | Demolition of 2 outbuildings and erection of 8 Flats with integral parking<br><b>26-28 The Broadway</b><br><b>St Ives</b>                                  | APPROVAL Subject to<br>Any new paving being permeable<br>Adequate provision for run-off from the additional guttering<br>Preservation of the wildflower area as far as possible |
| 22/02435/LBC<br><br>Mrs M Moore<br>Pitts Architects<br>4 Sutherland Cottages<br>London Street<br>Brancaster<br>Kings Lynn<br>Norfolk<br>PE31 8AS | Demolition of 2 outbuildings and erection of 8 Flats with integral parking<br><b>26-28 The Broadway</b><br><b>St Ives</b>                                  | APPROVAL Subject to<br>Any new paving being permeable<br>Adequate provision for run-off from the additional guttering<br>Preservation of the wildflower area as far as possible |
| 23/00064P3JPA<br><br>Somers Heslam<br>Dirk Visagle   | Change of use from former GP Surgery to detached residential dwelling. No external changes to the building are proposed<br><b>The Old Exchange Surgery</b> | APPROVAL<br>Appropriate use for the premises  |

|  |   |   |
|--|---|---|
| Archangel Ltd<br>3 Doctor's Close<br>Impington<br>Cambridge<br>CB24 9ND  | <b>East Street</b><br><b>St Ives</b>  |   |
| 23/00094/FUL<br><br>Mr and Mrs Patterson<br>Smith Architects Ltd<br>Office 2<br>2 New Road<br>St Ives<br>PE27 5BG              | Erection of a front, side and rear extension to the existing dwelling house<br><b>35 Houghton Road</b><br><b>St Ives</b>  | APPROVAL<br>Appropriate scale of development<br>No adverse impact on the street scene |
| 23/00106/TRCA<br><br>Matthew Dilley<br>Charlie Vince Tree<br>Surgery Ltd<br>2 Friends Close<br>Yelling<br>St Neots<br>PE19 6SF | T1 Ash - fell to near ground level. T2 Ash - remove 3 lowest branches over road. Remove deadwood. T3 Ash - fell to near ground level. T4 Ash - remove major deadwood, damaged/snapped branches and hangers<br><b>19 Westwood Road</b><br><b>St Ives</b>   | APPROVAL Subject to<br>Trees not being cut to below a height of 10 feet               |
| 23/00127/TRCA<br><br>Mr Knight<br>Cambridge Trees Ltd<br>39 London Street<br>Godmanchester<br>PE29 2HX                         | T1 Cypress in back garden: remove branches close to phone line to allow 1m clearance from wires G1 4x<br>Apple trees in back garden: reduce by approx 1 metre to around previous pruning points T2 Lime tree close to house in back garden: remove dead branch at 12m over wall. remove epicormic growth up to 5m<br><b>1 The Waits</b><br><b>St Ives</b> | APPROVAL<br>Essential tree works  |

|   |  |  |
|---|--|--|
| <p>23/00166/FUL</p> <p>Mr Midgley<br/>Studio One<br/>136 Cambridge Road<br/>Great Shelford<br/>Cambridge CB22 5JU</p> | <p>Additional storey over existing single storey converted garage, provision of single storey rear conservatory, and provision of permeable driveway</p> <p><b>10 Trent Close</b><br/><b>St Ives</b></p> | <p>APPROVAL</p> <p>Appropriate scale of development<br/>No adverse impact on street scene<br/>The provision of a permeable driveway is welcomed.</p> |
|---|--|--|

[REDACTED]  
**Sent:** 02 May 2023 11:04  
[REDACTED]

**Subject:** Delegated powers correspondence

Applications 22/02434/FUL and 22/02435/LBC - 26-28 The Broadway, St Ives

Dear Mr Collins

Under delegated powers from our Chair and Vice Chair of planning here at St Ives Town Council, we would like to propose a change to the outcome of the above application, please can this be acknowledged and noted

St Ives town council recommended approval of the application at the meeting of 8<sup>th</sup> February. The purpose of discussing the application again at the meeting this week was to add material reasons to support the previous approval, so that the application would be admissible for the Town Council and other parties to debate at DMC.

“we amend our recommendation to recommend approval with the material reasons that the development will greatly improve the presently unattractive street scene into the curtilage from West St. as well as providing much needed small unit accommodation for people in need of starter homes and propose the following comments of, . inadequate infrastructure in place (to include the drains).”

Kind Regards

[REDACTED]  
[REDACTED]  
Town Clerk  
St Ives Town Council  
Town Hall  
Market Hill  
St Ives  
Cambridgeshire – PE27 5AL  
[REDACTED]

# Development Management Committee



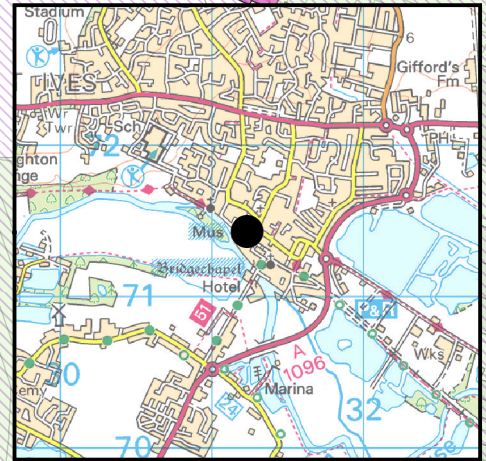
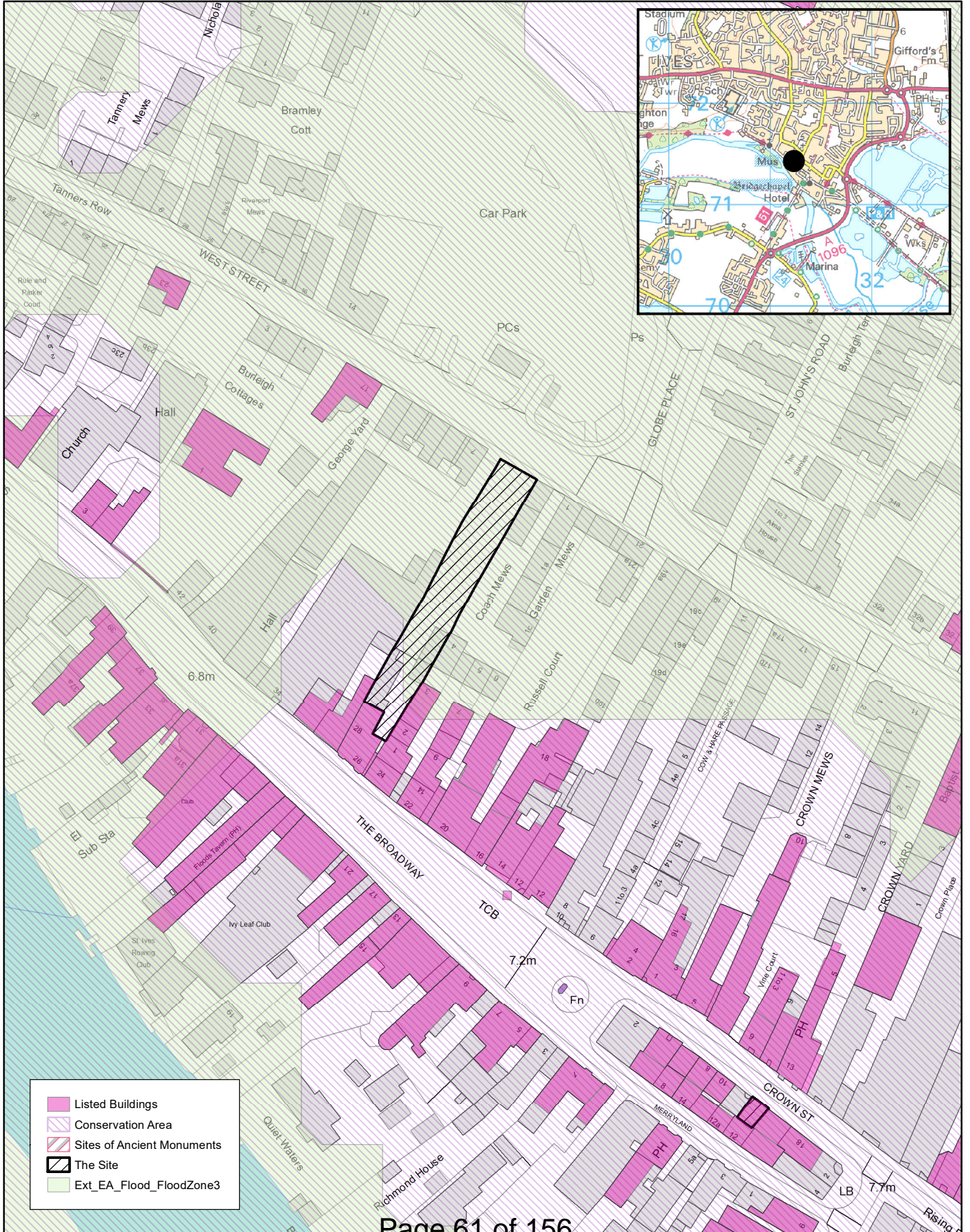
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Application Ref:22/02434/FUL

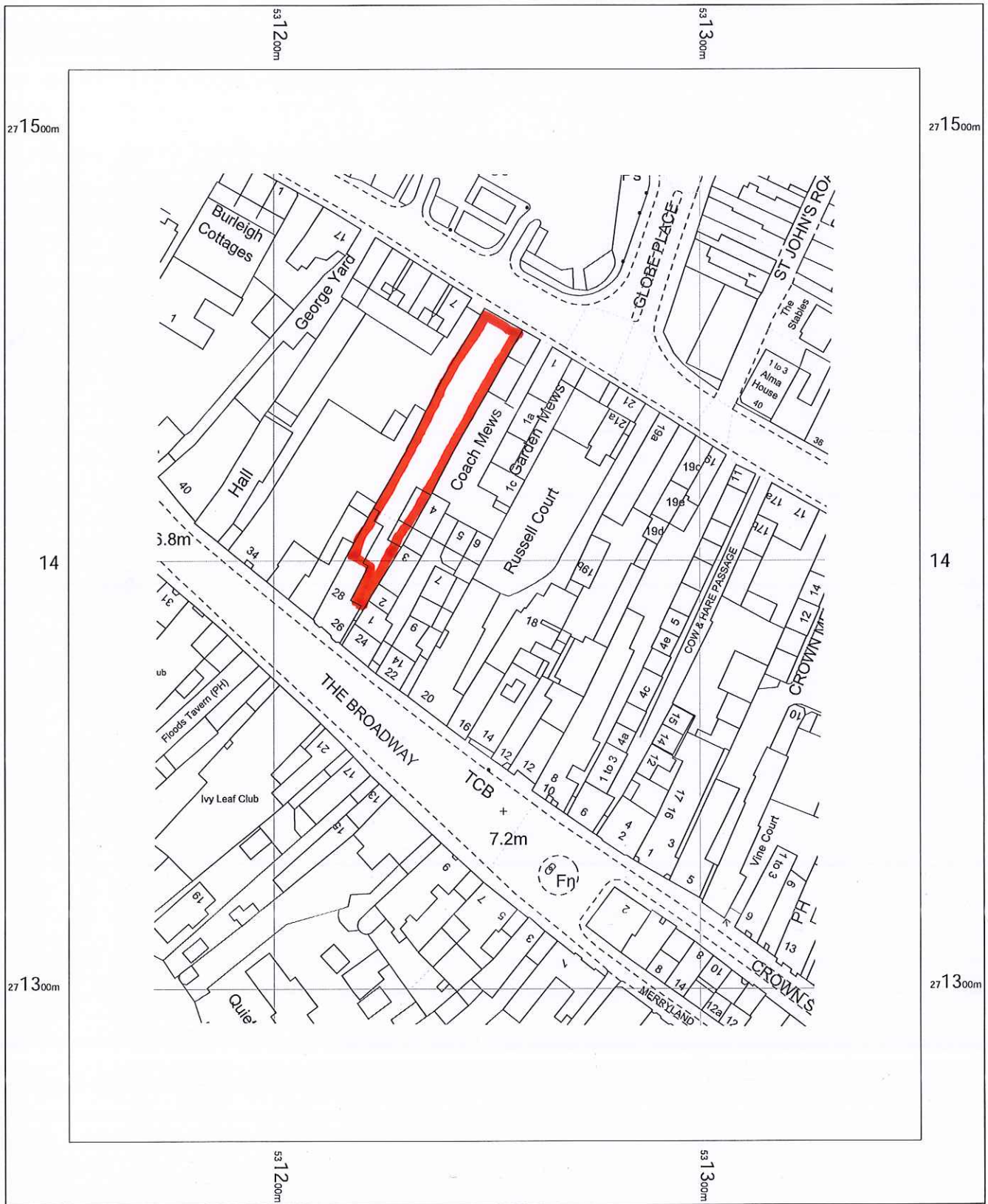
Date Created: 10/05/2023

Location: St Ives

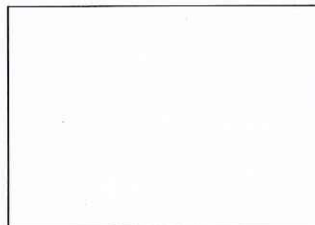
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- Listed Buildings
- Conservation Area
- Sites of Ancient Monuments
- The Site
- Ext\_EA\_Flood\_FloodZone3



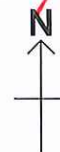
1422. Site location plan - REV A. 03/03/2023.



OS MasterMap 1250/2500/10000 scale  
 Wednesday, November 9, 2022, ID: BW1-01071012  
 maps.blackwell.co.uk

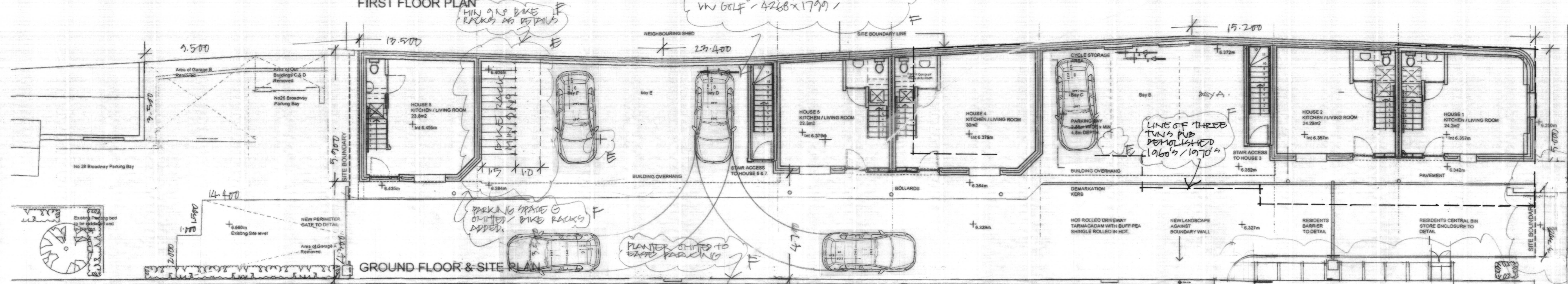
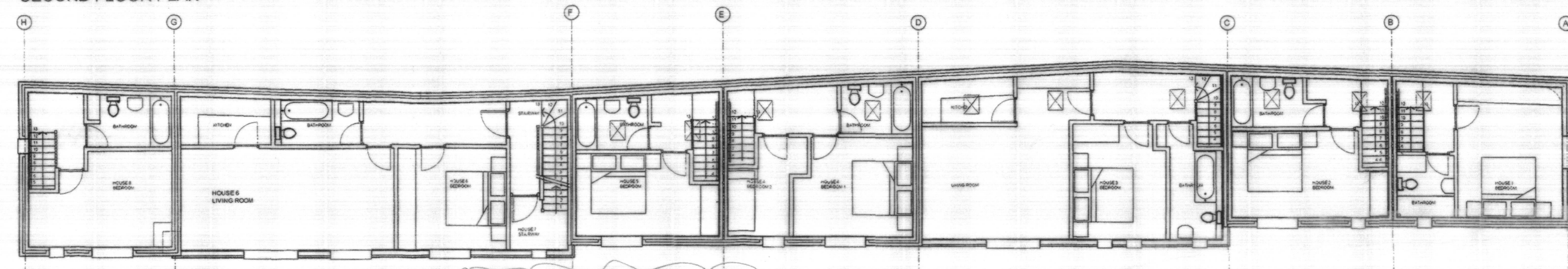
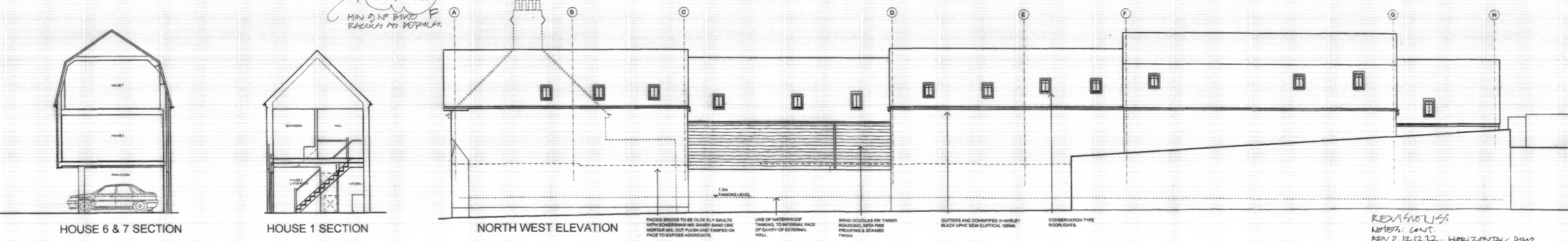
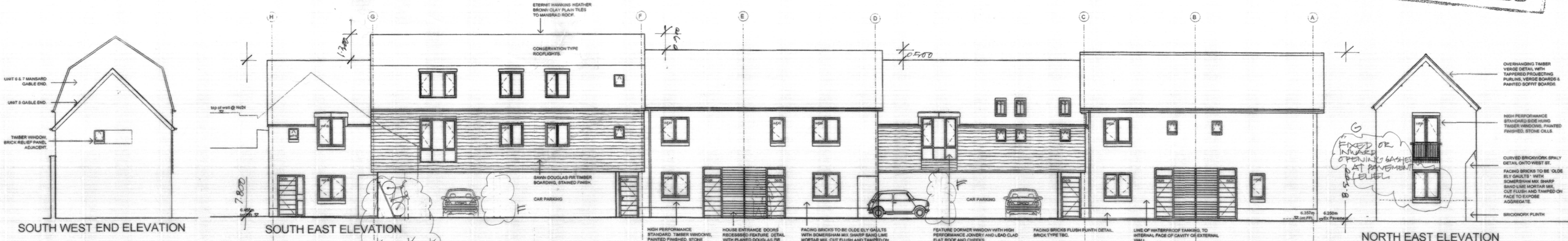
1:1250 scale print at A4, Centre: 531252 E, 271390 N

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**REVISIONS**  
 NOTES: CONT.  
 REV D 12.12.12. HORIZONTAL DIMS ADDED TO GROUND FLOOR & SITE PLAN, INCLUDING DIMS TO ALL BOUNDARIES & VERTICAL DIMS TO D.O. ELEVATION & SCALE BAR. AGENCY NEW ADDRESS & PHASE 2 TIE.  
 REV E 20.02.13. DRAFT REVISION FOR CLIENT COMMENT.  
 F.28.05.13. DRAWING UPDATED, BIKE RACKS & TRACKING OF VEHICLE PARKING ADDED, COLUMNS OMITTED TO PARKING BAYS ELEVATIONS, PLANTERS OMITTED. OUTLINE OF THREE TUNGS ADDED.  
 G.18.04.13. ACCESS TO SITE AMENDED TO AND EXISTING - NO KEEPERS. N.E. WINDOW TO PAVEMENT & COVERED WITH FIXED GLASS.  
 NOTES  
 REV A - 15.03.04. AMENDED FROM PRELIMINARY DESIGN DWG AND ISSUED FOR PLANNING APPROVAL.  
 REV B - 01.11.04. DGW 1023.2 REV A AMENDS AND CAP REDRAWN TO INCLUDE REDUCED RIDGE LEVELS, VARIATIONS TO ROOF SCAPE, BUILDING MASSING, FENESTRATION, ELEVATIONAL MATERIALS & DETAILS. PARKING REDUCED FROM 8 TO 3 SPACES. GROUND FLOOR LEVEL REDUCTION FROM 7.3 TO 6.375M. RE-ISSUED FOR PLANNING APPROVAL.  
 REV C - 02.02.05. REDRAWN WITH REDUCED BUILDING HEIGHT TO MATCH VARIATIONS TO ROOF SCAPE INCLUDING MAIN ROOF KITS 6 & 7. RE-ISSUED FOR PLANNING APPROVAL.

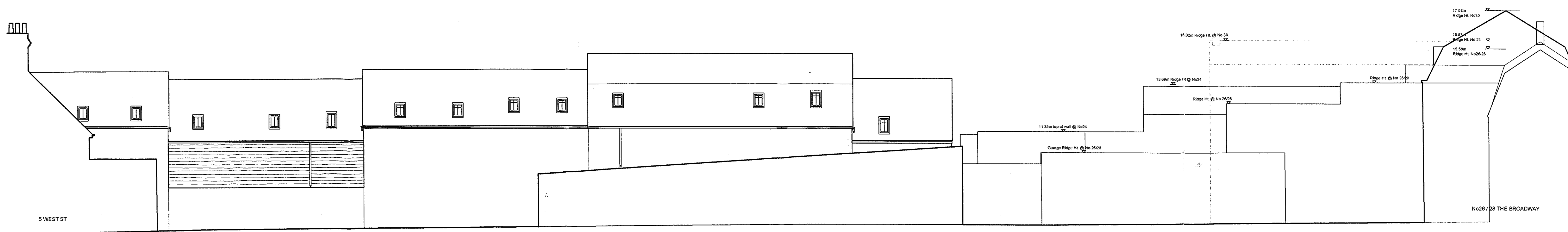
PLANS & ELEVATIONS AS PROPOSED.  
 RESIDENTIAL DEVELOPMENT.  
 5 WEST STREET, ST IVES, CAMBS, PE27 5BN

**PITTS ARCHITECTS**  
 4 SUTHERLAND COTTAGES LONDON STREET  
 BRANCASTER NORFOLK PE31 8AS  
 01463 240365. david@pittsarchitects.co.uk

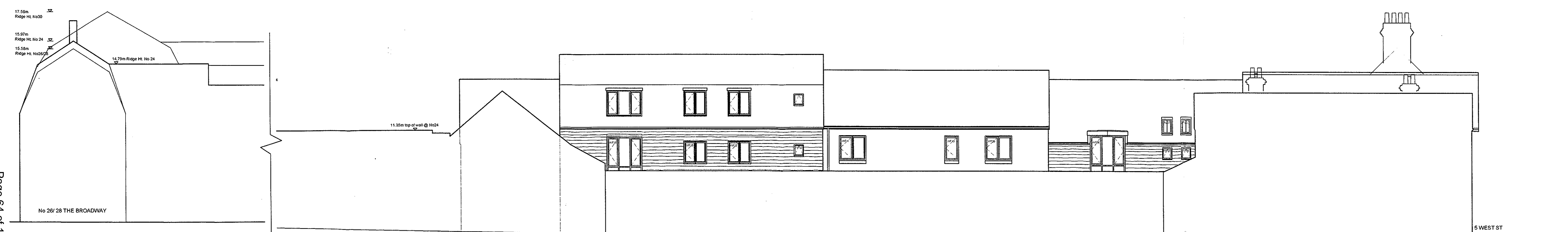
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 Planning issue  
 DRAWING SCALE 1/100 @ A1  
 DATE OCT 2004  
 DRAWING NUMBER 1023.2 GF ED  
 REVISION

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16 NP BIN STORE, 60 LITRES, 935 X 510 X 450W,  
 3 WASTE + 3 RECYCLING.



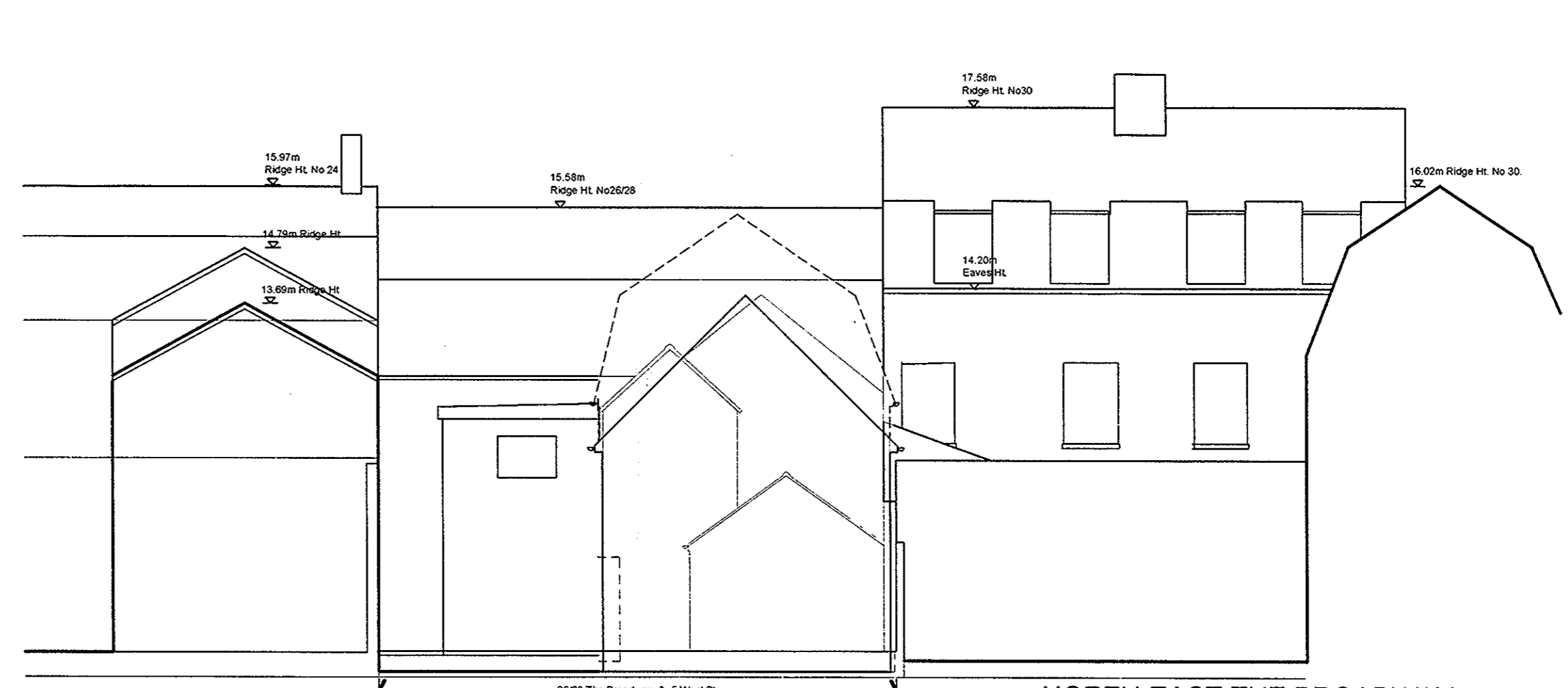
NORTH WEST SITE ELEVATION



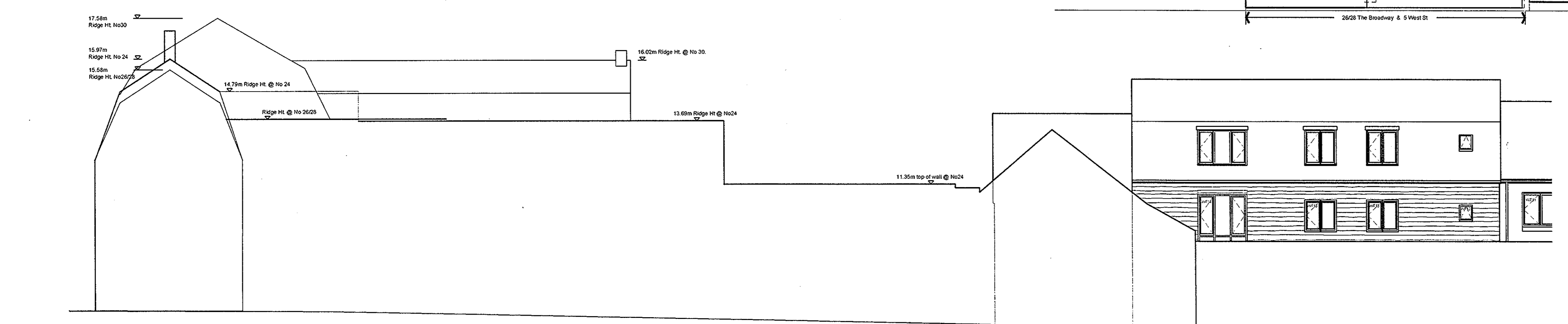
SOUTH EAST SITE ELEVATION



NORTH EAST / WEST STREET ELEVATION

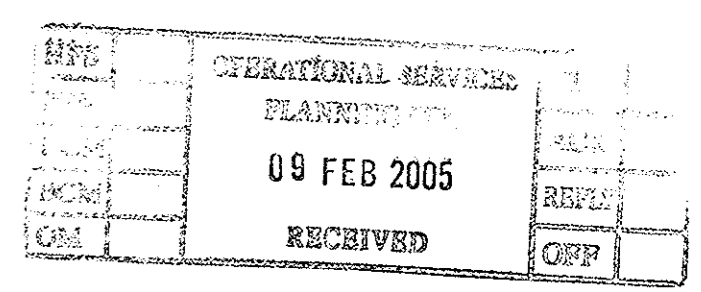


NORTH EAST THE BROADWAY REAR SITE ELEVATION



SOUTH EAST SITE ELEVATION - THE BROADWAY END

Page 64 of 156



NOTES  
 REV A - 02.11.04. ISSUED FOR PLANNING APPROVAL IN SUPPORT OF DWG 1023.2 REV B.  
 REV B - 02.02.05. RE-ISSUED FOR PLANNING APPROVAL WITH CHANGES IN SUPPORT OF DWG 1023.2 REV C.

DEERS MEWS  
 AS PROPOSED SITE  
 CONTEXT ELEVATIONS.  
 RESIDENTIAL DEVELOPMENT.  
 5 WEST STREET, ST IVES,  
 CAMBS, PE27 5BN

**David Pitts Architects**  
 12a The Waits St.Ives Cambs PE27 5BY  
 Tel 01480 466213 Fax 01480 493330  
 e-mail mail@pittsarchitects.co.uk

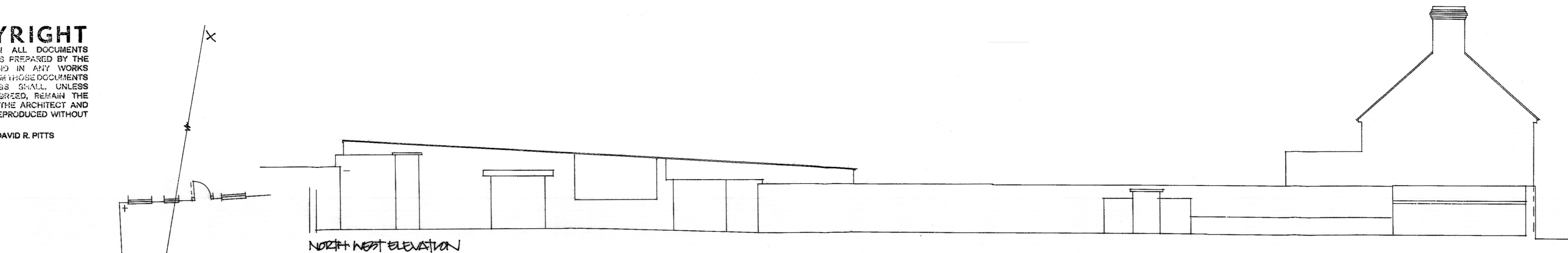
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DRAWING STATUS  
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 DRAWING SCALE  
 1/100 @ A1  
 DATE  
 OCT 2004  
 DRAWING NUMBER  
 1023.3  
 REVISION  
 B



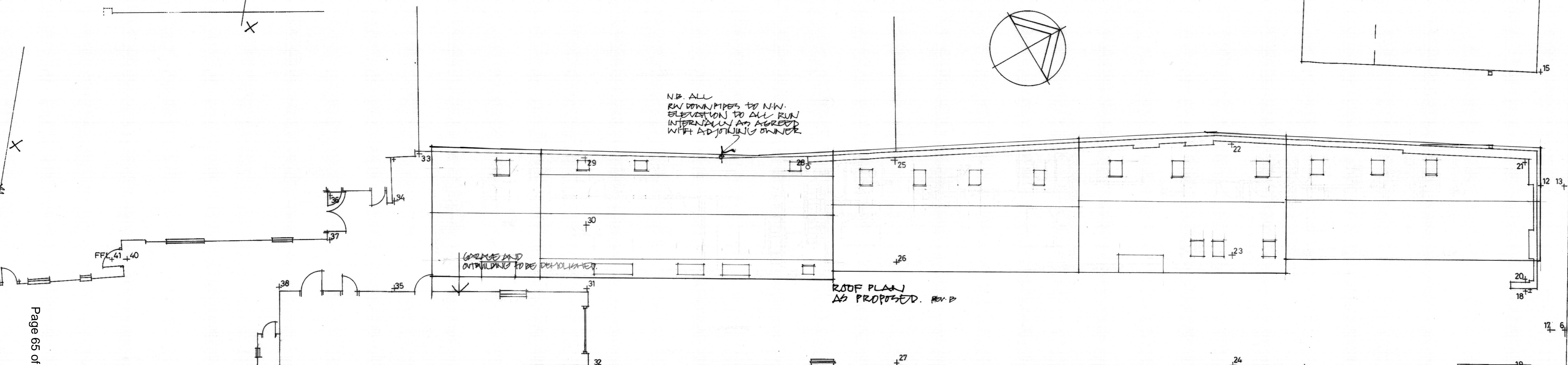
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NORTH WEST ELEVATION

5.000



ROOF PLAN AS PROPOSED. REV B

N.B. ALL RW DRAINPIPES TO N.W. ELEVATION TO ALL RUN INTERNALLY AS AGREED WITH ADJOINING OWNER

UPPER AND OUTBUILDING TO BE DEMOLISHED

Page 65 of 70

PART SITE PLAN 1:100

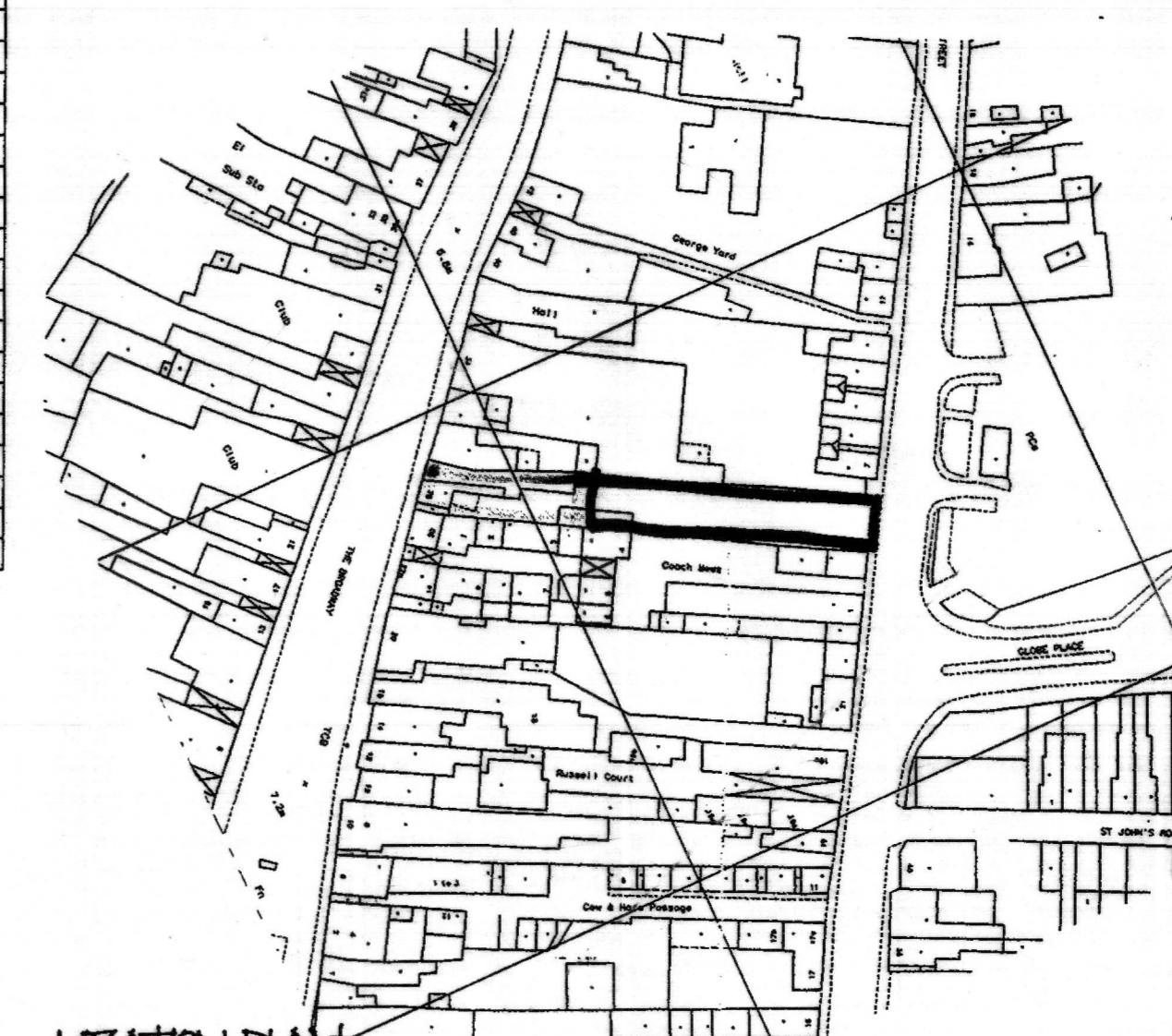


NORTH EAST / WEST STREET ELEVATION

5.000

Reduced levels

| No | level | No | level |
|----|-------|----|-------|
| 1  | 6.120 | 22 | 6.380 |
| 2  | 6.140 | 23 | 6.410 |
| 3  | 6.220 | 24 | 6.430 |
| 4  | 6.180 | 25 | 6.480 |
| 5  | 6.020 | 26 | 6.540 |
| 6  | 6.080 | 27 | 6.560 |
| 7  | 6.025 | 28 | 6.560 |
| 8  | 5.990 | 29 | 6.660 |
| 9  | 5.830 | 30 | 6.640 |
| 10 | 5.960 | 31 | 6.670 |
| 11 | 6.050 | 32 | 6.740 |
| 12 | 6.250 | 33 | 6.670 |
| 13 | 6.210 | 34 | 6.640 |
| 14 | 6.060 | 35 | 6.580 |
| 15 | 6.710 | 36 | 6.660 |
| 16 | 6.260 | 37 | 6.640 |
| 17 | 6.110 | 38 | 6.690 |
| 18 | 6.190 | 39 | 6.810 |
| 19 | 6.160 | 40 | 6.735 |
| 20 | 6.340 | 41 | 6.780 |
| 21 | 6.410 |    |       |



LOCATION PLAN  
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REVISIONS

A. PROPOSED WITH ELEV. DETAILS FOR PLANNING APPROVAL NOTES

16 MAR 2004

RECEIVED

B. 12.12.12. UPDATED WITH ROOF PLAN AS PROP + SHEDY BAR. + ADDRESS & NEW ADDRESS & P.L. NO. REFERRED TO HDC.P.C.

0 1 2 3 4 5 6 7 8 9 10  
SCALE BAR 1:100 @ A1.

ROOF PLAN AS PROPOSED + SITE PLAN & ELEVATIONS AS EXISTING PROPOSED RESIDENTIAL DEVELOPMENT. N° 13 WEST STREET, ST NEP, CAMBS.

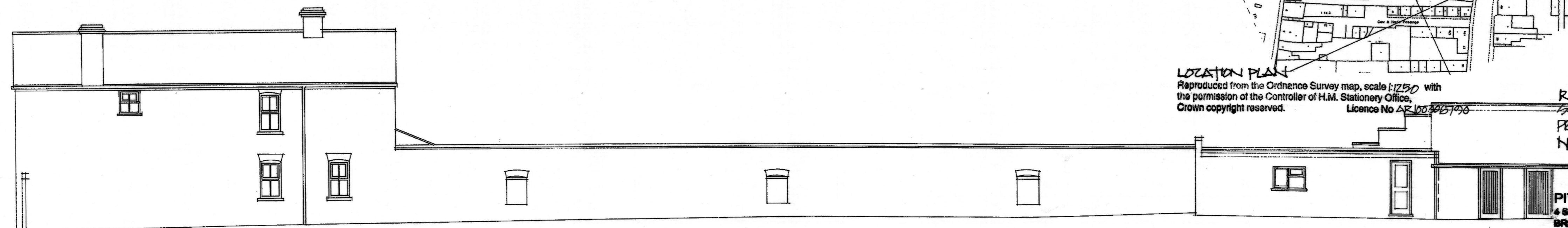
DATE DECEMBER 2004  
SCALE 1:1250 & 1:100

PITTS ARCHITECTS  
4 SUTHERLAND COTTAGES LONDON STREET  
BRANCASTER NORFOLK PE31 8AS  
01485 210465 david@pittsarchitects.co.uk

REVISION N° B

DRAWING N° 1023.1

5.000



SOUTH EAST ELEVATION

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## DEVELOPMENT MANAGEMENT COMMITTEE 22<sup>nd</sup> May 2023

**Case No: 22/00361/FUL**

**Proposal: Change of use from hardstanding storage area container storage area.**

**Location: Agricultural Buildings, Depden Lodge Farm, Ermine Street, Godmanchester**

**Applicant: Godmanchester Self Storage (M B & R A) Jensen**

**Grid Ref: Eastings 526182 Northings 267178**

**Date of Registration: 17<sup>th</sup> November 2022**

**Parish: GODMANCHESTER**

---

### **RECOMMENDATION - REFUSE**

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

#### **1. DESCRIPTION OF SITE AND APPLICATION**

- 1.1 The application site is a small collection of agricultural buildings and hardstanding to the West of the A1198 which is a single carriageway road from Godmanchester to Papworth Everard. The application site is 0.324 ha.
- 1.2 The site is accessed from a roundabout to the Northeast of the site which joins the newly formed A1198 and A14 intersection.
- 1.3 The site is bounded by open agricultural land, partially screened by small but established trees and hedge line. The wider area is characterised by open farmland with ancillary agricultural buildings.
- 1.4 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 which means that it has a low probability of fluvial flooding. The land is comprised of Grade 2 agricultural land.

## **Proposal**

- 1.5 This is a retrospective planning application to seek retention of a 'Change of use from hardstanding storage area to container storage area'.
- 1.6 The site currently has 55 blue shipping containers situated on the boundaries of the site to the North, South, and East of the site and under the cover of the canopy of the agricultural building to the centre of the site. Each container is approximately 6 metres in length, 2.4 metres in width and 2.6 metres in height for the use as storage rented to paying customers. The proposal does not indicate any change in colour of the containers nor specify the number of containers the site would be used for. The containers are sited on a mixture of concrete hardstanding that skirts the agricultural building and hardcore hardstanding to the boundaries of the site.
- 1.7 Officers note that whilst each container size is approximately 6 metres in length, 2.4 metres in width and 2.6 metres in height accumulatively they create a 48 metre long by 2.6-metre-high block to the South, a 36 metre long by 2.6 metres high block to the East and a 24 metre long by 2.6 metre to the North.
- 1.8 The current land use is agricultural, and the proposal seeks to change that use to class B8 Storage.
- 1.9 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

## **2. NATIONAL GUIDANCE**

- 2.1 The National Planning Policy Framework (20th July 2021) (NPPF 2021) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2021 at paragraph 10 provides as follows: 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).'
- 2.2 The NPPF 2021 sets out the Government's planning policies for (amongst other things):
  - achieving well-designed, beautiful and safe places;
  - building a strong, competitive economy;
  - promoting healthy and safe communities;
  - achieving well-designed, beautiful and safe places;
  - making effective use of land;
  - conserving and enhancing the natural, built and historic environment

- 2.3 Planning Practice Guidance and the National Design Guide 2019 are also relevant and are material considerations.

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

### **3. PLANNING POLICIES**

- 3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
- LP 1 Amount of Development
  - LP 2 Strategy for Development
  - LP 4 Contribution to Infrastructure Delivery
  - LP 5 Flood Risk
  - LP 6 Wastewater Management
  - LP10 The Countryside
  - LP 11 Design Context
  - LP 12 Design Implementation
  - LP 14 Residential Amenity
  - LP 15 Surface Water
  - LP 16 Sustainable Travel
  - LP 17 Parking Provision and Vehicle Movement
  - LP 19 Rural Economy
  - LP 30 Biodiversity and Geodiversity
  - LP 31 Trees, Woodland, Hedges and Hedgerows
  - LP 33 Rural Buildings
  - LP 37 Ground Contamination and Groundwater Pollution
- 3.2 Godmanchester Neighbourhood Plan 2017 – 2036  
Policy GMC1 'The importance of the countryside setting'
- 3.3 Supplementary Planning Documents/ Guidance
- Landscape and Townscape SPD (2022) (adopted 17 March 2022)
  - Cambridgeshire Flood and Water SPD (2017) (adopted 20 April 2017)
  - Huntingdonshire Design Guide SPD (2017) (adopted 16 March 2017) and Huntingdonshire's Design Guide SPD 2017 – Compatibility Statement (2021)
  - Developer Contributions SPD (2011)
  - Developer Contributions: Updated Costs 2019/20

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

### **4. PLANNING HISTORY**

- 4.1 19/00120/ENOTH – Enforcement Enquiry - Site operating as self-storage and storage of caravans that are being lived in without applying for a permission.

## **5. CONSULTATIONS**

- 5.1 Godmanchester Parish Council – Approves the proposal on the following grounds summarised below:
- The hardstanding storage area has been operating as a container storage area for the last two years.
  - The site is set back from the main road.
  - The site is surrounded by planting.
- 5.2 CCC Highways were consulted and do not support the application – Comments as follows:
- No information has been provided regarding the number of additional vehicle movements which will be expected in connection with the 55 containers in comparison to the previous vehicle movements when it was open storage only.
  - It has not been stated whether the access is still used for agricultural vehicles.
  - The dimensions of the access have not been provided but appears to be approx. 5m wide and there has been some over-run by vehicles. If it is to be used by both the public and agricultural vehicles it should be 6m wide for a minimum of 12m from the edge of the carriageway with 10m radius kerbs.
  - Tracking must be provided showing simultaneous use of two of the largest vehicles likely to use the site.
- 5.3 Environmental Health were consulted and raise no objections.

## **6. REPRESENTATIONS**

- 6.1 One letter of representation has been received raising objections to the proposal as summarised below. Full details of the representations can be inspected via the comments section on the public access application file.
- Highway safety.
  - Contrary to local Policy 10 The Countryside by virtue of loss of agricultural land.
  - Contrary to local Policy 19 Rural Economy by virtue of use of land not the building.

## **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. Design and Visual Amenity
- 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)
  - Relevant Neighbourhood Plans - Godmanchester Neighbourhood Plan (2017)
- 7.4 The statutory term ‘material considerations’ has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: *Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor* [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications.
- 7.5 The main issues to consider in assessing this application are whether there is any conflict with Development Plan Policies and if there is any conflict, whether the application can be considered to be in accordance with the Development Plan when taken as a whole.
- 7.6 Where an application is not in accordance with the Development Plan, it must be considered whether there are any material considerations, including local and national guidance, that indicate that planning permission should be granted.
- 7.7 With this in mind, the report addresses the principal, important and controversial issues which in this case are:
- The Principle of Development
  - Rural Buildings
  - Impact upon the Character of the Area
  - Residential Amenity
  - Highway Safety, Parking Provision and Access
  - Trees, Woodland and Hedges
  - Ecology and Biodiversity
  - Flood Risk

### **The Principle of Development**

- 7.8 Policy LP1 and LP2 of the Huntingdonshire Local Plan deals with sustainability and the strategy for growth in the district and states

that sustainable levels, locations and forms of development will be sought in accordance with the stated objectives and policies of the plan. (i.e. - to concentrate development in locations which provide, or have the potential to provide, the greatest access to services and facilities and encourage limited development for rural communities to support social and economic sustainability). Policy LP2 goes further and states that the locations for growth will be within the urban area boundary or within the defined limits of Service Centres.

- 7.9 The Local Plan (Page 53) includes the following definition with regards to the built-up area: *“A built-up area is considered to be a distinct group of buildings that includes 30 or more homes. Land which relates more to the group of buildings rather than to the surrounding countryside is also considered to form part of the built-up area”*.
- 7.10 On pages 53-55 of the Local Plan a table is set out providing guidance on frequently arising situations. With regards to this application site, it is considered that the following interpretation is relevant *“The built-up area will exclude isolated properties or areas of ribbon and fragmented development which are physically and visually detached from the main built form”*. In this instance, the site is located approximately 1.5 miles to the South of Godmanchester and 1.6 miles West of Hilton. The application site is clearly both physically and visually detached from the main built form of Godmanchester and Hilton and it primarily relates to the open countryside.
- 7.11 Therefore, the application site is considered to lie within the countryside and relevant to the application of Policy LP10 (The Countryside) of Huntingdonshire’s Local Plan as set out further below.
- 7.12 Policy LP10 (The Countryside) of the Local Plan seeks to support a thriving economy while protecting the character of existing settlements and recognising the intrinsic character of the surrounding countryside. It goes on to state that development in the countryside will be restricted to the limited and specific opportunities as provided for in other policies of this plan.

LP 10 states that:

*“All development in the countryside must:*

*a. seek to use land of lower agricultural value in preference to land of higher agricultural value:*

*i. avoiding the irreversible loss of the best and most versatile agricultural land (Grade 1 to 3a) where possible, and*

*ii. avoiding Grade 1 agricultural land unless there are exceptional circumstances where the benefits of the proposal significantly outweigh the loss of land;*



- b. recognise the intrinsic character and beauty of the countryside; and*
- c. not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others.”*

- 7.13 Under Policy GMC1, the Godmanchester Neighbourhood Plan also sets out states that:  
*“Development in the Godmanchester Neighbourhood Plan Area shall be focused within or adjoining the settlement boundary”. Development outside the settlement boundary is classified as being in the ‘open countryside’. Development in the ‘open countryside’ will only be acceptable where it is a use which is appropriate to the open countryside and should seek to preserve and protect our best and most versatile agricultural land and land of local environmental value including, but not limited to, The Godmanchester Nature Reserve at Cow Lane 12, The East Side and West Side Commons in Godmanchester and the Ouse Valley”.*
- 7.14 As the proposed development does not fall within any of the categories within Policy LP 10 it is considered that the proposed development would not accord with any of the ‘limited and specific opportunities’ for development in the countryside accounted for under this policy. Although the proposal involves placing shipping containers on the ground and no foundation works are required, the scheme is not a temporary one and therefore, it is considered that the scheme would be contrary to Policy LP10 part a. as it results in the irreversible loss of Grade 2 Agricultural Land.
- 7.15 One of the ‘limited and specific opportunities’ for development in the countryside are set out in other policies of the Local Plan such as Policy LP19 ‘Rural Economy’.
- 7.16 Introductory paragraph 6.19 of Policy LP19 explains that the purpose of the policy is to promote a vibrant rural economy to support businesses with a genuine need to be located in the countryside, to assist farms to maintain their viability and to set out the Council's approach to proposals for other businesses in the countryside.
- 7.17 Policy LP19 of the Local Plan goes on to state that a proposal for business uses (Class B) will only be supported where it fulfils the requirements of one of the following categories:
- a. It is within a defined established employment area;*
  - b. It immediately joins and is capable of being integrated within an Established Employment Area;*
  - c. It involves the reuse of land in use or last used for business uses; or*
  - d. It involves the reuse or replacement of existing buildings as set out in Policy LP33 ‘Rural Buildings’.*

- 7.18 The proposal is not located within a defined established employment area; does not immediately join or is capable of being integrated within an Established Employment Area; does not involve the reuse of land in use or last used for business uses; and does propose to reuse or replace an existing building as set out in Policy LP33 'Rural Buildings'.
- 7.19 As the proposed development does not fall within any of the categories within Policy LP 19 it is considered that the proposed development would not accord with any of the 'limited and specific opportunities' for development in the countryside as set out within Local Plan and as such, the proposal is contrary to Policies LP10 and LP19 of the Local Plan.
- 7.20 Policy LP19 goes on to state that a proposal for farm diversification will be supported where it has demonstrated that it is complementary and subsidiary to the ongoing agricultural operations of the farm business and it meets criteria e-h below.
- e. opportunities to reuse existing buildings have been fully explored; and replacement or new build are only proposed where it can be demonstrated that no suitable reuse opportunities are available;*
  - f. any opportunities to make more efficient use of land within the existing site boundary are not suitable for the proposed use;*
  - g. it avoids the irreversible loss of the best and most versatile agricultural land (Grade 1 to 3a) particularly Grade 1 where possible and should use land of lower agricultural value in preference to land of higher agricultural value; and*
  - h. the scale, character and siting of the proposal will not have a detrimental impact on its immediate surroundings and the wider landscape.*
- 7.21 As there is not considered to be a genuine need for this storage use to be located in the countryside and as the site does not form part of an existing farm, it is considered the proposal would not constitute farm diversification. Neither is the proposal considered to be an expansion of an existing business, as the storage use proposed is unrelated to the agricultural use of the site.
- 7.22 As such, the principle of development fails to accord with policies LP10, LP19 of the Local Plan. As officers consider that the proposal lies with the countryside and fails to recognise the intrinsic character and beauty of the countryside, fails to respond positively to its context, fails to contribute positively to the area's character and identity, and fails to successfully integrate with the adjoining open landscape. The proposal would fail to meet the criteria set out in LP10 and LP19 for "limited and sporadic opportunities" for development in the countryside as set out above and is therefore contrary to Chapter 12 of the NPPF

(2021) and Policies LP2, LP10, LP19 of the Local Plan and Policy GMC1 of the Godmanchester Neighbourhood Plan.

### **Impact upon the Character of the Area**

- 7.23 Policies LP11 and LP12 of the Local Plan and the Huntingdonshire Design Guide SPD (2017) sets out key principles of good design to support proposals that create well designed and sustainable developments that are functional to meet the needs of present and future occupiers. The above policies are reinforced by Paragraphs 124 (d) and (e) and Paragraph 130 (b) and (c) of the NPPF that seek to maintain an area's prevailing character and ensure development is sympathetic to local character.
- 7.24 Policy LP11 states that a proposal will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings, including natural, historic and built environment, to help create distinctive, high quality and well-designed places.
- 7.25 Policy LP12 states that new development will be expected to be well designed and that a proposal will be supported where it can be demonstrated that it contributes positively to the area's character and identity and successfully integrates with adjoining buildings and landscape.
- 7.26 Notwithstanding the above, Policy LP10 of the Local Plan states that all development in the countryside must recognise the intrinsic character and beauty of the countryside and not give rise to impacts that would adversely affect the use and enjoyment of the countryside by others.
- 7.27 Huntingdonshire Landscape and Townscape Assessment SPD (2007) has nine identified landscape character areas of which this site sits within the area defined as Southeast, Claylands. The key characteristics of the area are described within the Huntingdonshire Landscape and Townscape Assessment SPD as including "Subtle variations in topography, including valley sides, gently undulating landform and plateaux, sparsely settled with few villages and tall hedgerows with frequent hedgerow trees are a distinctive feature in the central part of the area. Woodland cover increases towards the south". The site and area surrounding the site reflect these characteristics.
- 7.28 The containers are industrial in appearance of block form and although sat close within the surrounds of a large agricultural building, appear alien features in what is otherwise a rural location within a fairly flat open landscape. This is further exasperated by the colour palate chosen (blue) which is visible through current hedging and tree line which is less effective in screening the containers in the winter months.

- 7.29 Officers note that the application has not included any details regarding the security lighting present on site. There are a number of lights on site attached to the agricultural building facing outwards towards the containers and the countryside. These are present on the North, South and East elevations of the agricultural building at a height greater than the containers but midway of the height of the building. The site lies within the countryside bounded by open fields. Officers believe that the increased use of the facility at sporadic times would impact on the local wildlife and lighting should be controlled to mitigate any impact. No information has accompanied the application regarding the intensity, height and sensitivity of the lights to allow officers to assess the ecological impact on the surrounding area and therefore consider any conditions to mitigate the impact.
- 7.30 As such, it is considered that the proposed development fails to recognise the intrinsic character and beauty of the countryside, fails to respond positively to its context, fails to contribute positively to the area's character and identity, and fails to successfully integrate with the adjoining open landscape and is therefore contrary to Chapter 12 of the NPPF (2021) and Policies LP10, LP11 and LP12 of the Local Plan.

#### **Impact on Residential Amenity**

- 7.31 Policy LP14 of the Local Plan states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings.
- 7.32 A site visit was carried out by the case officer, and it was noted that a dwelling house to the East of the main farm buildings and container storage area. This dwelling uses the same access as that of the proposal and is approximately 115 meters from the closest container. Officers consider that the increased volume in traffic using the access road and visits to the location would potentially cause harm for the current and future occupier of this dwelling by virtue of noise and light from the security lighting present.
- 7.33 No information has accompanied the application regarding the intensity, height and sensitivity of the lights to allow officers to assess the residential amenity impact on the adjacent dwelling and therefore consider any conditions to mitigate the impact.
- 7.34 As such, it is considered that the proposed development fails to maintain a high standard of amenity for all occupiers of neighbouring land and buildings and is therefore contrary to Policy LP14 of Huntingdonshire's Local Plan in this regard.

#### **Access and Transport**

- 7.35 Policy LP17 of the Local Plan states that a proposal will be supported where it incorporates appropriate space for vehicle movements, facilitates accessibility for service and emergency vehicles and incorporates adequate parking for vehicles and cycles. It requires a clear justification for the space for vehicle movements and level of vehicle and cycle parking proposed to be provided.
- 7.36 No information has accompanied the application in regard to access and parking arrangements for the proposal and it is unclear if the current access on the south roundabout at the A1198 and A14 intersection will be used for both agricultural vehicles and visitors to the site. Cambridgeshire County Council as the Local Highway Authority has requested additional information with regard to numbers of additional vehicle movements, uses of the access i.e. is it still used for agricultural vehicles, dimensions of access and vehicle tracking details of likely users. The site itself covers only a small area of the total site and therefore the public access to the storage units is likely to increase the volume of traffic visiting the site.
- 7.37 Whilst the applicant owns adjoining land, and the site consists of a large area of hardstanding, there is no indication of parking provision for vehicles making use of the proposed storage containers.
- 7.38 Although the use is not considered to generate significant traffic volumes simultaneously, the lack of clarity and certainty regarding space available for parking means that the Local Planning Authority is unable to be satisfied that the proposals would not lead to a detrimental impact upon the neighbouring properties.
- 7.39 Given the issues outlined above, it is considered that a further reason for refusal based on the lack of information set out above is justified. The proposed development has failed to demonstrate it would provide a safe and suitable parking, and access that protect the safe function of the highway and meet the needs of existing and future occupiers. Therefore, the proposed development is considered to be unacceptable with regard to Parking and Vehicle Movement and fails to accord with Policy LP17 Huntingdonshire's Local Plan and Section 9 of the NPPF (2021)

#### **Trees, Woodland, Hedges and Hedgerows**

- 7.40 Policy LP31 of the Local Plan states a proposal will be required to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated.

*"Where investigations show that such adverse impacts are possible a statement will be required that: a. assesses all trees,*

*woodland, hedges and hedgerows that would be affected by the proposal, describing and assessing their value; b. sets out how the details of the proposal have been decided upon in terms of their impact on the value of trees, woodland, hedges and hedgerows and how adverse impacts will be avoided as far as possible, or if unavoidable how they will be minimised as far as possible.”*

*“A proposal will only be supported where it seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development. In such cases the proposal will be expected to make reference to and follow the guidance contained in the Council's A Tree Strategy for Huntingdonshire (2015) or successor documents.*

*Loss, threat or damage to any tree, woodland, hedge or hedgerow of visual, heritage or nature conservation value will only be acceptable where:*

*c. it is addressed firstly by seeking to avoid the impact, then to minimise the impact and finally where appropriate to include mitigation measures; or*

*d. there are sound arboricultural reasons to support the proposal.*

*Where impacts remain the need for, and benefits of, the development in that location must clearly outweigh the loss, threat or damage. Where loss, threat or damage cannot be fully addressed through minimisation and/ or mitigation measures the proposal may be supported if alternative measures such as reinstatement of features, additional landscaping, habitat creation or tree planting will compensate for the harm and can be implemented and established before development starts.”*

- 7.41 Officers have noted that there are established trees and hedgerows that bound the site to the North, South and East on which the root systems potentially have the hardcore hardstanding laid with containers atop.
- 7.42 No information has accompanied the application regarding the impact of the hardcore and containers on the trees and hedgerow to allow officers to assess and adverse impact on and therefore consider any conditions to mitigate the impact.
- 7.43 As such, it is considered that the proposed development fails to seek to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development and is therefore contrary to Policy LP31 of Huntingdonshire's Local Plan in this regard.

#### **Ecology and Biodiversity**

- 7.44 Policy LP30 of the Local Plan requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity

have been investigated and ensure no net loss in biodiversity and provide a net gain where possible, through the planned retention, enhancement and creation of habitats and wildlife features, appropriate to the scale, type, and location of development. Paragraph 8.12 of the Local Plan points out that in order to ensure the quality of the assessment it should be completed by an appropriately qualified specialist.

- 7.45 Biodiversity checklist completed. In this case, given the limited scale of the development in terms of hardstanding and containers being placed atop, it is concluded that there will be no significant net loss in biodiversity.
- 7.46 Notwithstanding the above the application Officers noted on a visit to the site that there were a number of lights attached to the building on site as described in previous sections of this report. Given the location within the countryside officers have concerns regarding the effect of any security/ safety lighting on wildlife passing through or in habitat in the area given the increased and sporadic nature of the likely users of the site.
- 7.47 Insufficient information has been submitted with the application to demonstrate that the proposal would not result in harm to protected species or wildlife in relation to the current lighting on site. The proposal is therefore contrary to Policy LP30 of the Huntingdonshire's Local Plan, The Wildlife and Countryside Act (1981), the Habitats and Protected Species Regulations (2017) and the National Planning Policy Framework (2021).

### **Flood Risk**

- 7.48 Policy LP5 of the Local Plan to 2036 and The National Planning Policy Framework (NPPF) (2021) paragraphs 167 and 168, states proposal will only be supported where all forms of flood risk have been addressed.
- 7.49 The site lies within Flood Zone 1 which means that it has a low probability of fluvial flooding. The proposal involves the change of use of an agricultural building and land to the commercial siting of storage containers - which is classified as 'Less Vulnerable' development. This type of development is considered to be acceptable in Flood Zone 1 and accordingly Exception or Sequential Tests are not required.
- 7.50 As such, it is considered that the proposed development accords with Policy LP5 of the Local Plan to 2036 and The National Planning Policy Framework (NPPF) (2021) paragraphs 167 and 168.

## **Conclusion and Planning Balance**

- 7.51 The application is retrospective as the stationing of 55 containers and use as storage is taking place. The proposal seeks to retain the use on associated hardstanding within a former agricultural site within the countryside for storage use by paying customers.
- 7.52 When taken as a whole, it is considered that the proposed development would result in an unacceptable form of development in the countryside that would not recognise the intrinsic character and beauty of the countryside given the scale and siting of various storage containers. And would result in the unjustified loss of an existing agricultural building and land.
- 7.53 Furthermore the application fails to demonstrate that the proposal would not result in harm to residential amenity of the neighbouring buildings by virtue of noise and light.
- 7.54 The application contains insufficient supporting information for assessment of the impact of the development on the Highway Network.
- 7.55 Additionally the application fails to demonstrate that the proposal would not result in harm to trees, hedgerows and hedges and would not result in harm to protected species or wildlife.
- 7.56 Accordingly, the proposal would be contrary to Policies LP10, LP11, LP12, LP 14, LP17, LP19, LP30, LP31, and LP33 of the adopted Huntingdonshire Local Plan, the Godmanchester Neighbourhood Plan, Policy GMC1, the Huntingdonshire Design Guide SPD and the aims of the National Planning Policy Framework.
- 7.57 Having regard to all relevant material considerations, it is concluded that the proposal would not accord with local and national planning policy. Therefore, it is recommended that planning permission be refused.

## **8. RECOMMENDATION – REFUSAL for the following reasons:**

- 1) The proposed development site lies in the open countryside which would represent an encroachment of built development into the countryside, outside of the built-up area of any settlement. The proposal does not accord with any of the limited or specific opportunities for development in the countryside as set out within the policies of Huntingdonshire's Local Plan, which restrict development in the countryside to protect the intrinsic character and beauty of the countryside. Furthermore, the proposed development would result in the loss of Grade 2 Agricultural Land for which exceptional circumstances have not been demonstrated. The proposal would therefore be contrary to the requirements of Policies



LP2 and LP10 of the Huntingdonshire Local Plan. The proposed development is contrary also to the Godmanchester Neighbourhood Plan, Policy GMC1: The importance of the countryside due to its location and outside of the detailed settlement boundary. The proposal does not seek to preserve and protect the most versatile agricultural land.

- 2) The proposed development by virtue of its design, scale and massing would appear as a prominent and alien feature in the countryside, failing to integrate with the surrounding landscape and failing to respect the intrinsic character and beauty of the countryside. The proposal would therefore be contrary to Policies LP10, LP11, LP12 and LP19 of the Huntingdonshire Local Plan.
- 3) The application contains insufficient submitted information to demonstrate that the proposal would not result in harm to the residential amenity of neighbouring buildings. The proposal is therefore contrary to Policy LP14 of the Huntingdonshire's Local Plan.
- 4) The application contains insufficient submitted information to enable the impact of the proposed development on the local highway network to be assessed. The proposal therefore fails to comply with the requirements of Policy LP17 of the Huntingdonshire Local Plan and Section 9 of the National Planning Policy Framework 2021.
- 5) The application contains insufficient submitted information to demonstrate that the proposal would not result in harm to trees, hedgerows and hedges and would not result in harm to protected species or wildlife. The proposal is therefore contrary to Policy LP30 and LP 31 of the Huntingdonshire's Local Plan, The Wildlife and Countryside Act (1981), the Habitats and Protected Species Regulations (2017) and the National Planning Policy Framework (2021).

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**CONTACT OFFICER: Andrea Dollard**

Enquiries [Andrea.Dollard@Huntingdonshire.gov.uk](mailto:Andrea.Dollard@Huntingdonshire.gov.uk)

**From:** [Deputy Clerk](#)  
**To:** [Control, Development \(Planning\)](#); [DMAdmin](#); [Olivia Manton](#)  
**Cc:** [Town Clerk](#)  
**Subject:** Godmanchester Town Council Planning Decisions  
**Date:** 09 December 2022 07:53:48  
**Attachments:** [image001.png](#)

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Good Morning

Please Godmanchester Town Council's decisions following last night's meeting;

Planning Application 22/00361/FUL  
Location Agricultural Buildings Depden Lodge Farm Ermine Street  
Work requested Change of use from hardstanding storage area to container storage  
Area

Recommendation: Recommend – Approval. This hard standing storage area has been operating as a container storage area for the last two years, the site is set back from the main road and is surrounded by planting.

**The following decisions have already been submitted to HDC. However, for the purposes of clarity please note that our decision on the Dexters Farm Bearscroft Lane Godmanchester application was **REFUSAL**.**

Planning Application 22/02314/S73  
Location Dexters Farm Bearscroft Lane Godmanchester  
Work requested Variation of condition 17 (toucan crossing and footway) for 18/01850/OUT to vary the trigger for the Condition 17, so that the Toucan crossing and footway are installed before prior to the occupation of no more than 50% of the dwellings

Recommendation: Recommend – This application, due to the HDC response date of 07.12.2022 was discussed at this meeting. **The application was recommended for denial.** Given the speed and amount of traffic on this stretch of the A1198, it is felt that there is a duty of care to ensure that the original condition 17 remains, namely that: *No dwelling shall be occupied until a scheme for the provision of a toucan crossing on the A1198 and footway connecting the site access with the existing footway at the roundabout of the A1198 and Gumcester Way generally, in accordance with drawing number TR-01-rev P4, has been submitted to and approved in writing by the Local Planning Authority and constructed in accordance with the approved details.*

Planning Application 22/02215/S73  
Location 2A Church Place Godmanchester PE29  
2AH  
Work requested Variation of conditions 2(Plans), 3(Materials), 4(Joinery Details) and 7 (Cycle Storage) of 20/02358/FUL

Recommendation: Recommend – This application, due to the HDC response date of 30.11.2022, has been discussed by Cllr Pauley and Town Clerk under delegated powers. This is for information only. Recommend – Approval, noting that it is disappointing that the rear wall has not be rendered.

|                      |  |
|----------------------|--|
| Planning Application | 22/02344/LBC   |
| Location             | Chinese Bridge The Causeway Godmanchester                                      |
| Work requested and   | Restoration, repair (including replacement timbers), cleaning and redecorating |

Recommendation: Recommend – *This application, due to the HDC response date of 08.12.2022 was discussed at this meeting. The application was recommended for approval, with a request that the works be completed as soon as possible. The response has been sent to HDC by the Town Clerk, under delegated powers.*

Kind regards

**Clair Whitlock** | Deputy Town Clerk

Godmanchester Town Council | Town Hall | 1 Post Street | Godmanchester | PE29 2NB

[deputy.clerk@gmccouncil.com](mailto:deputy.clerk@gmccouncil.com)

**01480 388870**

*(Please note my days of work are Monday, Wednesday-Friday 8.30am – 1:30pm)*



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**From:** Deputy Clerk

**Sent:** 02 December 2022 10:33

**To:** Control, Development (Planning) <Development.Control@huntingdonshire.gov.uk>; Dmadmin@huntingdonshire.gov.uk; Olivia Manton <Olivia.Manton@huntingdonshire.gov.uk>

**Cc:** Town Clerk <townclerk@gmccouncil.com>

**Subject:** Godmanchester Town Council Planning Decisions

Good Morning

Please see responses to the following planning applications;

|                             |   |
|-----------------------------|---|
| <b>Planning Application</b> | 22/02344/LBC  |
| <b>Location</b>             | Chinese Bridge The Causeway Godmanchester                         |
| <b>Work requested</b>       | Restoration, repair (including replacement timbers), cleaning and |

redecorating

**Recommendation:** **Recommend – This application, due to the HDC response date of 08.12.2022 was discussed at a meeting (30.11.22). The application was recommended for approval, with a request that the works be completed as soon as possible.**

**Planning Application** 22/02314/S73  
**Location** Dexters Farm Bearscroft Lane Godmanchester  
**Work requested** Variation of condition 17 (toucan crossing and footway) for 18/01850/OUT to vary the trigger for the Condition 17, so that the Toucan crossing and footway are installed before prior to the occupation of no more than 50% of the dwellings

**Recommendation:** **Recommend – This application, due to the HDC response date of 07.12.2022 was discussed at a meeting (30.11.22). The application was recommended for denial. Given the speed and amount of traffic on this stretch of the A1198, it is felt that there is a duty of care to ensure that the original condition 17 remains, namely that: *No dwelling shall be occupied until a scheme for the provision of a toucan crossing on the A1198 and footway connecting the site access with the existing footway at the roundabout of the A1198 and Gumcester Way generally, in accordance with drawing number TR-01-rev P4, has been submitted to and approved in writing by the Local Planning Authority and constructed in accordance with the approved details.***

Kind regards

**Clair Whitlock** | Deputy Town Clerk  
Godmanchester Town Council | Town Hall | 1 Post Street | Godmanchester | PE29 2NB  
[deputy.clerk@gmccouncil.com](mailto:deputy.clerk@gmccouncil.com)  
**01480 388870**  
*(Please note my days of work are Monday, Wednesday-Friday 8.30am – 1:30pm)*



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# Development Management Committee



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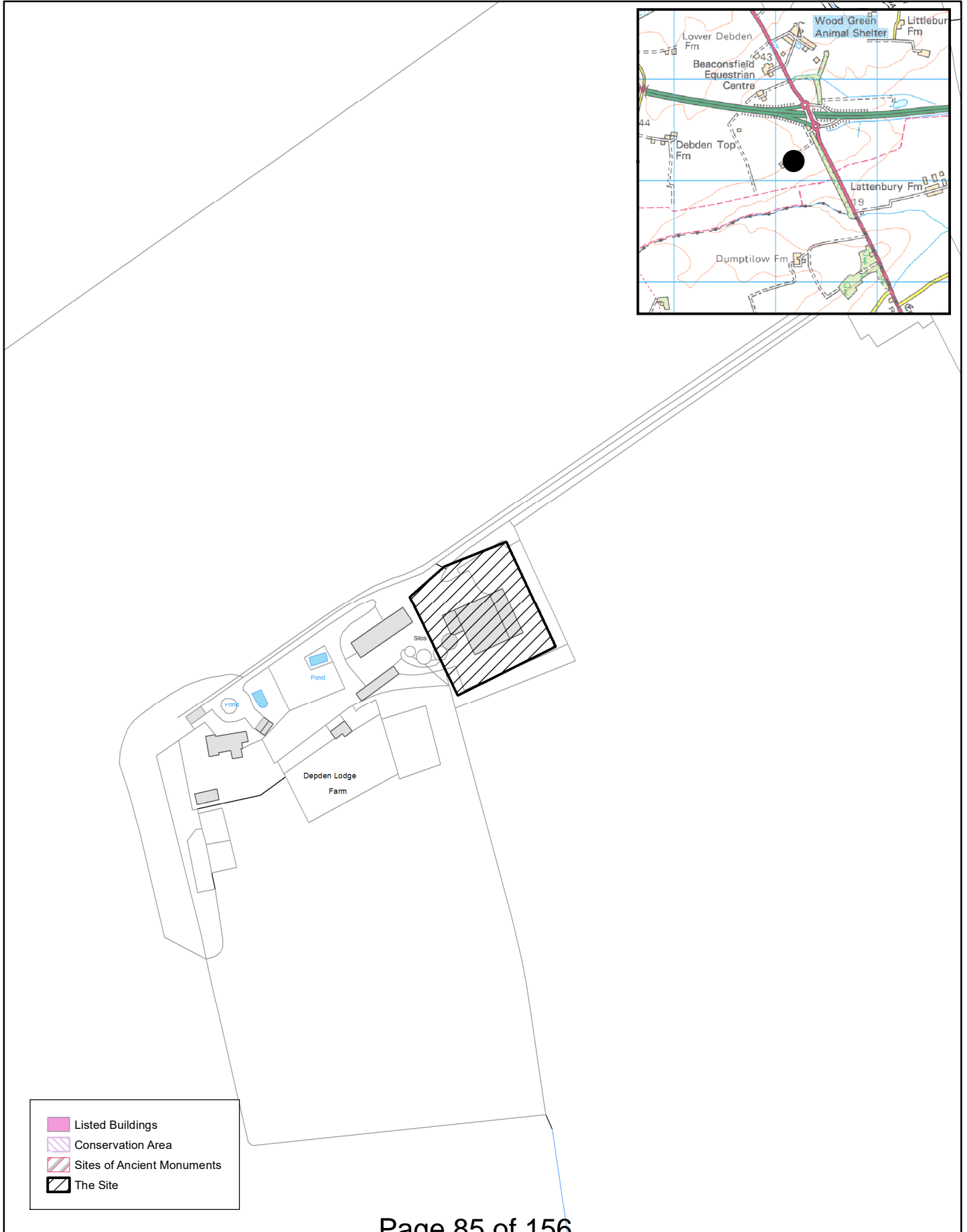
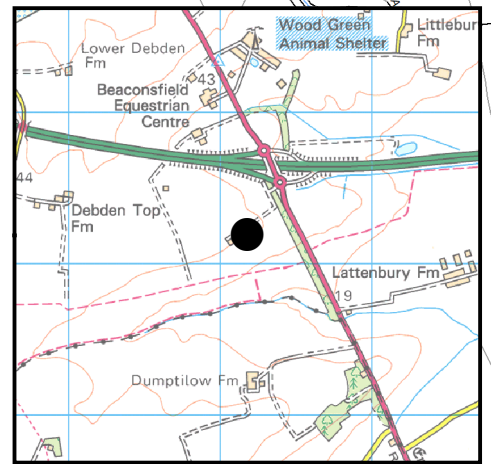
Date Created: 10/05/2023

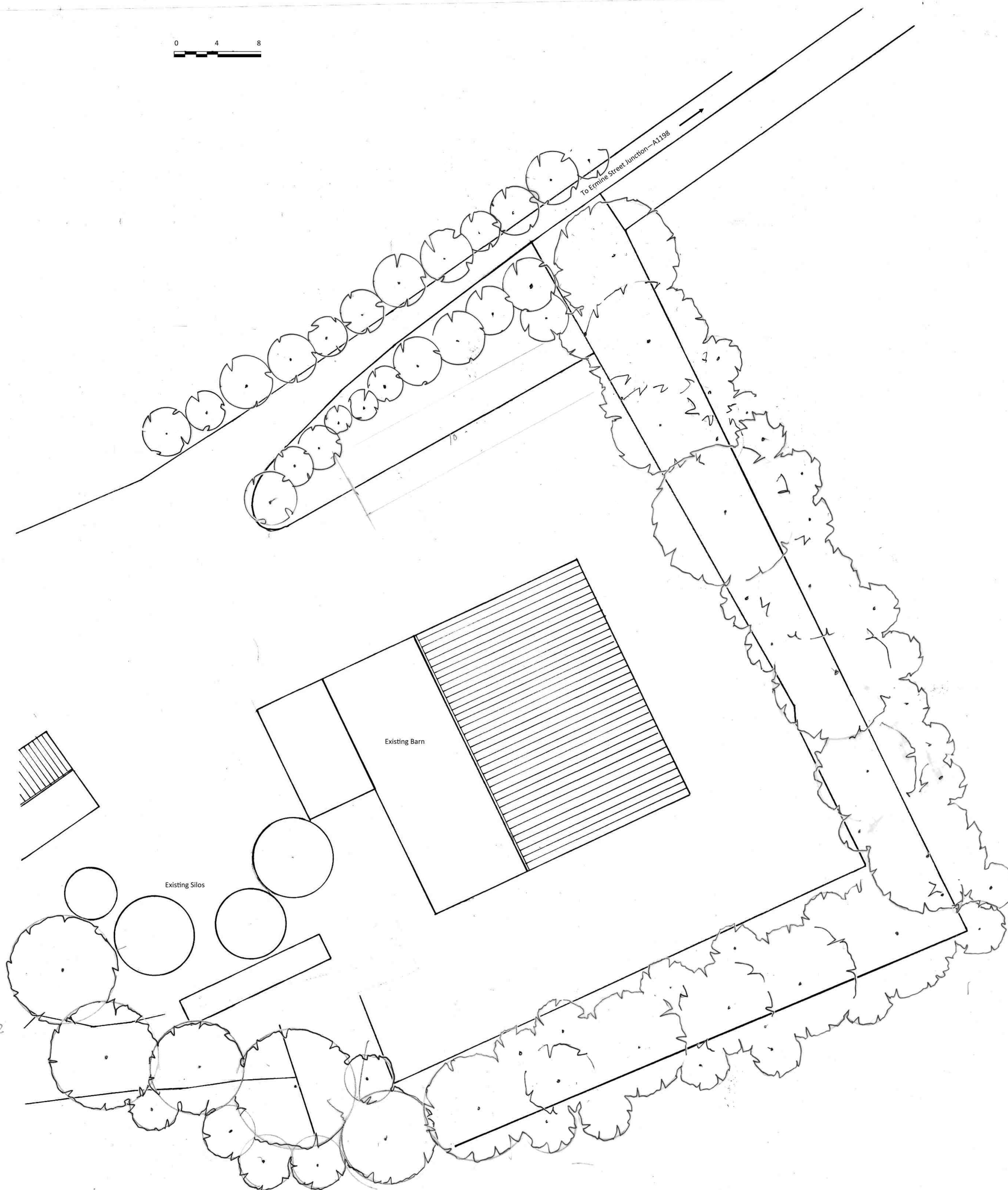
Application Ref:22/00361/FUL

Location: Godmanchester



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SITE LOCATION PLAN  
 AREA 5 HA  
 SCALE 1:2500 on A4  
 CENTRE COORDINATES: 526224, 267225



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Notes:

| Date | Revisions |
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 6 Holly Bush Lane  
 Sevenoaks  
 Kent  
 TN13 3UN

Client  
 Godmanchester Self Storage

Job Title  
 Change of use from hardstanding storage area to container storage area.  
 Depden Lodge Farm,  
 Lattenbury Hill,  
 Godmanchester,  
 Huntingdon PE28 9PA

Drawing Title  
 Block Plans as existing  
 and  
 Site Location Plan

Scale  
 1:200 & 1:2500

Date 23rd January 2022 Drawn By jkc

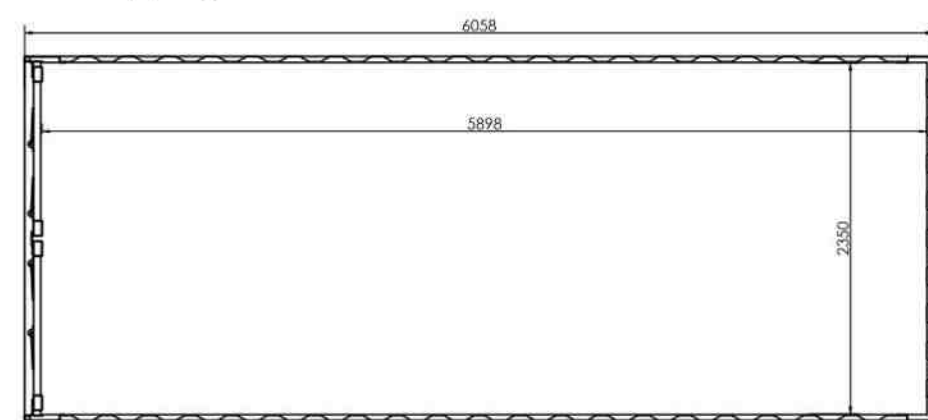
| Dwg. No. | Rev. |
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| 012122   |      |

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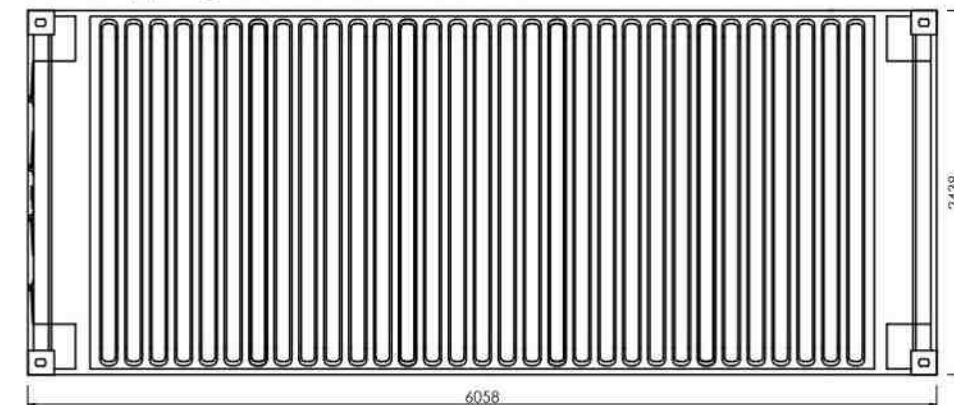
Note: Where this drawing is used for construction purposes, use annotated dimensions only.  
**DO NOT SCALE.**



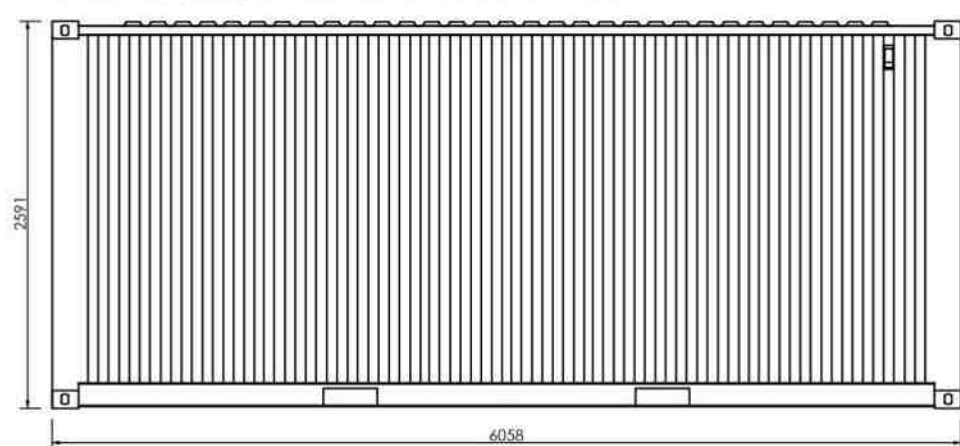
20ft Shipping Container - Plan



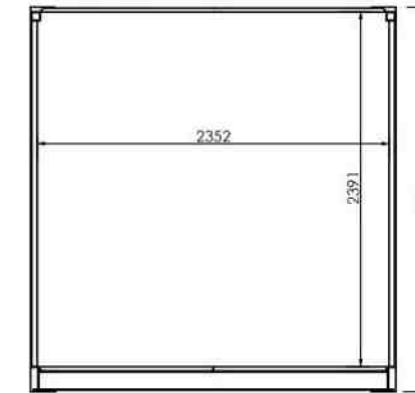
20ft Shipping Container - Roof Plan



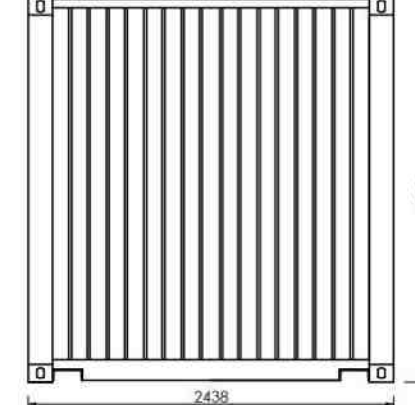
20ft Shipping Container - Side Elevation



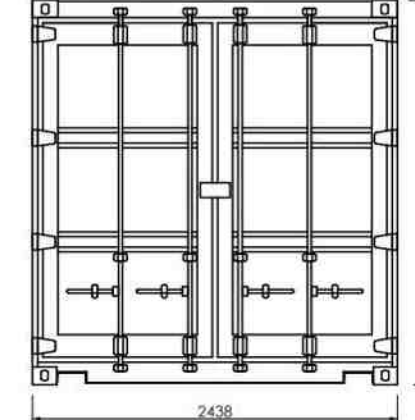
20ft Shipping Container - Section



20ft Shipping Container - Front Elevation



20ft Shipping Container - Door Elevation



Notes

| Date | Revisions |
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 6 Holly Bush Lane  
 Sevenoaks  
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 TN13 3UN

Client  
 Godmanchester Self Storage

Job Title  
 Change of use from hardstanding storage area to container storage area.  
 Depden Lodge Farm,  
 Lattenbury Hill,  
 Godmanchester,  
 Huntingdon PE28 9PA

Drawing Title  
 Plans and elevations of 20ft container.

Scale 1:50

Date 17th August 2022 Drawn By jk

| Dwg. No. | Rev. |
|----------|------|
| 042122   |      |

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## DEVELOPMENT MANAGEMENT COMMITTEE 22<sup>nd</sup> May 2023

**Case No:** 21/00076/FUL

**Proposal:** CONSTRUCTION OF A DUAL USE CYCLE/PEDESTRIAN PATH FROM SUTTON VILLAGE ACROSS THE MEADOWS TO THE NENE VALLEY RAILWAY STATION AT STIBBINGTON. THIS WOULD APPROX 900M IN LENGTH. THE CONSTRUCTED PATH WOULD FORM PART OF A LONGER CYCLE ROUTE, MAINLY ON PUBLIC ROADS FROM AILSWORTH TO THE NVR STATION.

**Location:** NENE VALLEY RAILWAY, WANSFORD STATION  
GREAT NORTH ROAD, STIBBINGTON

**Applicant:** MR ANDREW NASH

**Grid Ref:** 509359 297954

**Date of Registration:** 12 JAN 2021

**Parish:** SIBSON-CUM-STIBBINGTON

---

### RECOMMENDATION - APPROVE

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

#### 1. DESCRIPTION OF SITE AND APPLICATION

##### Site and Surroundings

- 1.1 The site comprises a dismantled railway line between the southern end of Lovers Lane in Stibbington and Wansford Station on the Nene Valley Railway (NVR). It largely follows an established field boundary before crossing the River Nene, close to the railway station. More particularly, this application relates to the unsurfaced informal path between the pedestrian bridge and the Old Great North Road. Both the bridge and signal box are Grade II Listed. The site is in Flood Zone 1.

##### Proposal

- 1.2 This is a cross boundary application with most of the works falling within the local authority area of Peterborough City Council. The project proposes the construction of a dual-use cycle/pedestrian path from Sutton Village to the north across the

meadows to the Nene Valley Railway Station at Stibbington. This would be approximately 900 metres in length. The constructed path would form part of a longer cycle route, mainly on public roads from Ailsworth located further to the east via Sutton to the NVR station. Members should note that the application within the local authority area of Peterborough City Council was originally refused but was allowed at appeal. Therefore, the scheme now benefits from planning permission.

- 1.3 Only the very final part of the route, the end of the Nene Valley Railway footbridge alongside the railway bridge over the River Nene, is within Huntingdonshire District Council's area (the boundary between Huntingdon District Council and Peterborough Council runs along the centre of the River Nene here). This very final part of the route is what the application in front of members relates to.
- 1.4 This application seeks planning permission for surfacing works to widen and level out the unsurfaced informal path between the pedestrian bridge and the Old Great North Road. The path is to be 2.5m wide and constructed with asphalt.
- 1.5 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.
- 1.6 The application is supported by the following documents;
  - Photographs of the site
  - Design and Access Statement
  - Heritage Statement
  - Ecological Impact Assessment
  - Supporting Statement
  - Image of Proposed New Steps at Wansford Station
  - Statements from various local organisations who support the proposals

## 2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (20<sup>th</sup> 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 (see section 3.4 below) are also relevant and material considerations.

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

### 3. PLANNING POLICIES

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

- LP1: Amount of Development
- LP2: Strategy for Development
- LP4: Contributing to Infrastructure Delivery
- LP5: Flood Risk
- LP7: Spatial Planning Areas
- LP11: Design Context
- LP12: Design Implementation
- LP14: Amenity
- LP15: Surface Water
- LP16: Sustainable Travel
- LP17: Parking Provision and vehicle movement
- LP30: Biodiversity and Geodiversity
- LP31: Trees, Woodland Hedges and Hedgerows
- LP34: Heritage Assets and their Settings

3.2 Supplementary Planning Documents (SPD) and Guidance:

- Huntingdonshire Design Guide Supplementary Planning Document (2017):
- Developer Contributions SPD (2011)
- Huntingdonshire Landscape and Townscape Assessment (2007)
- Cambridgeshire Flood and Water SPD 2017
- Huntingdonshire Tree Guidance Note 3
- Annual Monitoring Report – Part 1 (Housing) 2019/2019 (October 2019)
- Annual Monitoring Report – Part 2 (Non- Housing) 2018/2019 (December 2019)
- RECAP CCC Waste Management Design Guide (CCC SPD) 2012

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

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

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

- 4.1 20/01026/FUL - Construction of a dual- use cycle/pedestrian path from Sutton Village across the meadows to the Nene Valley Railway Station at Stibbington, including cattle grids, a new 3m wide timber cycle/footbridge over field drain and new flight of steps with wheeling channel to the footbridge across the River Nene - Refused but allowed on Appeal. APP/J0540/W/21/3287810

#### **5. CONSULTATIONS**

- 5.1 Sibson-cum-Stibbington Parish Council - Are opposed to the application on the grounds of major flooding issues and the cycle path extending beyond Sutton has been refused.

Officer Note: The Parish Council have been contacted advising that as the application involves such a small area of hardstanding within HDC's area and permission was granted at Appeal for the works within Peterborough City Council's area would they be prepared to remove their objection. The Parish Council still object on flooding grounds.

- 5.2 Local Highway Authority – No objection.

Subject to a condition regarding the construction of the pedestrian link where it crosses the public highway

- 5.3 Conservation Team - No objection.

The bridge is a grade II listed building and the signal box is also a grade II listed building. Whilst the works elsewhere in the scheme are more extensive the only works proposed within this district appears to be resurfacing works to widen and level out the existing unsurfaced informal path between the pedestrian bridge over the river Nene and the edge of the great north road. This work falls within an area of informal carparking.

The works proposed will not cause harm to the bridge or the signal box.

#### **6. REPRESENTATIONS**

- 6.1 One letter has been received supporting the application for the following reasons:

- The proposed route between Sutton and Stibbington mainly follows what was previously a railway line and therefore

continues to utilise this route as a transport solution. A solution that is needed in the area to provide safe cycling access to nearby population centres.

## **7. ASSESSMENT**

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

### **Principle of Development**

- 7.6 The site is located within the open countryside and the proposal is part of a large scheme to provide a dual use cycle/pedestrian path.
- 7.7 Local Plan Policy LP10 (Countryside) states: *that all development within the countryside must:*
- a. Seek to use land of lower agricultural value in preference to land of higher agricultural value*
    - i. Avoiding the irreversible loss of the best and most versatile agricultural land (Grade 1 to 3a) where possible*
    - ii. Avoiding Grade 1 agricultural land unless there are exceptional circumstances where the benefits of the proposal significantly outweigh the loss of land*
  - b. Recognise the intrinsic character and beauty of the countryside*
  - c. Not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others*
- 7.8 Policy LP10 of the Local Plan states that development in the countryside will be restricted to the limited and specific opportunities as provided for in the other policies of this plan.
- 7.9 Policy LP16 relates to Sustainable Travel and states that new development will be expected to contribute to an enhanced transport network that supports an increasing proportion of journeys being undertaken by sustainable travel modes.
- 7.10 This application relates to works which form part of a wider strategy for a proposed cycle and pedestrian route from Sutton village to Wansford Station with only a small area of works falling within the Huntingdonshire Area. Whilst the works elsewhere in the scheme are more extensive the only works proposed within this district involve resurfacing works to widen and level out the existing unsurfaced informal path between the pedestrian bridge over the river Nene and the edge of the great north road. The remainder of the proposal falls within Peterborough City Council where permission has been granted at appeal for the works.
- 7.11 Given the nature of the proposal and as it is part of a wider strategy for a proposed cycle and pedestrian route from Sutton village to Wansford Station, Officers consider the proposal complies with Policies LP10 and LP16 of the Local Plan. The principle of development is therefore considered acceptable, subject to all other planning matters being addressed.

### **Design, Visual Amenity and impact on the surrounding area**

- 7.12 Policy LP11 of the Local Plan states that proposals will be supported where it is demonstrated that they positively respond to their context and draw inspiration from the key characteristics of their surroundings, including the natural, historic and built

environment. Policy LP12 of the Local Plan states that proposals will be supported where they contribute positively to the area's character and identity and where they successfully integrate with adjoining buildings, topography and landscape.

- 7.13 The proposed development within Huntingdonshire's area is limited to surfacing works to widen and level out the unsurfaced informal path between the pedestrian bridge and the Old Great North Road. This would involve the levelling off the ground and the laying of a small area of tarmac between the existing pedestrian bridge and the Great North Road. Officers recommend a condition to ensure the proposal is built as per the materials on the plans.
- 7.14 Overall, the proposal would respond positively to its context within the countryside setting. The proposal is therefore considered to accord with Policies LP10, LP11 and LP12 of the Local Plan.

### **Impact on Heritage Assets**

- 7.15 Both the bridge and signal box are Grade II Listed.
- 7.16 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 7.17 Para. 199 of the NPPF set out that '*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance*'. Para. 200 states that '*Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification...*'
- 7.18 Local Plan Policy LP34 aligns with the statutory provisions and NPPF advice.
- 7.19 The Conservation Team have been consulted and advise the works proposed will not cause harm to the bridge or the signal box. Officers agree with this given the minor nature of the proposal. The proposal would therefore preserve the setting of the nearby Listed Building in accordance with policy LP34 of the Local Plan, and paragraphs 199 and 200 of the NPPF (2021) in this regard.

### **Residential Amenity**

- 7.20 Policy LP14 states that a proposal will be supported where a high standard of amenity is maintained for all occupiers of neighbouring land and buildings.
- 7.21 Given the minor scale and nature of the proposal, Officers consider that the proposed development and its use would not have any significant adverse impacts upon residential amenity. The proposal therefore accords with Policy LP14 of the Local Plan.

### **Highway Safety**

- 7.22 Policy LP17 of the Local Plan seeks to ensure that new development incorporates appropriate space for vehicle movements, facilitates access for emergency vehicles and service vehicles and incorporates adequate parking for vehicles and cycles.
- 7.23 The Highway Authority has confirmed that there are no objections to the proposal from a highway safety and access viewpoint subject to a planning condition requiring the pedestrian link is constructed in accordance with the Cambridgeshire County Council construction specification. Therefore, the proposal is unlikely to have any adverse effect on the public highway in accordance with Policies LP16 and LP17 of the Huntingdonshire's Local Plan to 2036.

### **Flood Risk and Drainage**

- 7.24 The Parish Council has objected on grounds of major flooding issues.
- 7.25 Policy LP5 of the Local Plan to 2036 seek to steer new developments to areas at lowest risk of flooding.
- 7.26 The application site is situated in Flood Zone 1 based on the Environment Agency Floods Maps and the Strategic Flood Risk Assessment (2017) and is therefore at low risk of flooding.
- 7.27 The proposed development in this area only involves a small area of tarmac.
- 7.28 Officers note that the Planning Inspector considered flood risk for the rest of the scheme under Peterborough City Council application 20/01026/FUL paragraph 6 of the appeal decision "*that the proposal complies with local and national planning policy, is categorised as a water compatible development, would not increase the risk of flooding elsewhere and the site can be appropriately drained.*"
- 7.29 Officers note the concerns raised by the Parish Council. However, taking all of the above into account, including the size and nature



of the proposal, the relevant planning history and that the site is in Flood Zone 1, Officers consider the proposal would be acceptable in terms of flood risk in accordance with Policy LP5 of the Local Plan to 2036.

## **Biodiversity**

- 7.30 Policy LP30 of the Local Plan requires development proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated. The Policy also requires development proposals to ensure no net loss in biodiversity and provide a net gain in biodiversity where possible. Policy LP31 of the Local Plan states a proposal will be required to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated. A proposal will only be supported where it seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development.
- 7.31 The application is accompanied by an Ecological Impact Assessment which covers the entire stretch of works (including the Peterborough City application). The proposed development in this area only involves a small area of tarmac and will therefore not have any material impacts upon biodiversity or any trees and hedges due to its limited nature, in accordance with Policies LP30 and LP31 of the Local Plan, The Wildlife and Countryside Act (1981) and the Habitats and Protected Species Regulations (2017).

## **Conclusion**

- 7.32 This application is for surfacing works to widen and level out the unsurfaced informal path between the pedestrian bridge and the Old Great North Road. As outlined in this report, the application is part of a larger scheme to provide a dual cycle/pedestrian path and associated earthworks from Sutton village across the meadows to the Nene Valley Railway station at Stibbington which was allowed at appeal.
- 7.33 The proposed development is considered to be acceptable as it would not have an adverse impact upon the countryside, amenity and highway safety, would have a neutral impact upon heritage assets, and would not harm biodiversity or have any issues with regard to flood risk.
- 7.34 Having regard to all relevant material considerations, it is concluded that the proposal would accord with local and national planning policies. Therefore, it is recommended that planning permission be granted.

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

- Time limit
- Approved plans
- Materials as stated on application form/ plans
- Pedestrian link to be constructed in accordance with Cambridgeshire County Council specification requirements

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 **Lewis Tomlinson Senior Development Management Officer** – [lewis.tomlinson@huntingdonshire.gov.uk](mailto:lewis.tomlinson@huntingdonshire.gov.uk)

**From:** [wendy.gray](#)  
**To:** [Control, Development \(Planning\)](#)  
**Subject:** Nene Valley Railway Wansford Station Great North Road (ref 21/00076/FUL)  
**Date:** 23 November 2021 12:20:14

---

Sibson-cum-Stibbington are opposed to the above application for the following reasons:

Major flooding Issues.  
Cycle Path extending beyond Sutton has been refused.

Wendy Gray  
Parish Clerk

**From:** [Charlie Newman](#)  
**To:** [Amanda McSherry](#)  
**Cc:** [Cary Murphy](#); [Jennifer Wallis](#)  
**Subject:** Re: FW: Nene Valley Railway, Wansford Station, Great North Road (21/00076/FUL)  
**Date:** 25 April 2023 18:43:43  
**Attachments:** [image001.png](#)

---

Hi Amanda.

Thanks for getting in touch. I can confirm that the Parish Council uphold its objection due to flooding.

Kind regards  
Charlie Newman

**Sibson cum Stibbington Parish Clerk**  
**E:** [sibson.cum.stibbington@gmail.com](mailto:sibson.cum.stibbington@gmail.com)

On Tue, 25 Apr 2023 at 11:45, Amanda McSherry  
<[Amanda.McSherry@huntingdonshire.gov.uk](mailto:Amanda.McSherry@huntingdonshire.gov.uk)> wrote:

Charlotte

I apologise I think we have been using an old email address to try and contact the Parish Council about this planning application.

Please can I ask the Parish to let us know whether they maintain their objection and then we will take the application to the Development Management Planning Committee for determination or whether in view of the appeal decision they would be happy to remove their objection and we could determine the application under delegated powers.

Please let us know how you wish to proceed.

Many Thanks

Amanda

Amanda McSherry

Development Management Team Leader (North)

T: 07720 173664

Development Services,  
Huntingdonshire District Council,  
Pathfinder House,  
St. Mary's Street,  
Huntingdon.  
PE29 3TN

**Please be advised that the comments contained within this Email represent the informal opinion of an officer of Huntingdonshire District Council. These comments are made without prejudice to the eventual determination of any planning application that may be submitted.**



---

**From:** Jennifer Wallis  
**Sent:** 27 March 2023 12:45  
**To:** '[wendy7wansford@gmail.com](mailto:wendy7wansford@gmail.com)' <[wendy7wansford@gmail.com](mailto:wendy7wansford@gmail.com)>  
**Subject:** Nene Valley Railway, Wansford Station, Great North Road (21/00076/FUL)

Wendy,

I have been allocated the above application to deal with as part of the backlog team and I am in the process of going through the file. I understand that Amanda McSherry wrote to you on 10<sup>th</sup> February 2023 regarding the comments received on the application from Sibson-cum-Stibbington Parish Council (copy of e-mail attached).

I do not appear to have a response from you saved on the file. I would therefore be grateful if you could advise whether the Parish maintain their objection given the appeal decision referred to by Amanda.

Your early response would be appreciated so that I can conclude the application.

Kind Regards

Kirsty McMahon

On behalf of

Jennifer Wallis

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--

Charlie Newman

**Sibson cum Stibbington Parish Clerk**

**E:** [sibson.cum.stibbington@gmail.com](mailto:sibson.cum.stibbington@gmail.com)

# Development Management Committee

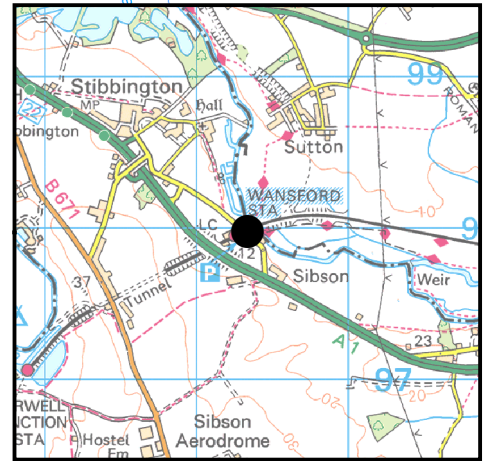
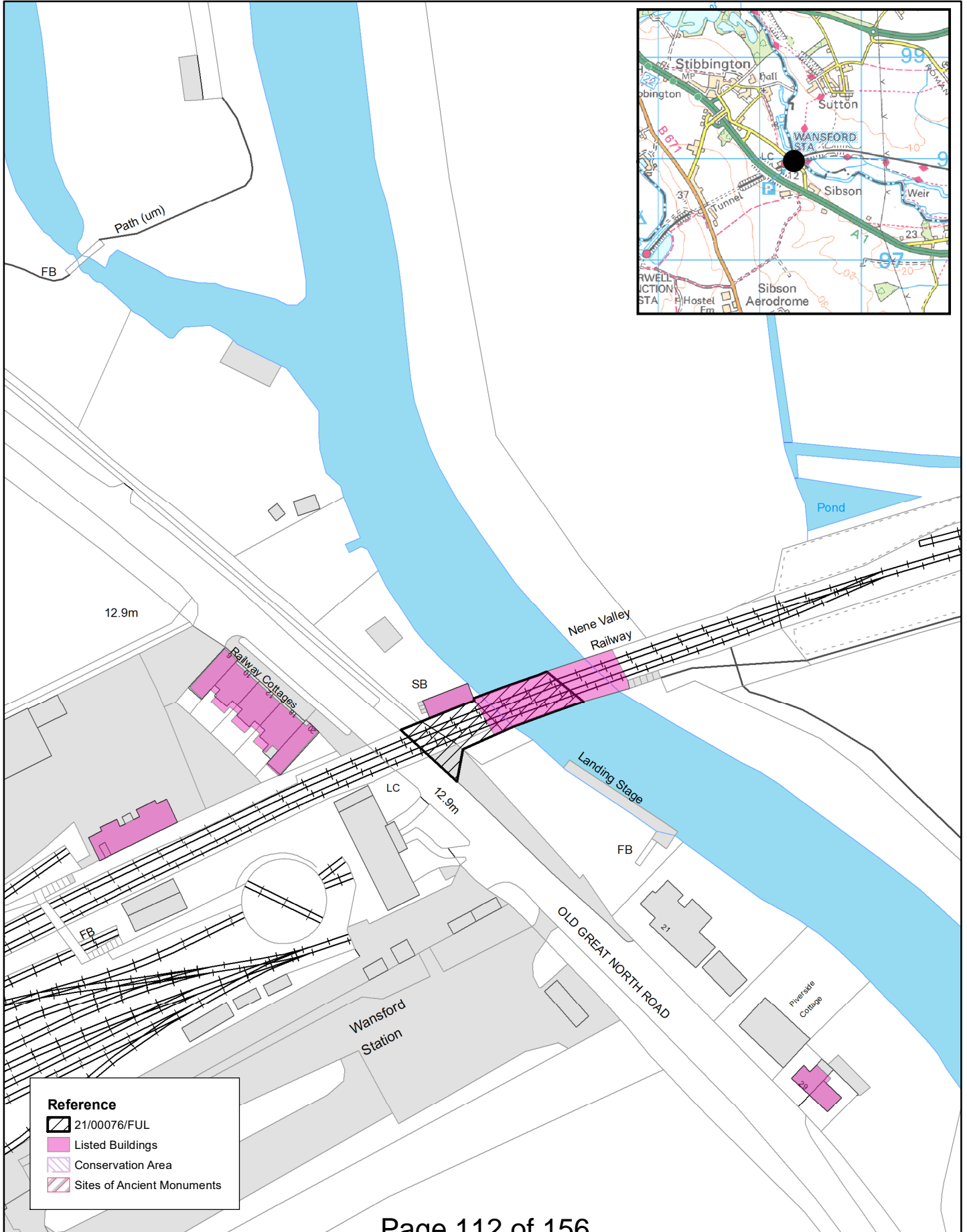
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Date Created: 10/05/2023

Application Ref: 21/00076/FUL

Location: Sibson-cum-Stibbington



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Ordnance Survey HDC 10002322



| Reference |                            |
|-----------|----------------------------|
|           | 21/00076/FUL               |
|           | Listed Buildings           |
|           | Conservation Area          |
|           | Sites of Ancient Monuments |



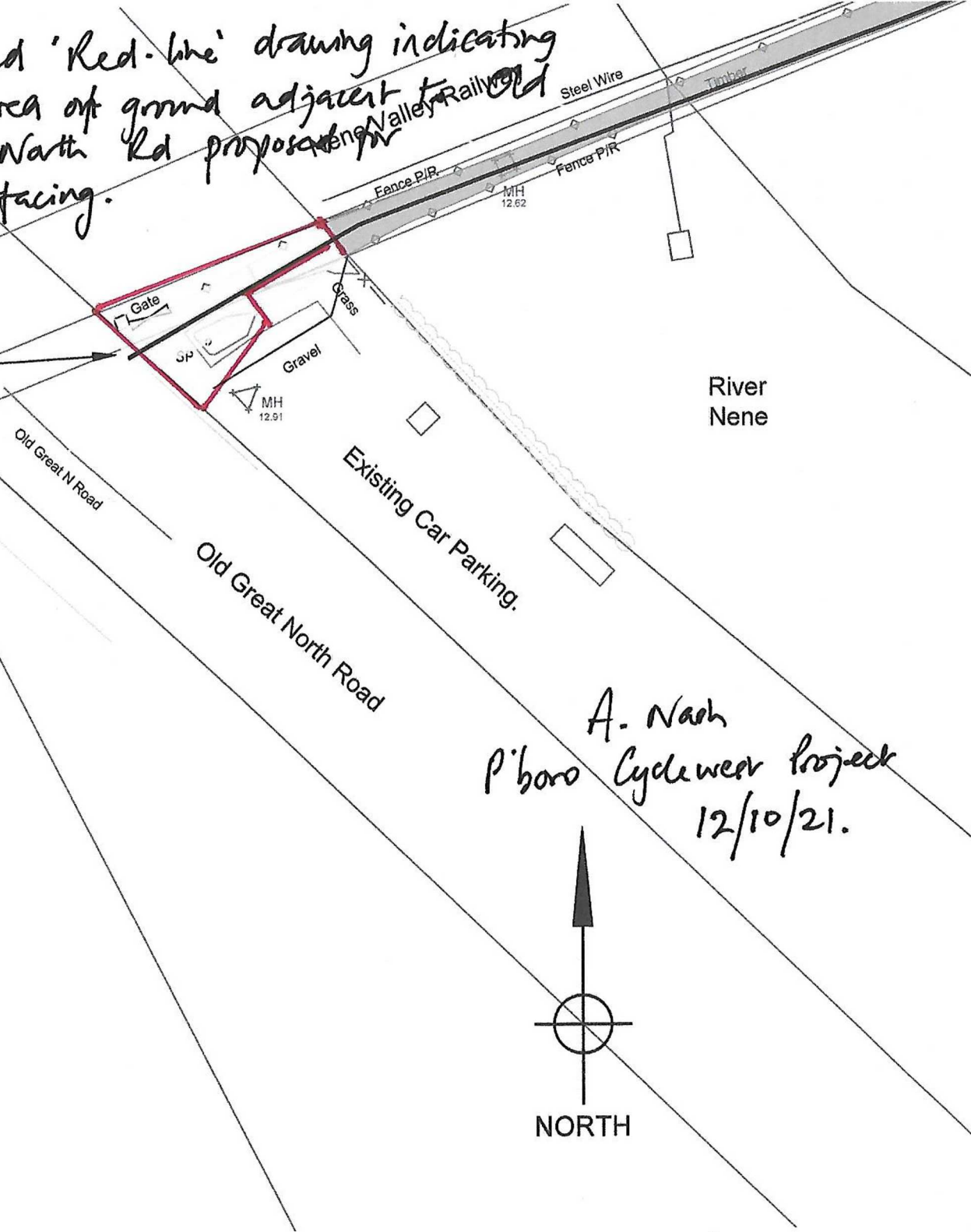


View from Old Great North Road towards river.

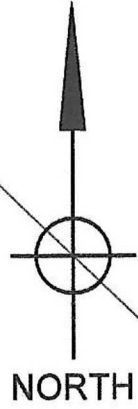
Amended 'Red-line' drawing indicating exact area of ground adjacent to Old Great North Rd proposed for re-surfacing.

Existing bridge over River Nene:  
All area of tarmac, about the width of one car park space, at the approach to the footbridge, while others cross the existing footbridge from the other direction.  
more than 7 metres in length to separate this area from the adjoining car park.  
up to the Great North Road.  
to the actual start of the bridge structure  
to be accessed with appropriate signage such as 'Cyclists dismount'.

Page 113 of 156



A. Nash  
P'boro Cyclewear Project  
12/10/21.



Views showing existing path and grassed area to be surfaced and fenced.



View towards Old Great North Road and Wansford Station



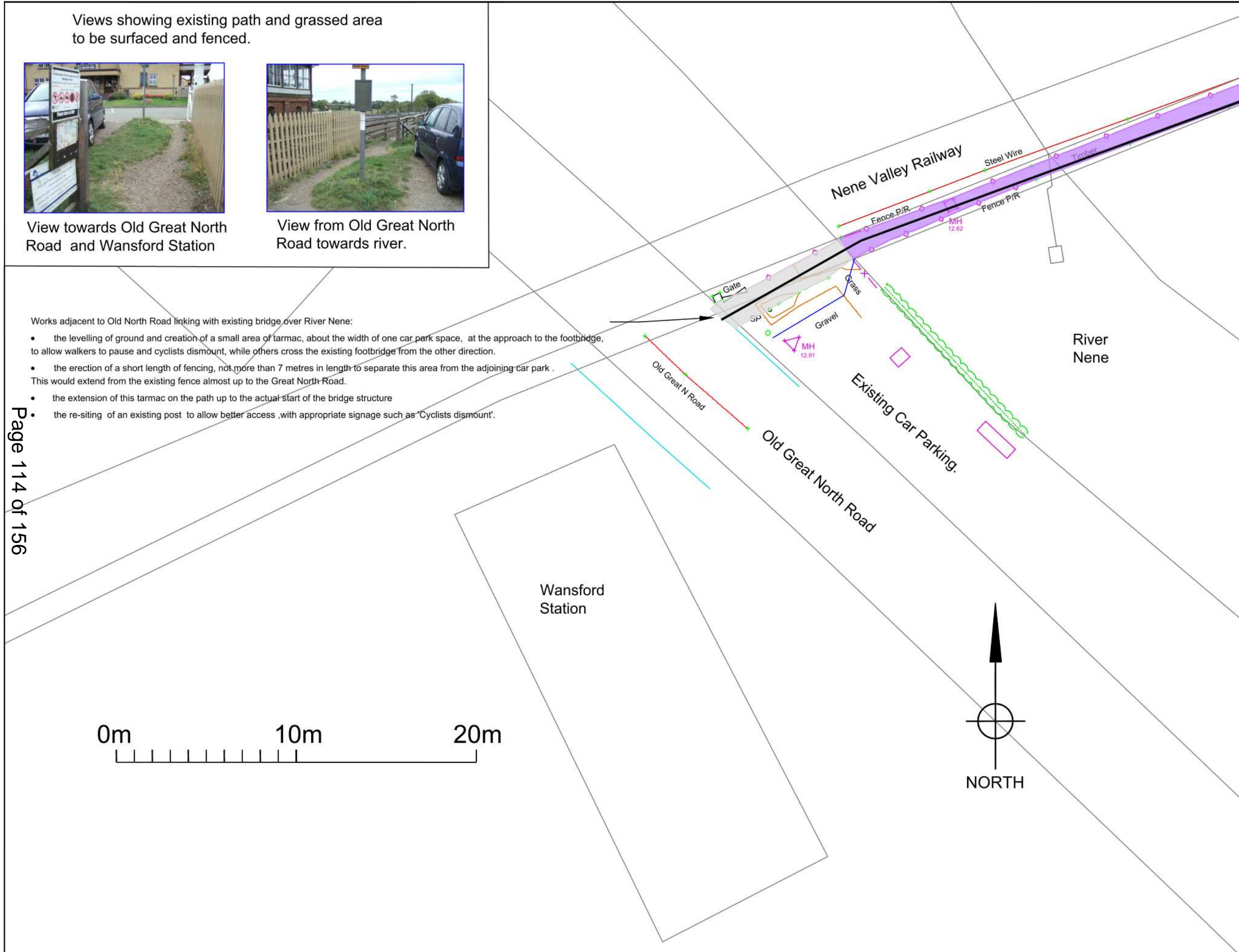
View from Old Great North Road towards river.

Works adjacent to Old North Road linking with existing bridge over River Nene:

- the levelling of ground and creation of a small area of tarmac, about the width of one car park space, at the approach to the footbridge, to allow walkers to pause and cyclists dismount, while others cross the existing footbridge from the other direction.
- the erection of a short length of fencing, not more than 7 metres in length to separate this area from the adjoining car park. This would extend from the existing fence almost up to the Great North Road.
- the extension of this tarmac on the path up to the actual start of the bridge structure
- the re-siting of an existing post to allow better access, with appropriate signage such as 'Cyclists dismount'.

Page 114 of 156

- Asphalt path surfacing of existing path, grassed area and part of parking space.
- Post and rail timber fence.
- Existing path and bridge over River Nene, besides railway.



- General Notes:
- All dimensions in metres, unless otherwise noted.
  - Do not scale off plan.
  - Dimensions are to be checked by the contractor prior to commencement of work. Any discrepancy shall be reported immediately to Sustrans.
  - Drawing based on topographical survey.
  - Survey commissioned by: SUSTRANS PARISHLAND SURVEYS
  - Survey carried out by: PLS-190
  - See drawing No.:
  - Co-ordinates based on OS grid.
  - Levels based on OS datum (Newlyn).
  - This drawing is to be read in conjunction with all other relevant drawings and specifications.
  - All work shall be carried out in accordance with Peterborough City Council statutory authority and health & safety requirements and regulations.
  - The position of services is based on information provided by other parties at the time of design and is for guidance only. It is the responsibility of the Client and Contractor to verify the exact position of any services before commencing works on site.
  - Temporary traffic works must be undertaken in accordance with Chapter 8 parts 1 & 2 of the Traffic Signs Manual, Safety at Street Works and Road Works Code of Practice 2013 and any other relevant H&S legislation.
  - These drawings have been produced under the CDM 2015 Regulations. The client is directed to their duties under Regulation 4 of CDM 2015.
  - The delivery of this drawing in electronic format shall not be construed to provide any authorisation or right of the recipient or any other person to rely upon, alter or otherwise use the information provided. Any use of this information is at the sole risk and liability of the user and Sustrans assumes no liability for unauthorised use or alteration of the information contained herein.
  - To ensure the most up to date drawings are being used the project drawing register should be referred to.
  - This drawing has been produced to be read in colour, for the sheet size specified below. Printing or copying in black and white, or on a different sheet size may lead to misinterpretation of the design.

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|---|--------------|-------|------------|--------------|-------------|
| Rev   | Description  | Drawn | Check      | Appr         | Date        |
| Client: Peterborough  |              |       |            |              |             |
| Cycle WEST Project  |              |       |            |              |             |
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| Title: PROPOSED ROUTE BETWEEN SUTTON & WANSFORD STATION SECTION IN HDC AREA   |              |       |            |              |             |
| Drawn:  | Check:       | Appr: | Date:      | Scale at A3: |             |
| MM  | MB           | MB    | 05/06/2019 | 1:200        |             |
| Status: <b>PLANNING</b>   |              |       |            |              |             |
| Drawing No: 11965-DWG-PCW-FC-08   |              |       |            |              | Revision: A |

## DEVELOPMENT MANAGEMENT COMMITTEE 22 MAY 2023

**Case No:** 22/02058/FUL

**Proposal:** Redevelopment and Change of Use of Site from Boarding Kennels (sui generis) to Residential (C3) Comprising the Erection of 5 x Dwellinghouses, Provision of Modified Vehicular Access, Landscaping and Ancillary Development.

**Location:** Tilbrook Mill Kennels, High Street, Tilbrook, PE28 0JR

**Applicant:** C/O Agent (Blenheim Homes Ltd)

**Grid Ref:**

**Date of Registration:** 07.10.2022

**Parish:** Tilbrook

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### RECOMMENDATION - REFUSE

**This application is referred to the Development Management Committee (DMC) as the recommendation is contrary to the Parish Council's recommendation.**

#### 1. DESCRIPTION OF SITE AND APPLICATION

##### Site and surrounding area

- 1.1 The application site comprises a series of buildings formerly used as a dog boarding kennels . The existing buildings are concentrated in the front half of the site, with only one kennel block extending into the rear half, almost to the rear boundary of the site. The site is a broadly square shaped area of land and measures 0.43 hectares. It has a frontage width of approximately 52 metres and depth of 70 metres.
- 1.2 The site is situated to the west of the village of Tilbrook on land to the north of the B645 (High Street), on an approximate east/west alignment. The site is located at a distance of approximately 900m from the western extent of the village and approximately 3.5 km from Kimbolton. To the east of the site is Tilbrook Mill and ancillary outbuildings, to the north, west and south are fields within the latter of which is the large storage facility complex of Tilbrook Mill Farm Grain Stores.
- 1.3 The site does not lie within or adjacent to the Conservation Area. The nearest heritage asset is The White Horse Public House,

located at a distance of approximately 0.8km to the east. The site is located in Flood Zone 1 as identified in the Environment Agency Flood Risk Maps and in the 1 in 1000-year Flood Extent in the District Council's Strategic Flood Risk Assessment (2017).

- 1.4 The Site is formed from the majority of land and buildings associated with the former Tilbrook Mill Kennels complex – a large-scale dog & cat boarding business which until October 2020 operated from the 5 detached single storey buildings.
- 1.5 These buildings are single storey of assorted sizes, all exhibiting a functional form, appearance and architecture which sit adjacent to 2 large ancillary areas of grass, and a forecourt area adjacent to the access of the site. The buildings are relatively utilitarian structures constructed with breeze block with roof tiles.

### Proposal

- 1.6 This application seeks full planning permission for the redevelopment and the change of use of the site from boarding kennels (sui generis) to residential (C3), comprising the erection of five dwellinghouses, the provision of a modified vehicular access, landscaping and ancillary development, following the demolition of the existing buildings on the site.
- 1.7 The dwellings would be open market housing to comprise (*1 x 3 bed, 3 x 4 bed, and 1 x 5 bed*). The proposed development would consist of the following mix of units.
  - Plot 1: 3 bed detached house (111m<sup>2</sup>)
  - Plot 2: 4 bed detached house (200m<sup>2</sup>)
  - Plot 3: 5 bed detached house (167m<sup>2</sup>)
  - Plot 4: 4 bed detached house (200m<sup>2</sup>)
  - Plot 5: 4 bed detached house (200m<sup>2</sup>)
- 1.8 It is proposed that the 5 kennel buildings would be removed and replaced with 5 detached dwellings, partly within the footprints of the existing structures. The 5 dwellings would result in approximately 103m<sup>2</sup> increase in floorspace which equates to a 13.3% increase when compared with the existing buildings. Furthermore, the proposal would result in 785m<sup>2</sup> increase in hardstanding located within the centre of the site. Each dwelling would have eaves and ridge heights of approximately 2.6m and 6.40m respectively.
- 1.9 The dwellinghouses would be laid out around a large central area of block paving/ hardstanding with parking for each of the dwellings accessed from the hardstanding area. A total of 18 parking spaces are proposed, of which two would be for visitors. New soft and hard landscaping is proposed within the courtyard areas and amenity areas to soften the appearance of the development. The access off the B645 / High Street is proposed to be modified to serve the development.

1.10 The application is accompanied by:

Design and Access Statement  
Topographical Survey  
Planning Statement  
Transport Statement  
Tree Survey  
Ground Investigation Report  
Ground Investigation Phase 1 Investigation Report  
Ecology Report  
Drainage Report  
Bat Survey

1.11 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

## **2. NATIONAL GUIDANCE**

2.1 The National Planning Policy Framework (20th July 2021) (NPPF 2021) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2021 at paragraph 11 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'.

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 The Planning Practice Guidance and the National Design Guide are also relevant and are material considerations.

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

## **3. PLANNING POLICIES**

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

- LP1: Amount of Development
- LP2: Strategy for Development
- LP4: Contributing to Infrastructure Delivery
- LP5: Flood Risk
- LP6: Waste Water Management
- LP9: Smaller Settlements

- LP10: Countryside
  - LP11: Design Context
  - LP12: Design Implementation
  - LP14: Amenity
  - LP15: Surface Water
  - LP16: Sustainable Travel
  - LP17: Parking Provision and Vehicle Movement
  - LP22: Local Services and Community Facilities
  - LP30: Biodiversity and Geodiversity
  - LP31: Trees, Woodlands, Hedges and Hedgerows
- 3.2 Supplementary Planning Documents/ Guidance
- Huntingdonshire Landscape and Townscape Assessment SPD (2022)
  - Huntingdonshire Design Guide SPD (2017)
  - Developer Contributions SPD (2011)
  - Cambridgeshire Flood and Water SPD (2017)
  - Huntingdonshire Tree Guidance Note 3
  - December 2020 Annual Monitoring Review regarding housing land supply

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

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

- 4.1 9300611OUT – Erection of show & breeding kennels, boarding kennels and cattery. Permission granted on 09.08.1993.
- 9301505REM - Erection of Breeding Kennels, Boarding Kennels and Cattery (siting, design and means of access). Permission granted on 16.02.1994.
- 4.2 0100763FUL - Extension to form canine hydrotherapy unit. Permission granted on 19.06.2001.
- 4.3 0201782FUL – Erection of buildings to house dog boarding kennels and exercise pool. Permission granted on 07.10.2002.

#### **5. CONSULTATIONS**

- 5.1 Tilbrook Parish Council – Recommend approval as appropriate development.
- 5.2 CCC Archaeology – Due to the archaeological potential of the site a further programme of investigation and recording is required in order to provide more information regarding the presence or absence, and condition, of surviving archaeological remains within the development area, and to establish the need for archaeological mitigation of the development as necessary. Conditions are recommended.

- 5.3 CCC Highways – Commented as follows: - Following a careful review of the documents provided to the Highway Authority as part of the above planning application it has been noted that the existing access is to be altered to provide a 7.2m wide access with 10m radii kerbs, which is acceptable. Also, the Transport Statement indicates that intervention will be provided to prevent surface water from the site discharging onto the highway.

Visibility splays of 2.4m x 215m are achievable and there is a sufficient area for refuse freighters and emergency vehicles to turn.

However, The LPA may wish to consider the sustainability of the development given it is situated on a National Speed Limit road and that there is no footway link to Tilbrook. The effect of the proposed development upon the Public Highway should be mitigated with conditions if the Planning Authority is minded approving this proposal.

- 5.4 HDC Urban Design – Objects to the proposed development on the following grounds summarised below:
- This section of the B645 has a national speed limit and there are no footpath/cycle provision that would connect the site to the services and facilities within Tilbrook. Urban Design consider the site is in an unsustainable location and would be solely reliant on private car ownership for access. The scheme is considered contrary to Local Plan Policy LP16 Sustainable Travel.
  - Quantum of development – Page 15 of the DAS indicates the proposals would result in an additional 785sqm hard standing and additional 679sqm building and hard standing but a 10% reduction in building footprint. LP33 states *'A proposal for the replacement of a building in the countryside will be supported where criteria a, i to iii above are fulfilled and the proposal would lead to a clear and substantial enhancement of the immediate setting. A modest increase in floorspace will be supported'*. The Planning Statement (page 15) indicates the proposals would result in an 103sqm increase in floorspace which equates to a 13.3% increase. This increase is unlikely to be considered as 'modest'.
  - Plots 3 and 4 are situated towards the northern end of the site and there is concern the siting and orientation of these units parallel with the northern boundary. This will result in cramped arrangement with limited opportunities for structural landscaping along this edge. A wider belt of structural landscaping and tree planting is required along both the northern and western edges of the site to soften the appearance of the units and create a soft transition with the wider countryside. A reduction in the number of units, unit size or changes to the arrangement of parking

is considered necessary to setback development away from the northern boundary.

- The proposed units comprise a mixture of single storey Type A and C units (Plots 1 and 3), and 1.5 storey Type B and D units (Plots 2, 4 and 5). The units vary in length from approximately 14.4m and 17.5m to 20.9m but feature similar 8.8m wide gable depths. The depth of the units does not reflect the more traditional narrower gable depths of adjacent existing barns (Approximately 5.6m). Smaller footprint units are considered necessary to reflect the adjacent traditional barns.
- There is concern the arrangement of parking together with the vehicle turning area results in a significant area of dominant hardstanding in the centre of the development. The dominance of hard standing is further increased by the arrangement of access paths resulting in a lack of defensible threshold planting in front of the units contrary to the HDC Design Guide. In addition to this the submitted site plan indicates a refuse collection point within the centre of the site and refuse vehicle tracking plans have been provided within the submitted transport statement – the 11.347m length and 2.5m width refuse vehicle does not accord with the 11.5m and 3.5m width set out in the HDC Refuse Collection Checklist.
- Whilst the submitted site plan indicates storage sheds and refuse stores within rear gardens, plans and elevations of these stores have not been provided.
- The south facing side elevations of Plots 1 and 5 are entirely blank and fail to address the access or the road frontage.
- A refusal is recommended as the scheme is considered contrary to Local Plan Policy LP11, LP12 (parts a and b), LP16 and LP17 and the placemaking principles set out in Chapter 3 of the HDC Design Guide SPD 2017.

## **6. REPRESENTATIONS**

6.1 None received

## **7. ASSESSMENT**

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

- Principle of Development
- Design and Visual Amenity
- Residential amenity
- Highway Safety, Parking Provision and Access
- Biodiversity
- Flood Risk
- Other issues



## Principle of Development

- 7.2 When determining if the principle of development is acceptable, the key policies of the Huntingdonshire Local Plan to 2036 (the Local Plan) to consider are as follows. LP2 which sets out the broad overarching strategy for the quantum and location of growth across the district. Generally, the level of and access to services that meet day to day needs should be commensurate with the scale of the development. Policy LP10 defines the type of development that would be acceptable in the countryside. Policy LP16 seeks to ensure the provision of sustainable transport in order to reduce the reliance on the private car. Policy LP33 provides an opportunity for the conversion or replacement outbuildings in the countryside, providing certain criteria are met. Applications should be determined in accordance with the development plan, unless material considerations indicate otherwise. In this case, there are other material considerations to have regard for, and this is considered further below.

### Development Strategy

- 7.3 In terms of In terms of Policy LP2, the main objectives are:
- Concentrate development in locations which provide, or have the potential to provide, the most comprehensive range of services and facilities;
  - Direct substantial new development to two strategic expansion locations of sufficient scale to form successful, functioning new communities;
  - Provide opportunities for communities to achieve local development aspirations for housing, employment, commercial or community related schemes;
  - Support a thriving rural economy;
  - Protect the character of existing settlements and recognise the intrinsic character and beauty of the surrounding countryside;
  - Conserve and enhance the historic environment; and
  - Provide complementary green infrastructure enhancement and provision to balance recreational and biodiversity needs and to support climate change adaptation.
- 7.4 Regarding the distribution of growth, Policy LP2 states that approximately a quarter of the objectively assessed need for housing, together with a limited amount of employment growth, will be permitted on sites dispersed across the key service centres and small settlements to support the vitality of these communities and provide flexibility and diversity in the housing supply. In addition, rural exception, small and windfall sites will be permitted on sites which are in conformity with other policies of this plan providing further flexibility in the housing supply.
- 7.5 The site is detached from the built-up areas of the nearby Key Service Centre of Kimbolton which offers a moderate range of services and facilities. The site is also considered to be

significantly detached from the smaller settlement of Tilbrook with no safe access on foot and with limited access via public transport.

#### Transport Sustainability

- 7.6 The detachment to local services and restricted ability for future householders of these dwellings to access them via sustainable modes of transport leads to some conflict with the first objective of the Strategy for Development in Huntingdonshire under Policy LP2 of the Local Plan listed above as well as Policy LP16 which states, “*New development will be expected to contribute to an enhanced transport network that supports an increasing proportion of journeys being undertaken by sustainable travel modes*”.

#### Development in the countryside

- 7.7 It is noted that other policies of the Local Plan provide opportunities for some development in rural areas to allow the organic growth of the rural economy and convert/replace redundant and disused buildings. Because the site is located in the countryside, the proposal must be assessed against Policy LP10 of the Local Plan.
- 7.8 Policy LP10 states that development in the countryside will be restricted to the limited and specific opportunities as provided for in other policies of this plan and that all development in the countryside must:
- a. seek to use land of lower agricultural value in preference to land of higher agricultural value:
    - i. avoiding the irreversible loss of the best and most versatile agricultural land (Grade 1 to 3a) where possible, and
    - ii. avoiding Grade 1 agricultural land unless there are exceptional circumstances where the benefits of the proposal significantly outweigh the loss of land;
  - b. recognise the intrinsic character and beauty of the countryside; and
  - c. not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others.
- 7.9 With regard to part a. of Policy LP10, the site is previously developed land (also known as brownfield land) and would therefore, not result in the loss of any of the districts best and most versatile agricultural land.
- 7.10 In terms of part b. of Policy LP10, the layout of the proposed scheme would result in an additional 785m<sup>2</sup> hard standing and additional 679m<sup>2</sup> building and hard standing albeit a 10% reduction in building footprint. Furthermore, the proposals would result in an 103m<sup>2</sup> increase in floorspace which equates to a 13.3% increase. This increase is unlikely to be considered as

'modest' and as such doubtful as this would recognise the intrinsic character of the countryside. The proposal is therefore not supported as it is not considered to respect the character and appearance of the countryside and does not accord with part b of Policy LP10.

- 7.11 With regard to part c. of Policy LP10, it is not considered that the proposed development would give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others that could not be overcome with the use of conditions. A residential use may be more sympathetic use when compared with the previous use of the site due to the existing nearby property (Tilbrook Mill House) located to the immediate east of the site.
- 7.12 It is considered that the proposal fails to accord with part b of Policy LP10 when assessed on its own specific criteria. However, the policy clearly states that development in the countryside will be restricted to the limited and specific opportunities as provided for in other policies of this plan. The main other policy of relevance to this proposal is LP33 and this forms the main justification from the Applicant as to why the application should be acceptable.

#### Rural buildings

- 7.13 Policy LP33 of the Local Plan states that "A proposal for the conversion of a building in the countryside that would not be dealt with through 'Prior Approval/ Notification' will be supported where it can be demonstrated that:
- a. the building is:
    - i. redundant or disused;
    - ii. of permanent and substantial construction;
    - iii. not in such a state of dereliction or disrepair that significant reconstruction would be required; and
    - iv. structurally capable of being converted for the proposed use;
  - and
  - b. the proposal:
    - i. would lead to an enhancement of the immediate setting; and
    - ii. any extension or alteration would not adversely affect the form, scale, massing or proportion of the building."
- 7.14 A proposal for the replacement of a building in the countryside will be supported where criteria a, i to iii above are fulfilled and the proposal would lead to a clear and substantial enhancement of the immediate setting. A modest increase in floorspace will be supported. The position of the replacement buildings within the site should be considered comprehensively so that it is located where it would have the least possible adverse impact on the immediate surroundings, the wider landscape and the amenity of the users of existing buildings nearby."

- 7.15 This local plan policy is supported by Paragraph 80 part c of the NPPF 2021 which states that “Planning policies and decisions should avoid the development of isolated homes in the countryside unless the development would re-use redundant or disused buildings and enhance its immediate setting”.
- 7.16 With regard to part a. i. of Policy LP33, it is acknowledged that the existing buildings are not in use. The Applicant has indicated that following the closure of the dog and cat boarding business in October 2020, the buildings are now surplus to the business need and are redundant, which has led to a review of their future. The applicant has gone further and indicated that the absence of family members wishing to take on the premises and the desire to remain living in Tilbrook Mill, though not next to a commercial operation, have all resulted in the decision to peruse consent for the change of use of the site to a more appropriate and ‘neighbour-friendly’ form of development. Notwithstanding the above, it is not clear whether the applicant had considered any compatible or other business use of the buildings on the site.
- 7.17 In terms of the remaining criteria of part a. of Policy LP33, it is considered that the buildings are of permanent and substantial construction, not in a state of dereliction or disrepair that significant reconstruction would be required and are structurally capable of being converted for the proposed use. At the Officer’s visit to the site, it was observed that the site had been locked up with padlock at the gated entrance. The appearance of the site also indicated that there was no activities taking place on the site and as such the buildings are redundant.
- 7.18 With regard to the proposed design size, scale and layout of the site, it is considered that the development would not provide a clear and substantial enhancement of the site and immediate setting. The development would rather introduce an overly domesticated appearance to the site together with domestic paraphernalia, car parking, cycle sheds, bin storage, fences and hardstanding areas, which would adversely impact on the existing agricultural and rural landscape character of the location.

#### National Policy

- 7.19 Paragraph 79 of the NPPF 2021 is pertinent as material consideration, although, like with the development plan, the policies must be looked at in the context of the whole document. Paragraph 80 states that the development of isolated homes in the countryside should be avoided unless one or more of the closed lists of exceptional circumstances applies. This include:
- i) *Where the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development, or:*

- ii) *where re-use of redundant or disused buildings would lead to an immediate enhancement to the immediate setting.*
- 7.20 The site is located at a distance of approximately 900m from the village of Tilbrook and although there is a single residential dwelling adjacent to the immediate east, the site is considered to be isolated from the settlement.
- 7.21 There is no definition of isolated in the NPPF but the recent Court of Appeal decision *Braintree District Council v SSCLG* [2018] EWCA Civ 610' has held the term "isolation" simply connotes a dwelling that is physically separate or remote from a settlement because settlements are the preferred location for new housing development in rural areas. However, the judgment added that as settlement is also undefined in the NPPF, whether a proposed new dwelling is, or is not, "isolated" in this sense will be a matter of fact and planning judgment for the decision-maker in the particular circumstances of the case in hand (Braintree Paragraphs 29-31).
- 7.22 In this case the development is located in close proximity to a single dwelling to the east (Tilbrook Mill), so in that sense the buildings are not physically isolated from other development. Nonetheless, it is a single dwelling surrounded completely by agricultural landholdings, which is intrinsically rural and dependent entirely on the car to fulfil everyday functions. It is therefore considered that this single dwelling does not constitute a settlement and is isolated from an established community. Indeed, the site and its single neighbour are removed from the nearest settlement and community in Tilbrook and development therein by a distance of approximately 900m by road. The closest key service centre that would meet the site's every day needs is Kimbolton about 3.5km by road.
- 7.23 Whilst it is possible to argue that occupiers of this site might drive to a village shop in Tilbrook or drive their children to the primary school in Kimbolton for example, it is difficult to see how this proposed development would enhance or maintain the vitality of the sporadic rural community particularly when the key service centre of Kimbolton is as close by road. In that regard it is also considered that the proposal is contrary to the aims of Paragraph 79 as this proposal does not represent an opportunity for a village to grow and thrive or provide support for any local services.
- 7.24 Paragraph 92 is also relevant, which states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which amongst other things include promoting social interaction, the use of clear and legible pedestrian routes, and layouts that encourage walking and cycling. Finally, Paragraphs 104 and 105 promote sustainable transport and locations for

development which are or can be made sustainable from a travel perspective.

- 7.25 Nonetheless, it remains to consider whether one of the exceptions in Paragraph 80's closed list (as detailed above) applies to justify 5 dwellings in this isolated location. The proposal does not relate to accommodation for a farm or forestry worker, so exception a) does not apply. The proposal does not relate to the conversion or retention of a heritage asset, so exception b) does not apply. The proposal would not re-use any buildings, so exception c) does not apply. The proposal does not involve the subdivision of an existing dwelling, so exception d) does not apply. Finally, the proposal is a generic rural housing scheme and cannot be said to be truly outstanding or innovative nor enhance its immediate setting, so exception e) does not apply.

#### Summary and conclusion

- 7.26 Overall, the site is detached from the nearest settlement and future residents would be reliant on the private car to access local facilities and services. This leads to conflict with Policies LP2 and LP16 and this weighs negatively in the planning balance as this would lead to residential development in an unsustainable location. The proposal would accord with part (a), of Policy LP10. This weighs positively in the planning balance however; in terms of Policy LP33 the proposal would not lead to a clear and substantial enhancement of the immediate setting. It is therefore considered that the principle of the proposal is not supported by the outlined local or national policies.
- 7.27 Notwithstanding the above, a consideration of all the relevant issues surrounding the development of this site is therefore required in order to undertake the balancing exercise.

#### **Impact on the Character and Appearance of the Area**

- 7.28 Policy LP11 of the Local Plan states *"A proposal will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings, including natural, historic and built environment, to help create distinctive, high quality and well-designed places. In order to achieve this a proposal will need to have applied the guidance contained in the Huntingdonshire Design Guide SPD (2017) and the Huntingdonshire Landscape and Townscape SPD (2017). A proposal should also have had regard to relevant advice or guidance that promotes high quality design, details the quality or character of the area or describes how the area should develop in the future."*
- 7.29 Policy LP12 of the Local Plan states that *"New development and*

*advertisements will be expected to be well designed based upon a thorough understanding of constraints and appraisal of the site's context, delivering attractive, usable and long-lasting buildings and spaces.”*

- 7.30 The above policies are reinforced by Paragraphs 124 (d) and (e) and Paragraph 130 (c) of the NPPF that seek to maintain an area's prevailing character and ensure development is sympathetic to local character.
- 7.31 From the above, the main issue for consideration is whether the demolition of the existing buildings and the replacement with 5 dwellings together with the associated works would respond positively to the context, integrate successfully with the surrounding built form and create well designed and sustainable development that are functional to meet the needs of present and future occupiers.
- 7.32 The proposal entails the replacement of 5 buildings formally used in connection with Tilbrook Mill Kennels, with 5 detached dwellings of single and 1 ½ storey form. The proposed units comprise a mixture of single storey Type A and C units (Plots 1 and 3), and 1.5 storey Type B and D units (Plots 2, 4 and 5). The units vary in length from approximately 14.4m and 17.5m to 20.9m but feature similar 8.8m wide gable depths. Plots 3 and 4 would be sited towards the northern end of the site, parallel with the northern boundary (Plot 3 is sited between 3.7m and 8.8m from the northern boundary, whilst plot 4 is sited between 3m and 7.3m from the northern boundary). The eaves and ridge heights of the dwellings would be approximately 2.6m and 6.40m respectively. This will exceed the ridge heights of the existing buildings by approximately 2.3m and as such make the dwellings more prominent in comparison with the existing buildings.
- 7.33 The residential curtilages of the dwellings have been designed to face onto the edges of the site with a central courtyard and car parking spaces allocated at the frontages close to the respective dwellings. The proposal largely follows the existing built form in terms of layout and would consist of a range of traditional external materials to ensure the development will harmonise with its countryside setting.
- 7.34 Notwithstanding the above, the proposed development would result in a built form extending further across the site and a wider and deeper expanse of hardstanding across it than is currently the case. The existing rear projecting kennel block on the site extends close to its rear boundary and the proposed rearmost dwellings would be sited around three metres from this boundary. While they would not be as close to the boundary as the existing kennel building, they would introduce a far greater amount of built form across the rear of the site than is currently the case, intruding into the surrounding countryside. While there

would be less building on the front half of the site than is currently the case, this would not offset the visual intrusion and harm to the countryside that would be caused by the development on the rear half of the site. It is also clear that the siting of Plots 3 and 4 would appear cramped adjacent to the northern edge of the site.

- 7.35 In terms of external appearance, the proposed development would use a mixture of traditional materials, including dark weatherboarding and clay roof tiles and as such provide greater interest, and reduce the apparent mass of the buildings (although the number and type of windows and door openings would result in a domesticated appearance to the site. However, the effect of appearance of the area need not be confined to the buildings themselves. In this instance, the size of the curtilages associated with all the five dwellings would be substantial. Also, the main amenity areas would also be located to the front, side and rear of the buildings and so will be much more prominent, compared to the current layout of the site. The widening of the existing access to 7.2m and the provision of 10m radii would impact on the character of the site. Also, the potential use of such large areas of land now proposed as gardens and car parking with the associated residential paraphernalia (washing lines; children's' play equipment; tables and chairs) and boundary fences and structures, would be noticeable and harmful in this rural location where there remains much evidence of the former and existing kennel use and agricultural character.
- 7.36 It is considered that the impact of these material changes within such large residential curtilages would appreciably reduce the character and appearance of the open countryside which is one of its most important attributes. This harm to the character and appearance of the open countryside adds weight against the development. It is considered the development would be significantly more harmful to the character and appearance of the surrounding countryside than the existing built form on the site.
- 7.37 Moreover, the residential scheme would introduce intrusive lighting into this part of the countryside. While the neighbouring building is residential, it does not extend as far back into the countryside as does the proposed development and it therefore has a limited impact in terms of lighting upon the intrinsically dark nature of the site and the surrounding countryside. The five proposed dwellings would significantly alter this. The proposal would therefore fail to recognise the intrinsic character and beauty of the countryside, contrary to Policy LP10 of the Local Plan.
- 7.38 Furthermore, the surfacing of the access road and the courtyard and parking area with block paving would also impact significantly on the character of the area. While this can be altered to minimise the impact on the rural appearance, the



length and expanse of the courtyard and the extent of the parking areas are such that these elements of the development would nevertheless have significant urbanising impact.

- 7.39 Whilst the location of the site which has its own enclave, remote from neighbouring properties and any built development must be taken into account, it is considered that the increase in scale and residential use of the site, including the overly domestic appearance of the site and resulting cluttering of the proposed development would impact on the existing rural feel of the site and the countryside location, which currently contributes positively to the character and appearance of the site and the locality. Furthermore, the necessary amenity areas and facilities as a result of the development including new formalised boundaries, additional hardstanding areas, car parking and domestic paraphernalia such as bins and cycling storage areas would cumulatively be harmful to the character and appearance of the area as a whole.
- 7.40 Policy LP33 of the HDC Local Plan states that: 'A proposal for the replacement of a building in the countryside will be supported where criteria a, i to iii of the policy are fulfilled and the proposal would lead to a clear and substantial enhancement of the immediate setting. A modest increase in floorspace will be supported.
- 7.41 Currently, the buildings present a very low-key albeit unattractive appearance when viewed from the public highway. Notwithstanding the above, it must be emphasised that these structures are akin to farm buildings within an agricultural setting and therefore are not considered out of place.
- 7.42 Furthermore, the proposals would transform the appearance of the site when viewed from the public realm, as well as from within the site, by providing significantly unsympathetic built form, in terms of its massing and scale. Also, the proposed scheme does not reflect the historic courtyard arrangement and broadly does not reflect the arrangement and orientation of the existing buildings on the site.
- 7.43 Overall, the proposal would not respond positively to its context within the surrounding built form and would not contribute positively to the area's character and identity. The proposed development would alter or change the character of the area due to the urbanisation of the site, projecting back into the countryside from the High Street frontage. The proposal is therefore contrary to Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036, the Huntingdonshire Design Guide (2017), the National Design Guide and the National Planning Policy Framework (2021) in this regard.

### **Impact on Residential Amenity**

- 7.44 Policy LP14 of the Local Plan states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings. The NPPF, at paragraph 127 states that decisions should ensure that developments should create places with a high standard of amenity for existing and future users.
- 7.45 It is considered that whilst the proposed dwellings would be sited within close proximity of the dwelling of Tilbrook Mill they would be sufficient distance from the neighbours as such it will not result in overbearing or cause loss of light on the current level of amenity enjoyed by the adjacent occupiers to warrant the refusal of planning permission. Although Plot 5 would be sited at a distance of approximately 5.2m from the flank wall of the outdoor swimming pool building, it is considered that the amenities of the future occupants would not be significantly affected to warrant the refusal of planning permission.
- 7.46 The access drive is via the frontage or the south of the site and is currently the drive serving the former kennels, close to the access drive, which serves the residential dwelling to Tilbrook Mill. Whilst the former kennels have not been in active use for a while, the replacement with five dwellings would lead to increase in vehicular noise and disturbance to the neighbours from the comings and goings to and from the site. However, it is considered that noise and disturbance would not be significantly excessive to warrant the refusal of planning permission. Furthermore, the use of the driveway/ access to the site by the number of cars that would be involved with the site would also not have an adverse impact upon the amenity of the neighbouring and surrounding properties as the vehicles would be travelling at low speed and would not generate a significant or harmful level of noise.
- 7.47 It is considered that there are no concerns with regard to overbearing, overshadowing or overlooking as a result of the proposed development, for the reasons set out above.
- 7.48 Overall it is considered that the proposal would provide a high standard of amenity for future users and occupiers of the site and would retain and improve a high standard of amenity for users and occupiers of neighbouring land and buildings in accordance with Policy LP14 of the Local Plan and Paragraph 130(f) of the NPPF 2021.

### **Highway Safety, Parking Provision and Access**

- 7.49 Policy LP17 of the Local Plan seeks to ensure that new development incorporates appropriate space for vehicle

movements, facilitates access for emergency vehicles and service vehicles and incorporates adequate parking for vehicles and cycles. Paragraph 111 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

- 7.50 Cambridgeshire County Council as the Local Highway Authority (LHA) has assessed the proposal and has not raised any objections to the scheme. The LHA notes that the existing access is to be altered to provide a 7.2m wide access with 10m radii kerbs, which is acceptable. Also, the Transport Statement indicates that intervention will be provided to prevent surface water from the site discharging onto the highway. Visibility splays of 2.4m x 215m are achievable and there is a sufficient area for refuse freighters and emergency vehicles to turn. The LHA has raised the sustainability of the development given it is situated on a National Speed Limit road and that there is no footway link to Tilbrook and that the LPA may wish to consider this further.
- 7.51 It is considered that the additional traffic could be accommodated on the High Street (B645) and would not result in any significant capacity problem. Likewise, the access and turning area could accommodate the additional traffic without significant risk of traffic having to reverse out onto the B645. The parking provision within the scheme (18 spaces including 2 spaces for visitor use) and turning and manoeuvring space are considered adequate subject to conditions.
- 7.52 Given the scale and use of the proposed development and the consultation comments received by the County Council Highways Team; Officers are satisfied the proposal is acceptable with regards to highway safety and parking provision. The application therefore complies with Policy LP17 of the Huntingdonshire Local Plan to 2036 as the access roads would provide appropriate space for vehicular movements within the site, provide for sufficient parking and would take into account highway safety when entering or leaving the site and within the site.

## **Biodiversity**

- 7.53 Policy LP30 of the Local Plan requires development proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated. The policy also requires development proposals to ensure no net loss in biodiversity and provide a net gain in biodiversity where possible. Paragraph 174 part D of the NPPF (2021) states that planning policies and decisions should contribute to and enhance the natural and local environment by: minimising impacts on and providing net gains for biodiversity, including by establishing

coherent ecological networks that are more resilient to current and future pressures.

- 7.54 The existing buildings on site are set within an area of well-maintained grassland and gravel car park. A Preliminary Ecological Appraisal (PEA) has been submitted and identifies no significant ecological constraints within the site or that the site has the potential to support. The PEA the site is far distanced from the closest statutory designated site. Accordingly, the Assessment concludes, the proposal would not impact negatively on any designated site. The PEA further notes that whilst a single building (B1) is being used as a day roost by individual bats and accordingly a European Protected Species License application to Natural England will be required to permit the demolition of building B1, the site overall has low ecological value.
- 7.55 Details of biodiversity enhancement measures have been provided. This states that the majority of the existing boundary vegetation will be retained, protected and enhanced as part of the scheme. The Biodiversity Improvement Plan details the following proposals:
- Reasonable Avoidance Measures Method Statement when clearing, felling and undertaking demolition, construction work, to avoid harm to protected and notable wildlife and including wildlife-friendly lighting proposals.
  - The provision of bird nesting and bat roosting boxes on the site.
  - The provision of hedgehog-friendly fencing to garden boundaries.
  - The provision of insect boxes; and
  - Wildlife-friendly landscape infrastructure and planting.
- 7.56 Subject to the imposition of condition to avoid net loss the proposed development is considered to accord with Policy LP30 of the Local Plan to 2036 and paragraph 174 d) of the NPPF (2021).

### **Trees and Landscaping**

- 7.57 Policy LP31 of the Huntingdonshire Local Plan to 2036 requires proposals to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated and that a proposal will only be supported where it seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development.
- 7.58 The application is accompanied by a Tree Survey, which confirms the particularly sparse level of landscaping present on site, and that the development will retain the better examples of the same on the site.

- 7.59 The site sits at on flat land relative to the B465. It is therefore imperative that adequate landscaping is provided to soften the appearance of the development including views to and out of the site. The site layout plan shows the provision of hard and soft landscaping for the site. Soft landscaping is proposed around the perimeter of the site, whilst hard landscaping is proposed to the central courtyard area, fronting the dwellings.
- 7.60 The Urban Design Officer has assessed the landscaping proposals and indicated that the courtyard forms a large expanse of hard standing for vehicle turning and car parking, whilst it is accepted this arrangement is characteristic of more traditional farmstead / courtyard proposals the proposed scheme is more contemporary in appearance. Furthermore, the proposal at a deeper depth of the plot would result in cramped arrangement with limited opportunities for structural landscaping along the northern edge. A wider belt of structural landscaping and tree planting is required along both the northern and western edges of the site to soften the appearance of the units and create a soft transition with the wider countryside. A reduction in the number of units, unit size or changes to the arrangement of parking is considered necessary to setback development away from the northern boundary.
- 7.61 Overall, it is considered that the proposal would lead to a cramped development with limited opportunities for structural landscaping on the site to soften the appearance of the development and to integrate successfully within the context of the site contrary to the objectives of policy LP11 of the HDC Local Plan to 2036.

### **Flood Risk and Drainage**

- 7.62 Policy LP5 of the Local Plan to 2036 seek to steer new developments to areas at lowest risk of flooding and advises this should be done through application of the Sequential Test, and if appropriate the Exceptions Test (as set out in paragraphs 159-169 of the NPPF (2021)).
- 7.63 The site is located within Flood Zone 1; therefore, the sequential test is not necessary. The proposed site area does not exceed 1 hectare therefore a site-specific flood risk assessment is also not required. Notwithstanding the above, the application is accompanied by a drainage strategy of the site. The report states that the existing formalised drainage system within the site will be replaced to minimise the risk of flooding. At present, the existing development discharges unattenuated to the roadside ditch. The proposed means of disposal is to discharge the flow after attenuation to the existing roadside ditch. The design includes the provision of porous pavements for the roadway and part of the vehicle manoeuvring areas. The porous areas will be

constructed with attenuation crates forming the subbase. The roof and hardstanding areas will drain to the porous pavements to provide attenuation.

- 7.64 Overall, the drainage provision is considered acceptable and could be conditioned if planning permission is forthcoming.

### **Archaeology**

- 7.65 The application site is not located within a designated conservation area or within the setting of any nearby listed building(s) however, the site lies in an area of archaeological potential. Policy LP34 of the HDC Local Plan to 2036 and paragraph 194 of the NPPF sets out that where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, a suitable assessment or evaluation thereof should be undertaken by the applicant. That is a specific application of the general onus being on the applicant to substantiate their proposal (Section 62(3) of the Town and Country Planning Act 1990 as amended). Policy LP34 clarifies how heritage interest, or significance, may derive from archaeological interest. It must be noted that archaeology is rarely neatly confined to a specific area.
- 7.66 The County Archaeologist has assessed the application and indicated that the site lies in an area of archaeological potential, within the grounds of medieval ridge and furrow cultivation and adjacent to a 19<sup>th</sup> century corn mill to the north. Due to the archaeological potential of the site a further programme of investigation and recording is required in order to provide more information regarding the presence or absence, and condition, of surviving archaeological remains within the development area, and to establish the need for archaeological mitigation of the development as necessary.
- 7.67 It is therefore recommended that a condition requiring a programme of archaeological work, commencing with the evaluation of the application area, which has been secured in accordance with a Written Scheme of Investigation (WSI) to be submitted to and approved by the LPA in writing prior to the commencement of the development.
- 7.68 Overall, the proposed development is considered to accord with Policy LP34 of the Local Plan to 2036 and paragraph 194 of the NPPF (2021), subject to the imposition of condition requiring a WSI to be submitted to and approved by the LPA in writing prior to the commencement of the development.

### **Accessible and Adaptable Homes**

- 7.69 Policy LP25 of the Local Plan to 2036 requires proposals that include housing to meet the optional Building Regulation requirement M4(2) "Accessible and adaptable dwellings" unless it can be demonstrated that site specific factors make this unachievable.
- 7.70 The applicant/ Agent has confirmed in the accompanying Design and Access Statement that the proposed development has been designed in accordance with and will be built in accordance with the M4(2) standards.
- 7.71 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.

### **Water Efficiency**

- 7.72 Policy LP12 of the Local Plan to 2036 requires proposals that include housing to comply with the optional building regulation for water efficiency, as set out in Approved Document G.
- 7.73 The applicant/ Agent has confirmed in the accompanying Design and Access Statement that the proposed development is designed in accordance with and will be built in accordance with the LP12 (j) standards.
- 7.74 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.

Other Issues

### **Community Infrastructure Levy (CIL):**

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

### **Unilateral Undertaking for Wheeled Bins:**

- 7.76 A Unilateral Undertaking to secure the provision of wheeled bins has not been submitted as part of the application. On this basis the application has failed to incorporate adequate provision for refuse (wheeled bins) by virtue of the omission of a Unilateral Undertaking Agreement for the provision of wheeled bins, contrary to the requirements of the Developer Contributions Supplementary Planning Document (2011) and Policy LP4 of the Huntingdonshire Local Plan to 2036.
- 7.77 There are no other material planning considerations which have a significant bearing on the determination of this application.

## Planning Balance and Conclusions

7.78 Section 38(6) PCPA 2004 states that “if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”. As identified in the report, the proposed development is contrary to the development plan, being residential development, in the open countryside outside of the built-up area of the Small Settlement Area, which is not well related to it either. The proposed development scheme also does not accord with the specific opportunities for development in the countryside provided for by other policies of the Local Plan. The development plan is up to date and carries substantial weight. The NPPF advises that in such circumstances, a development which conflicts with it should not usually be granted. This demonstrates the primacy of the development plan in the planned system and the need for significant weight to be accorded to up to date development plans.

### Economic, environmental, social dimensions

7.79 Officers recognise that the proposed development would provide material benefits and other economic benefits including job creation through construction and CIL contributions. The development will also lead the provision of five additional market housing however, this is given only moderate weight as Huntingdonshire District Council can demonstrate a five-year housing land supply. The development will also bring associated support to the local economy, which are standard development benefits and given limited weight.

7.80 The proposed scheme would impact adversely on the character, appearance and intrinsic quality of the countryside. The application site is in the countryside in an unsustainable location. The site is isolated and there are no reasonable but limited means of accessing the services and facilities within the nearby settlements without relying on the private car. As such, the proposal is considered to be in conflict with Policies LP2 and LP16 of the Huntingdonshire's Local Plan to 2036 which seeks development proposals to be located in a sustainable location. The proposal is also contrary to the provisions of the National Planning Policy Framework 2021, particularly paragraphs 79 and 80 which seek to concentrate additional housing within settlements and avoid new isolated dwellings in the countryside, and paragraphs 92, 104 and 105, which aim to promote safe, accessible and healthy communities.

7.81 Carefully weighing up all of the material considerations it is concluded that the clear conflict with the development plan



policies are not outweighed by the benefits of the development. There are no overriding material considerations that indicate that permission should be granted in this instance.

7.82 Therefore, it is recommended that the application be refused.

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

- 8.1 The proposed development is in an unsustainable location and is considered to be in conflict with Policies LP2 and LP16 of the Huntingdonshire's Local Plan to 2036 which seeks development proposals to be located in a sustainable location. The proposal is also contrary to the provisions of the National Planning Policy Framework 2021, particularly paragraphs 79 and 80 which seek to concentrate additional housing within settlements and avoid new isolated dwellings in the countryside, and paragraphs 92, 104 and 105, which aim to promote safe, accessible and healthy communities.
- 8.2 The proposed development would be located in the open countryside and does not accord with any of the specific opportunities for development provided for by policies of the Huntingdonshire Local Plan to 2036. The proposed development would be out of context with the surrounding area and would fail to recognise the intrinsic character and beauty of the countryside through residential intensification within an open agricultural landscape. The proposal therefore conflicts with the Strategy for Development in Huntingdonshire detailing the distribution of growth within small settlements and the countryside through the current Local Plan period to 2036 and is contrary to the Development Plan. In this instance, there are no objectives of the National Planning Policy Framework 2021 or other material considerations which indicate planning permission should be granted. The proposal is therefore contrary to Policies LP2, LP9, LP10, LP11 and LP12 of the Huntingdonshire Local Plan to 2036 and paragraphs 130 and 174 of the National Planning Policy Framework 2021.
- 8.3 The proposed development by virtue of its size, design, scale and layout would introduce an overly domesticated appearance to the site together with domestic paraphernalia, car parking, cycle sheds, bin storage, fences and hardstanding areas, which would adversely impact on the existing agricultural and rural landscape character of the location. The proposal is therefore contrary to Policies LP10, LP11, LP12 and LP33 of the Huntingdonshire's Local Plan to 2036 and the aims of paragraph 174(b) of the National Planning Policy Framework 2021.
- 8.4 The application has failed to incorporate adequate provision for refuse (wheeled bins) by virtue of the omission of a Unilateral Undertaking Agreement for the provision of wheeled bins,

contrary to the requirements of the Developer Contributions Supplementary Planning Document (2011) and Policy LP4 of the Huntingdonshire Local Plan to 2036.

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**CONTACT OFFICER: Richard Sakyi**

Senior Development Management Officer

Enquiries: [Richard.Sakyi@Huntingdonshire.gov.uk](mailto:Richard.Sakyi@Huntingdonshire.gov.uk)

**From:** [Lionel Thatcher](#)  
**To:** [Control, Development \(Planning\)](#)  
**Subject:** Planning Response  
**Date:** 11 November 2022 10:08:36

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Hi

My Council considered the following application and their views are as stated:

22/02058 Tilbrook Mill Kennels - change of use from boarding kennels,  
redevelopment of site with 5 dwellings and ancillaries

Recommend approval as appropriate development.

Regards

Lionel Thatcher  
Clerk to the Council

# Development Management Committee



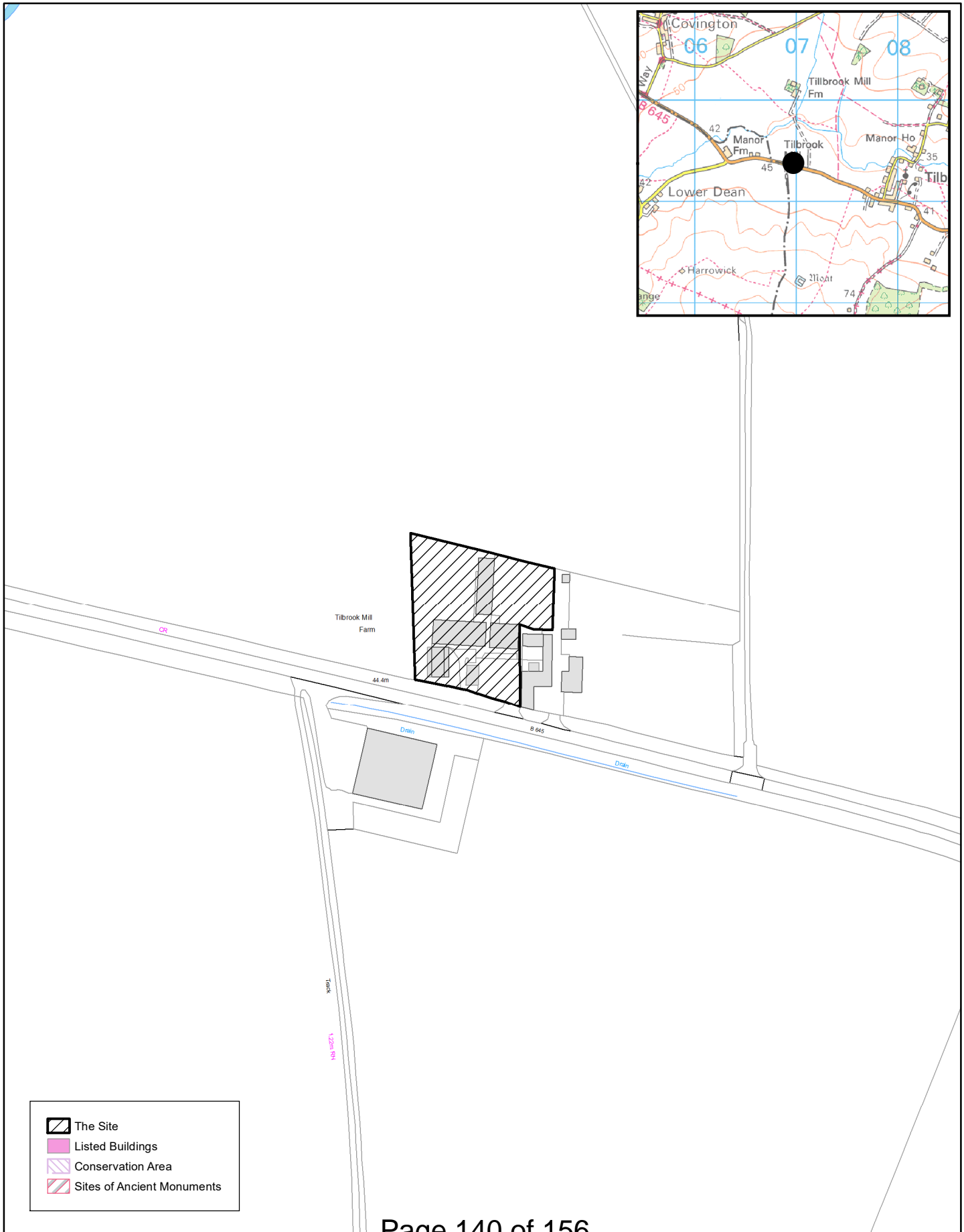
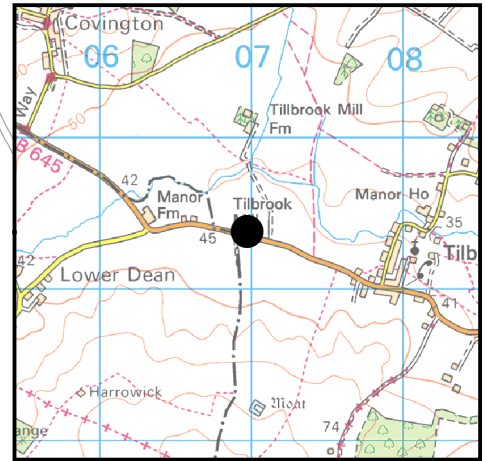
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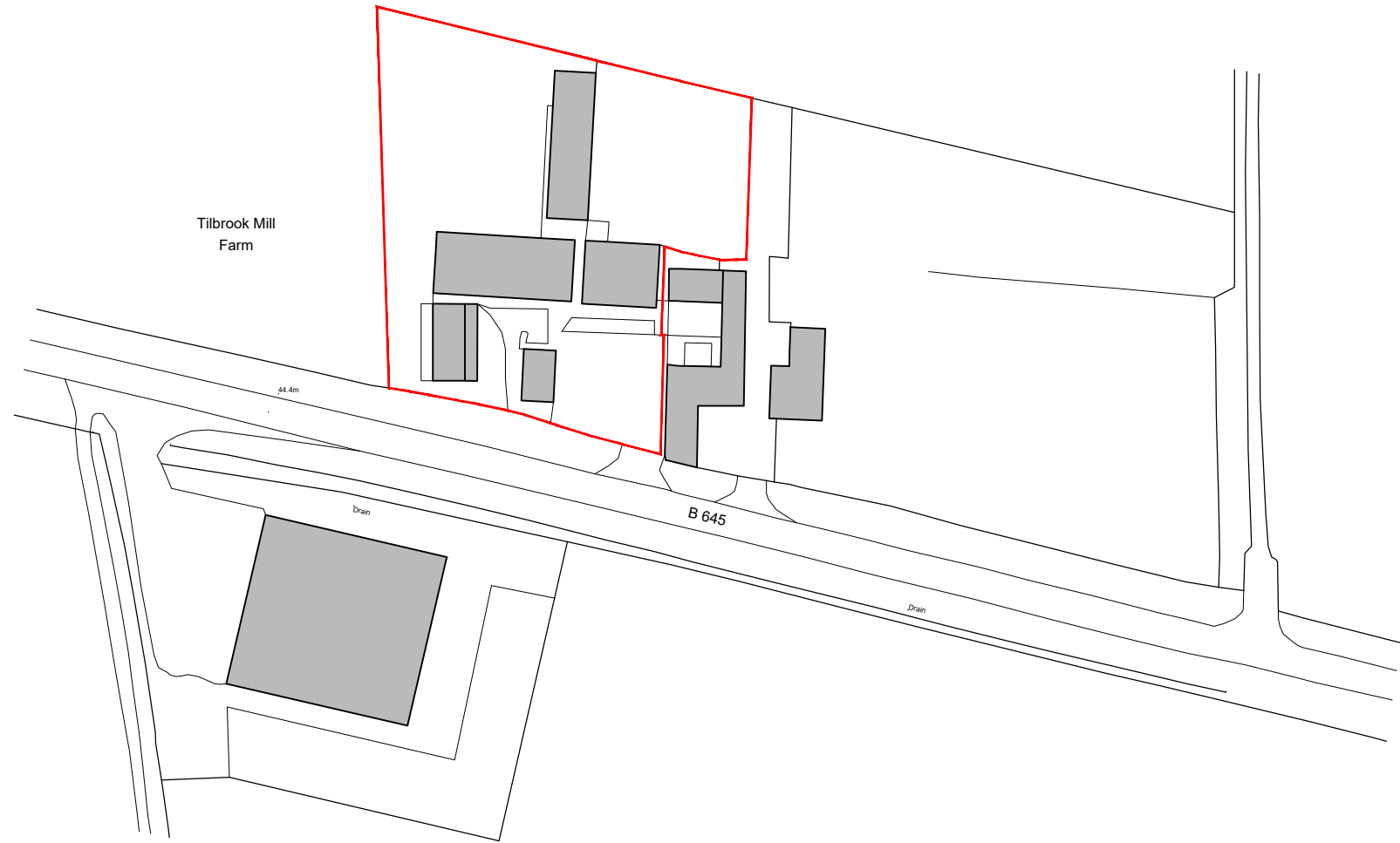
Date Created: 10/05/2023

Location: Tilbrook

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- The Site
- Listed Buildings
- Conservation Area
- Sites of Ancient Monuments



| Rev | Date       | Details                | Drawn | Checked |
|-----|------------|------------------------|-------|---------|
| 01  | 08.09.2022 | Issued for information | SK    | AA      |

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Client:  
**Blenheim Homes**

Project Name:  
**Tilbrook Mill Kennels**

Site Address:  
**Tilbrook Mill Kennels  
Tilbrook  
PE28 0LH**

Drawing Number:      Revision:  
**1466    SAP   XX   XX   DR   A   00000   SO   01**

Drawing Title:      Volume:  
**Site Location Plan      V1**

Project Lead:      Stage:      Project Phase:  
**JS      3      Planning**

Scale:      Paper:      10m | 20m | 30m | 40m | 50m  
**1:1250      A3**





Notes:  
All dimensions are to structural elements/edges, not finished surfaces, unless otherwise stated.

**KEY**

- House Type A | 3 Bed House | 5 Person | 110. Private | Gross Internal Area: 111.0sqm | 118.8sqm
- House Type B | 4 Bed House | 7 Person | 200. Private | Gross Internal Area: 200.0sqm | 219.8sqm
- House Type C | 5 Bed House | 8 Person | 167. Private | Gross Internal Area: 167.0sqm | 178.2sqm
- House Type D | 4 Bed House | 7 Person | 200. Private | Gross Internal Area: 200.0sqm | 219.8sqm

Site Area: 4,265m<sup>2</sup> (1.05 A - 0.43 ha)  
Development GDA: 1,913.0sqm (0.43 ha)  
Density: 111.0 u/ha  
Total 5 Units

- Proposed Development Boundary
- Demolition
- Post and Rail
- 1.8m Close Boarded Fence
- Low Level Hedge
- High Level Hedge
- New trees
- Shed (Providing cycle store):  
House Type A: 3 cycle spaces  
House Type B: 4 cycle spaces  
House Types C: 5 cycle spaces
- Permeable paving
- Reinforced grass for bin collection areas
- Bin store to each unit providing space for:  
1no. 140L Grey Residual Domestic Bin  
1no. 240L Blue Dry Recycling Bin  
1no. 240L Green Green Waste and Food Waste Bin
- Handstanding provided for additional 240L Grey Residual Domestic Bin if requested by householder.
- Bin collection areas provide space for 1no. 140L plus 1no. 240L bin per household.

**Areas and Volumes**

Site Area Excluding Highway Land: 4,265m<sup>2</sup>  
Green Area: 2,029m<sup>2</sup>  
Shared Surface and Parking Area: 1,070m<sup>2</sup>  
Paved Area: 377m<sup>2</sup>  
Total Hard Landscaping Area: 1,447m<sup>2</sup>

| Unit No.     | GIA                       | Footprint               | Volume                     |
|--------------|---------------------------|-------------------------|----------------------------|
| 1            | 110m <sup>2</sup>         | 127m <sup>2</sup>       | 574.4m <sup>3</sup>        |
| 2            | 200.1m <sup>2</sup>       | 158m <sup>2</sup>       | 711.2m <sup>3</sup>        |
| 3            | 165.6m <sup>2</sup>       | 188m <sup>2</sup>       | 848.1m <sup>3</sup>        |
| 4            | 200.1m <sup>2</sup>       | 158m <sup>2</sup>       | 711.2m <sup>3</sup>        |
| 5            | 200.1m <sup>2</sup>       | 158m <sup>2</sup>       | 711.2m <sup>3</sup>        |
| <b>Total</b> | <b>875.9m<sup>2</sup></b> | <b>789m<sup>2</sup></b> | <b>3556.1m<sup>3</sup></b> |

| No. | Date       | Details                | Drawn | Checked |
|-----|------------|------------------------|-------|---------|
| 01  | 22.09.2023 | Issued for information | PCD   | AA      |
| 02  | 14.10.2023 | Issued for information | PCD   | AA      |
| 03  | 09.09.2023 | Issued for information | PCD   | AA      |
| 04  | 09.09.2023 | Issued for information | TK    | AA      |
| 05  | 20.08.2023 | Issued for information | PCD   | AA      |

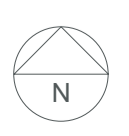
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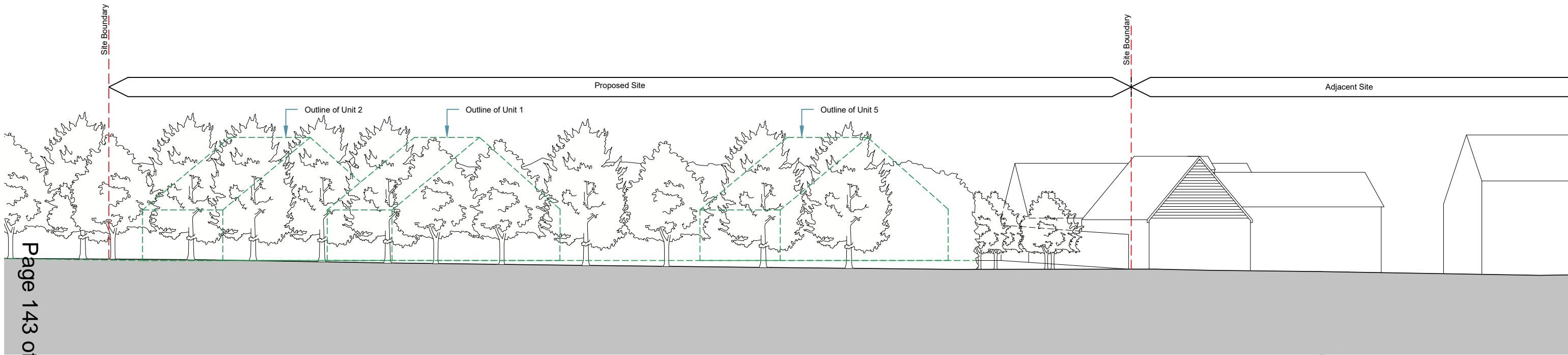
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Site Address: Tilbrook Mill Kennels, Tilbrook, PE23 5LH

Drawing Number: 1456 SAP XX XX DR A, 10100 SIO 05  
Drawing Title: Proposed Site Plan

Project Lead: JS  
Project Phase: Planning  
Scale: 1:200  
Paper: A1



Notes:  
 All dimensions are to structural elements/openings, not finished surface, unless otherwise stated.



Proposed Street Elevation

Page 143 of 156

| Rev | Date       | Details                      | Drawn | Checked |
|-----|------------|------------------------------|-------|---------|
| 02  | 09.09.2022 | Extent of elevation extended | PCD   | AA      |
| 01  | 07.09.2022 | Issued for comment           | SK    | AA      |

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Client:  
 Blenheim Homes

Project Name:  
 Tilbrook Mill Kennels

Site Address:  
 Tilbrook Mill Kennels  
 Tilbrook  
 PE28 0LH

Drawing Number: 1466 SAP XX XX DR A 30100 SO  
 Revision: 02

Drawing Title: Proposed Street Elevation  
 Volume: XX

Project Lead: JS  
 Stage: 3  
 Project Phase: Planning

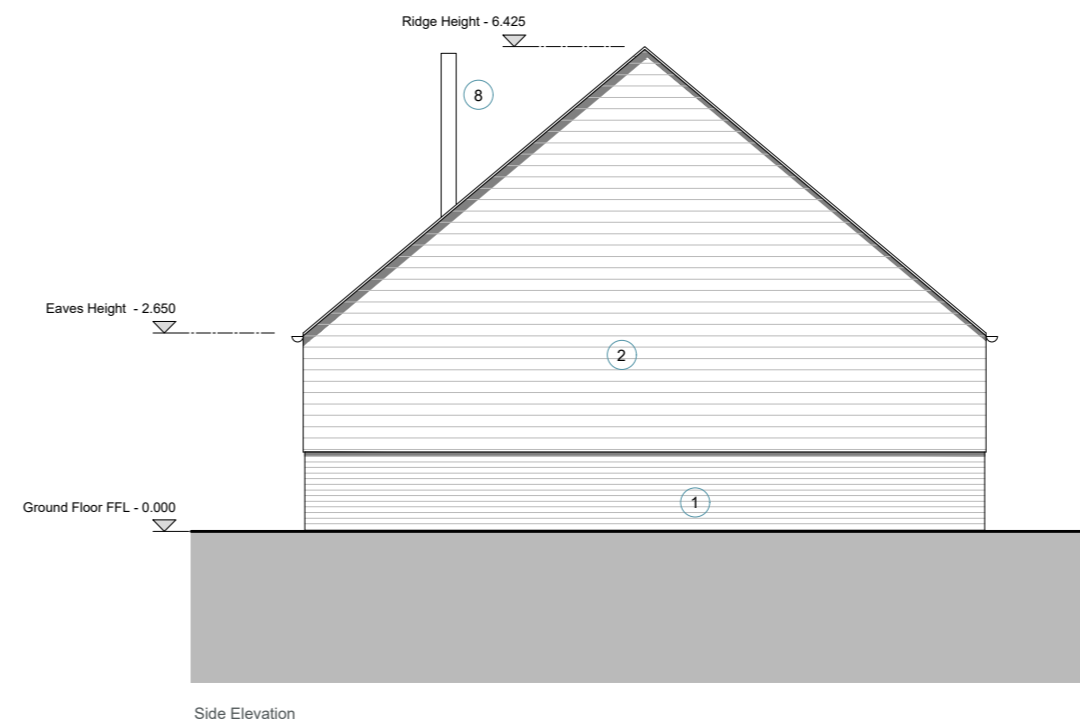
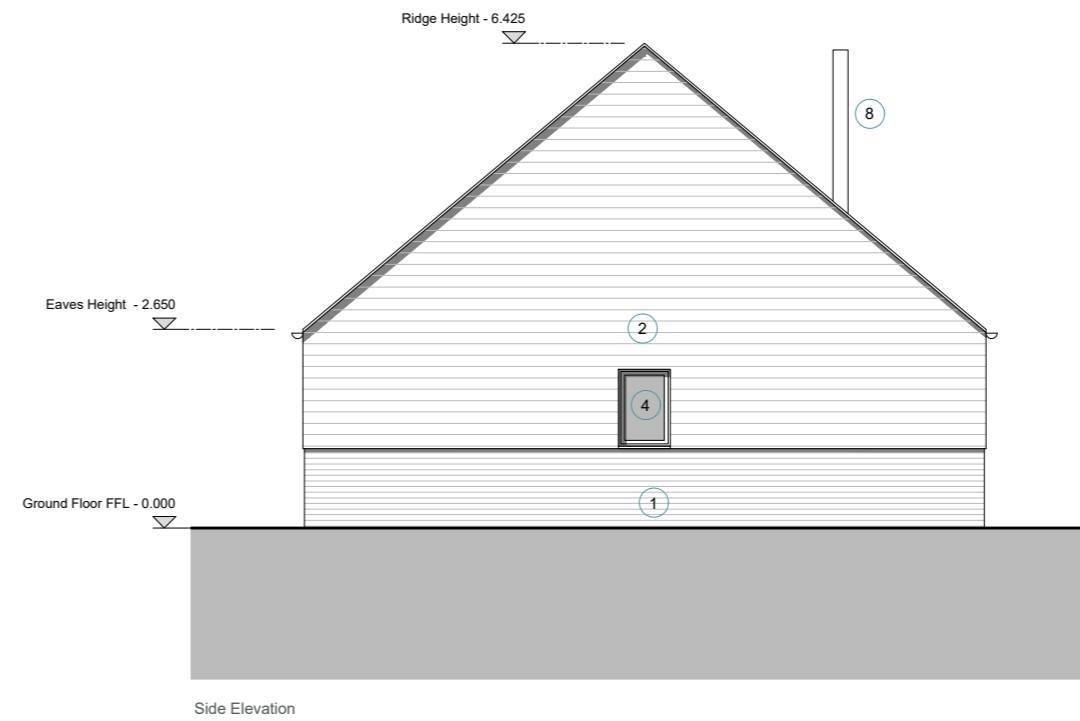
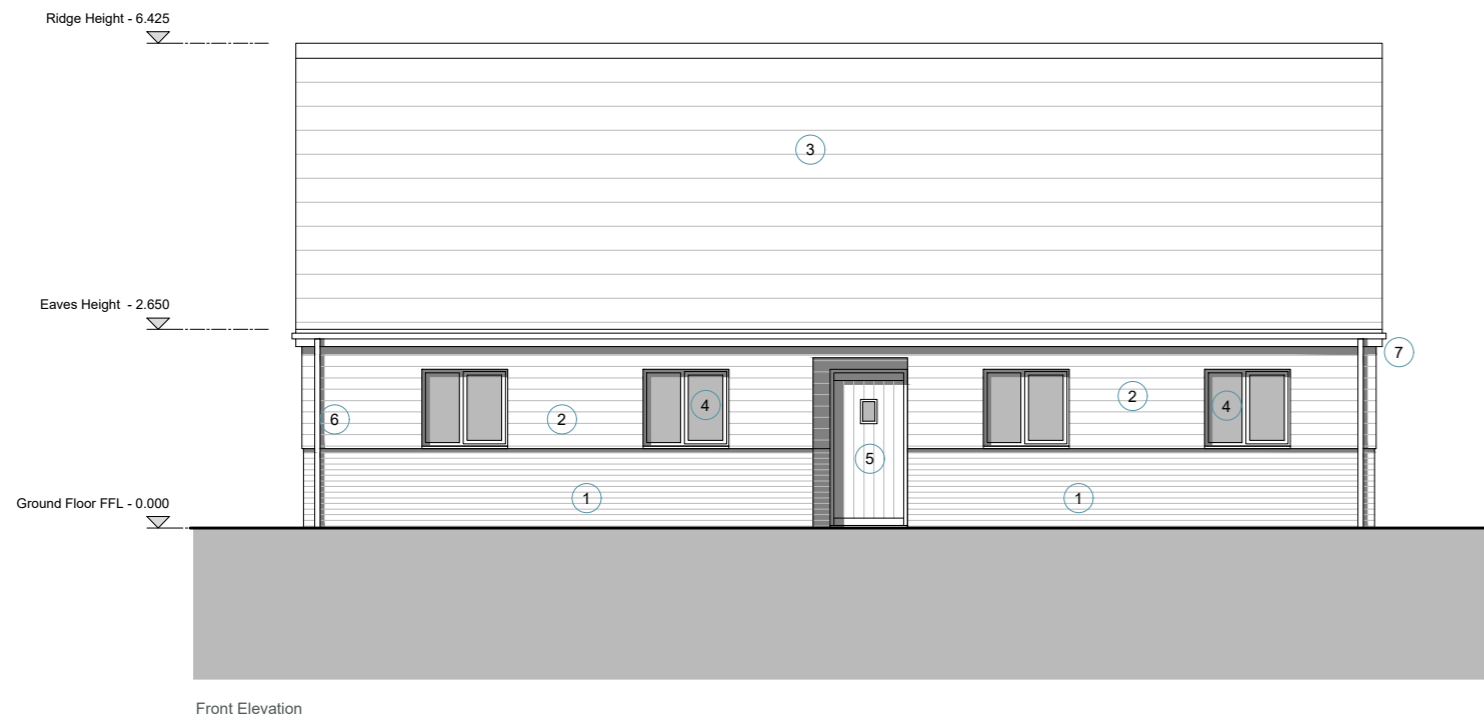
Scale: 1:200  
 Paper: A3  
 2m | 4m | 6m | 8m

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Notes:  
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Material Key

1. Red Brick
2. Black Timber Boarding
3. Brown/ Red Clay Tile
4. Black uPVC Woodgrain Frame Windows and Doors
5. Composite Door with Timber Grain Effect
6. Black uPVC Rainwater Pipe
7. Black uPVC Woodgrain Fascia Board
8. Log Burner Chimney Flue



|     |            |  |       |         |
|-----|------------|--|-------|---------|
| 03  | 23.09.2022 | Material key amended                             | PCD   | AA      |
| 02  | 22.09.2022 | Chimney flues added and window positions amended | PCD   | AA      |
| 01  | 14.09.2022 | Issue for comments                               | PCD   | AA      |
| Riv | Date       | Details  | Drawn | Checked |

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northampton@scroxtonpartners.co.uk london@scroxtonpartners.co.uk

Client:  
Blenheim Homes

Project Name:  
Tilbrook Mill Kennels

Site Address:  
Tilbrook Mill Kennels  
Tilbrook  
PE28 0LH

Drawing Number: 1466 SAP V1 XX DR A 31100 SO 03 Revision: 03

Drawing Title: Type A Proposed Elevations 3 Bed | 5 Person Volume: V1

Project Lead: JS Stage: 3 Project Phase: Planning

Scale: 1:100 Paper: A2 1m 2m 3m 4m



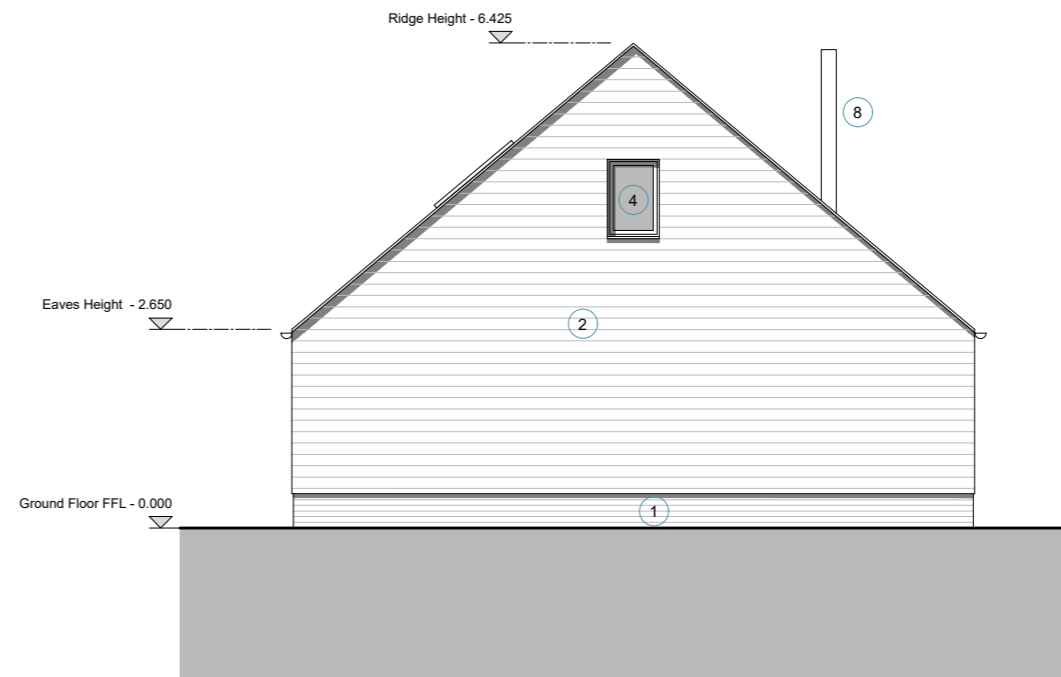
Notes:  
All dimensions are to structural elements/openings, not finished surface, unless otherwise stated.

Material Key

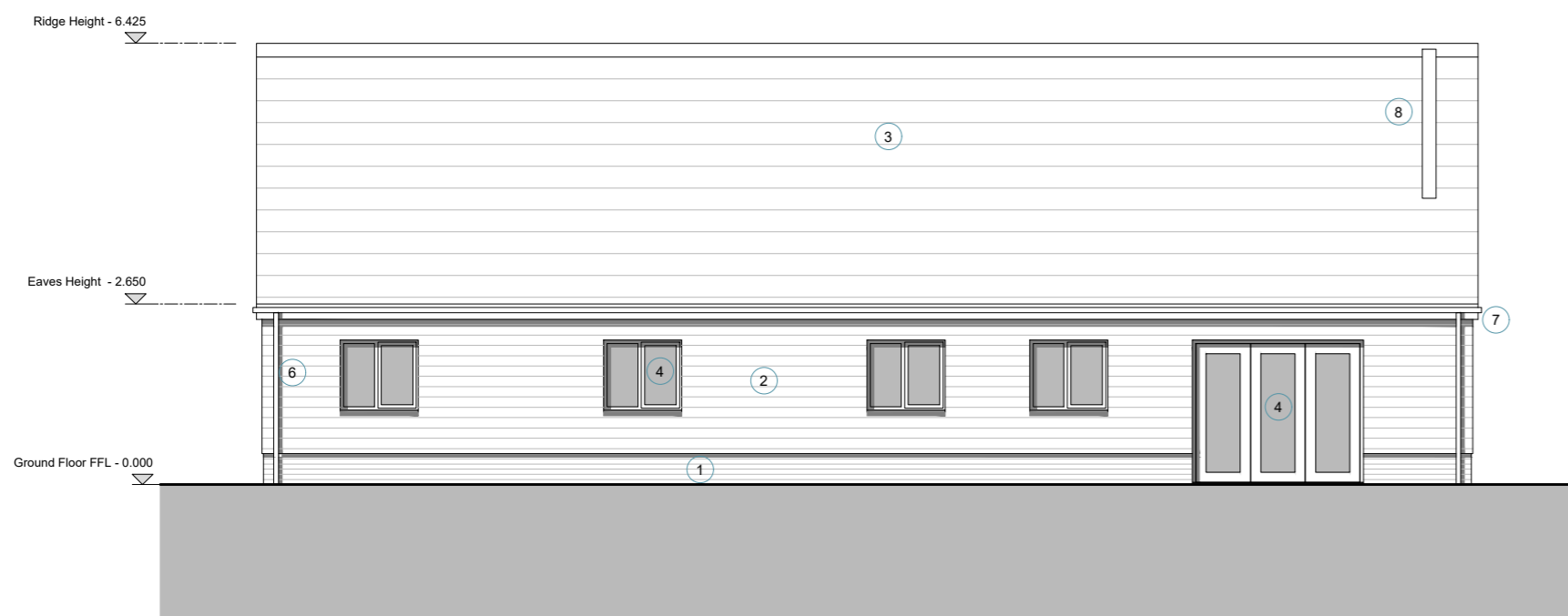
1. Red Brick
2. Black Timber Boarding
3. Red Clay Tile
4. Black uPVC Woodgrain Frame Windows and Doors
5. Composite Door with Timber Grain Effect
6. Black uPVC Rainwater Pipe
7. Black uPVC Woodgrain Fascia Board
8. Log Burner Chimney Flue
9. Conservation Rooflight



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

| Rev | Date       | Details  | Drawn | Checked |
|-----|------------|--|-------|---------|
| 05  | 23.09.2022 | Material key amended                             | PCD   | AA      |
| 04  | 22.09.2022 | Chimney flues added and window positions amended | PCD   | AA      |
| 03  | 14.09.2022 | Shadows and rooflights added                     | PCD   | AA      |
| 02  | 09.09.2022 | Issued for comment                               | PCD   | AA      |
| 01  | 05.09.2022 | Initial sketch options issued for comment        | PCD   | AA      |

SCROXTON & PARTNERS

Northampton - 01933 698 001 London - 0203 745 8018  
northampton@scroxtonpartners.co.uk london@scroxtonpartners.co.uk

Client:  
Blenheim Homes

Project Name:  
Tilbrook Mill Kennels

Site Address:  
Tilbrook Mill Kennels  
Tilbrook  
PE28 0LH

Drawing Number: 1466 SAP V2 XX DR A 31101 SO 05 Revision: 05

Drawing Title: Type B Proposed Elevations 4 Bed | 7 Person Volume: V2

Project Lead: JS Stage: 3 Project Phase: Planning

Scale: 1:100 Paper: A2 1m 2m 3m 4m

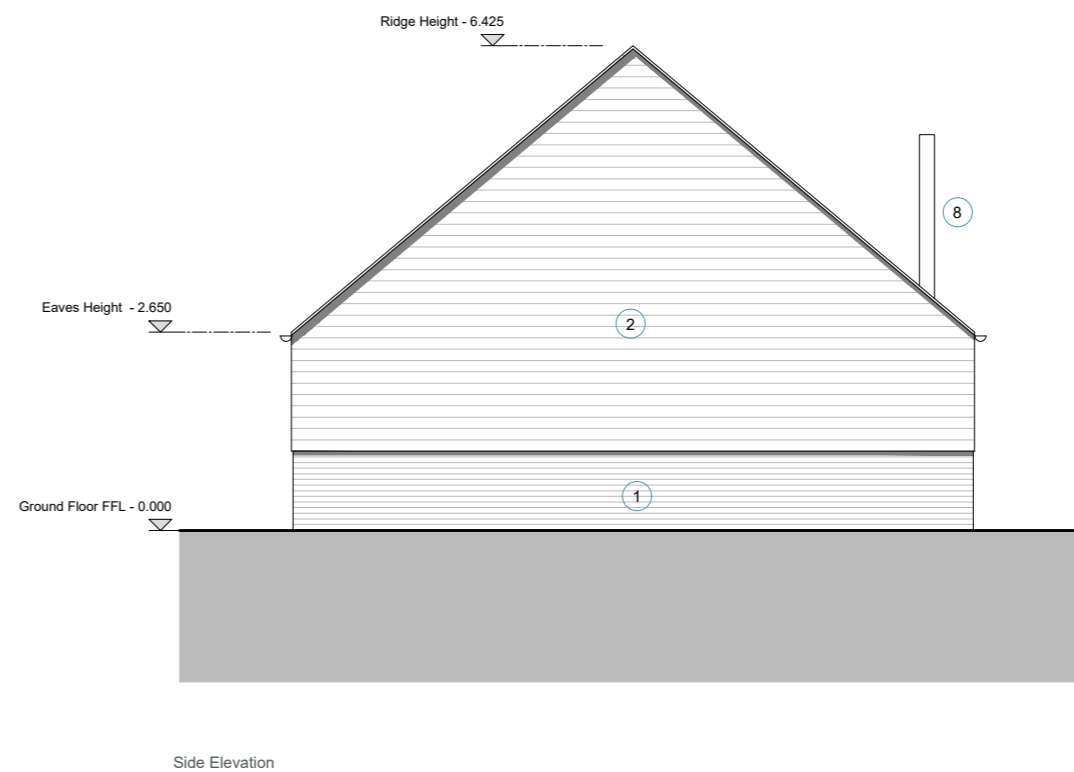
Notes:  
All dimensions are to structural elements/openings, not finished surface, unless otherwise stated.

Material Key

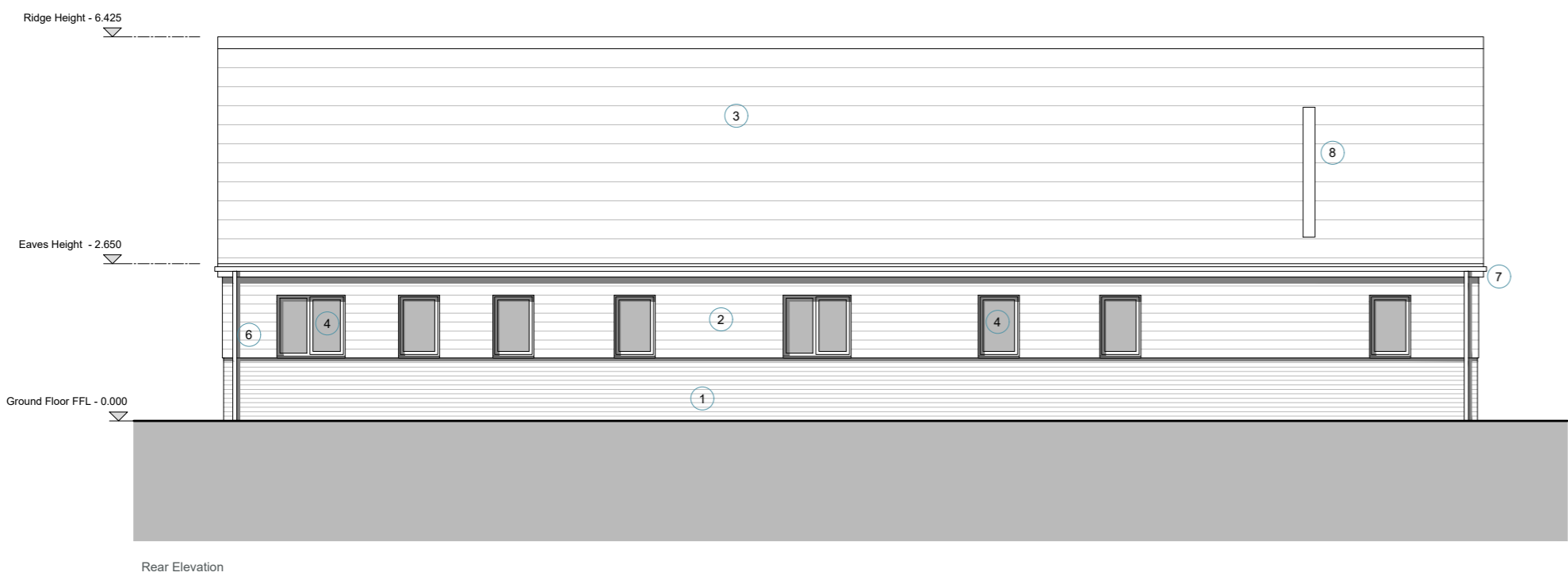
1. Red Brick
2. Black Timber Boarding
3. Brown/ Red Clay Tile
4. Black uPVC Woodgrain Frame Windows and Doors
5. Composite Door with Timber Grain Effect
6. Black uPVC Rainwater Pipe
7. Woodgrain Fascia Board
8. Log Burner Chimney Flue



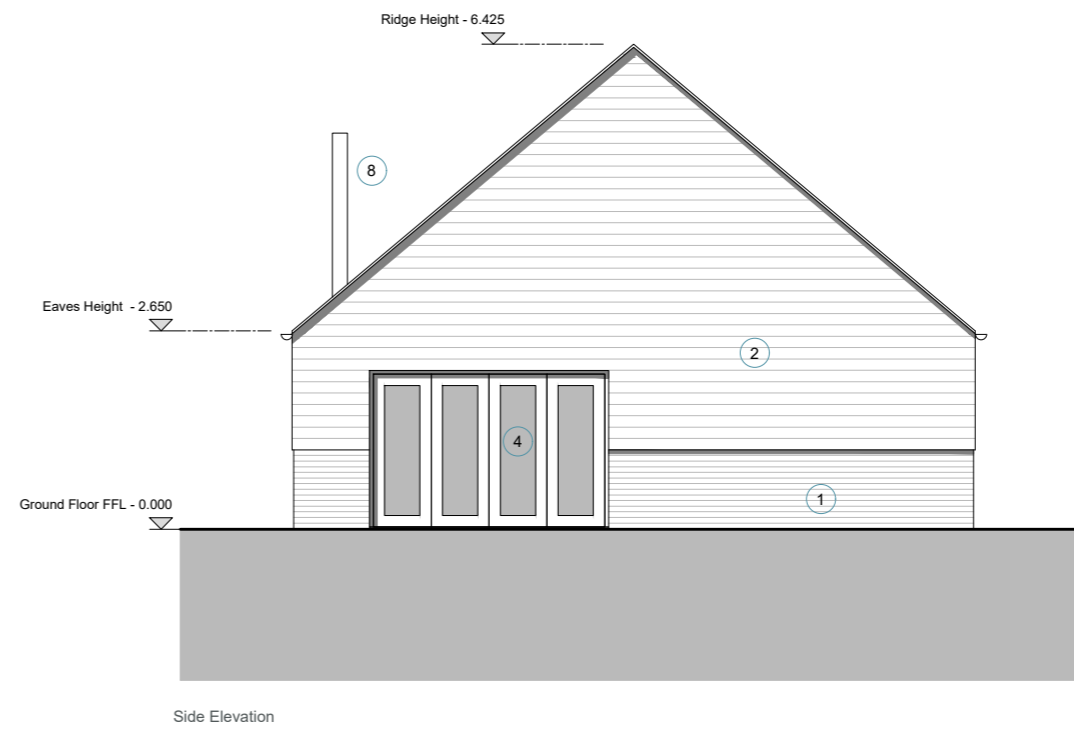
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

| Rev | Date       | Details  | Drawn | Checked |
|-----|------------|--|-------|---------|
| 03  | 23.09.2022 | Material key amended                             | PCD   | AA      |
| 02  | 22.09.2022 | Chimney flues added and window positions amended | PCD   | AA      |
| 01  | 14.09.2022 | Issued for comment                               | PCD   | AA      |

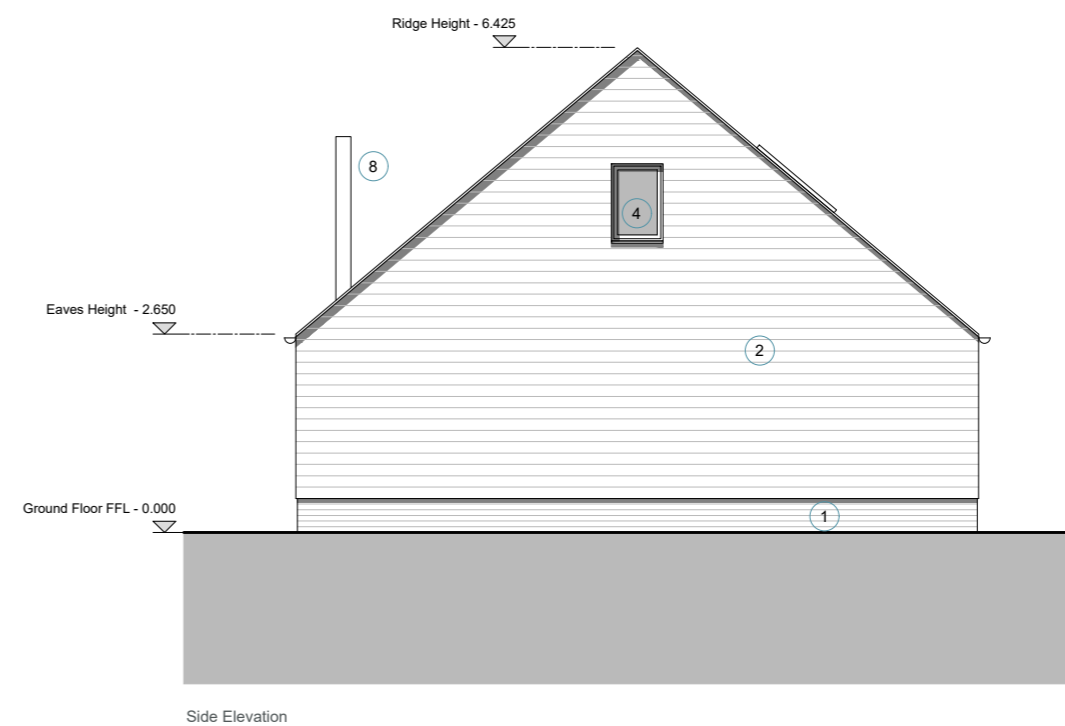
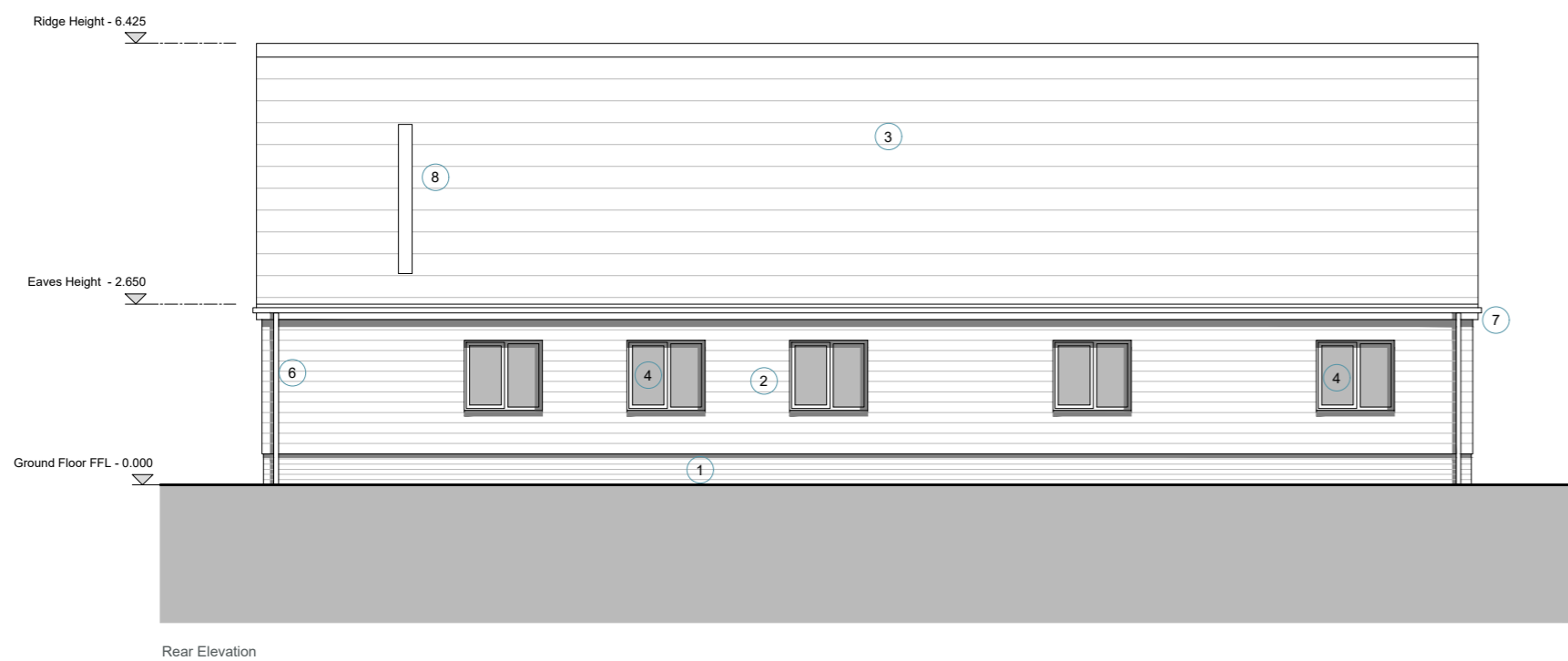
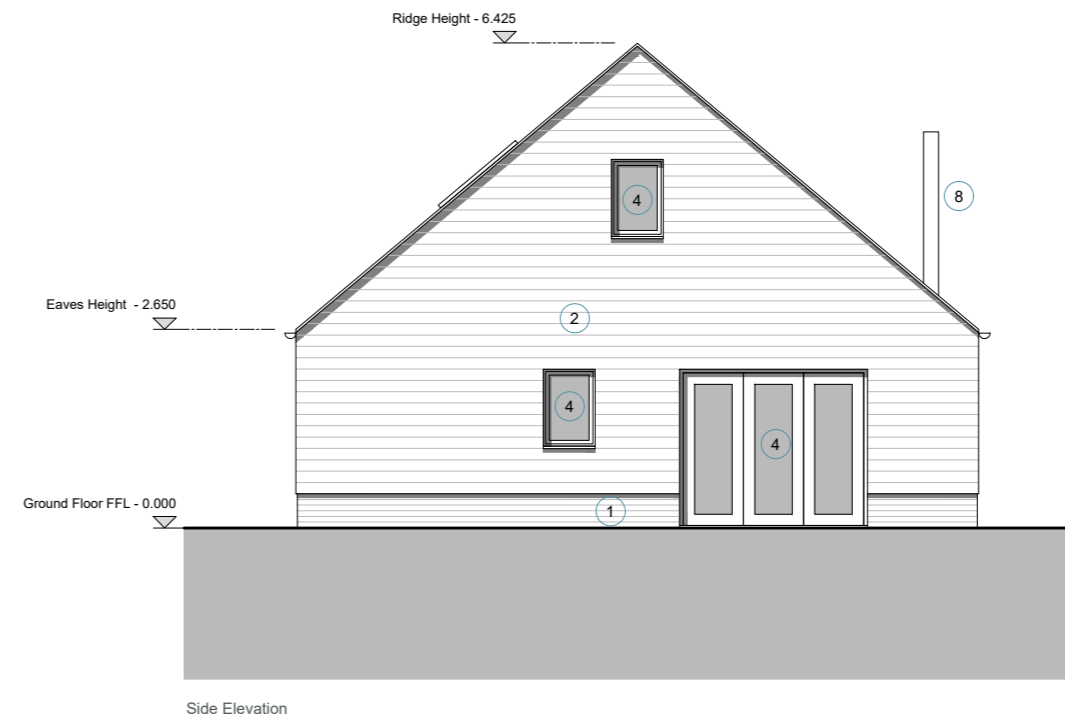
**SCROXTON & PARTNERS**

|   |              |   |          |
|---|--------------|---|----------|
| Northampton - 01933 698 001<br>northampton@scroxtonpartners.co.uk   |              | London - 0203 745 8018<br>london@scroxtonpartners.co.uk |          |
| Client:<br>Blenheim Homes   |              |   |          |
| Project Name:<br>Tilbrook Mill Kennels                              |              |   |          |
| Site Address:<br>Tilbrook Mill Kennels<br>Tilbrook<br>PE28 0LH      |              |   |          |
| Drawing Number:<br>1466 SAP V3 XX DR A 31102 SO                     |              | Revision:<br>03   |          |
| Drawing Title:<br>Type C<br>Proposed Elevations<br>5 Bed   8 Person |              | Volume:<br>V3   |          |
| Project Lead:<br>JS   | Stage:<br>3  | Project Phase:<br>Planning                              |          |
| Scale:<br>1:100   | Paper:<br>A2 | 1m  | 2m 3m 4m |

Notes:  
All dimensions are to structural elements/openings, not finished surface, unless otherwise stated.

Material Key

1. Red Brick
2. Black Timber Boarding
3. Red Clay Tile
4. Black uPVC Woodgrain Frame Windows and Doors
5. Composite Door with Timber Grain Effect
6. Black uPVC Rainwater Pipe
7. Black uPVC Woodgrain Fascia Board
8. Log Burner Chimney Flue
9. Conservation Rooflight

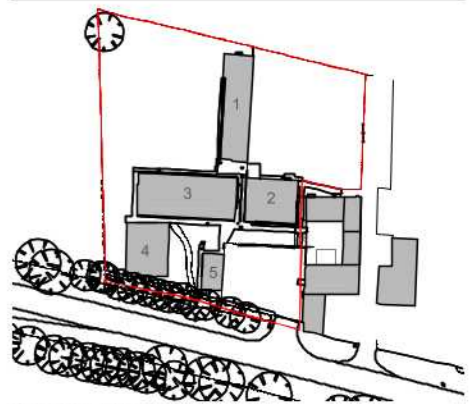


| Rev | Date       | Details  | Drawn | Checked |
|-----|------------|--|-------|---------|
| 03  | 23.09.2022 | Material key amended                             | PCD   | AA      |
| 02  | 22.09.2022 | Chimney flues added and window positions amended | PCD   | AA      |
| 01  | 14.09.2022 | Issued for comment                               | PCD   | AA      |

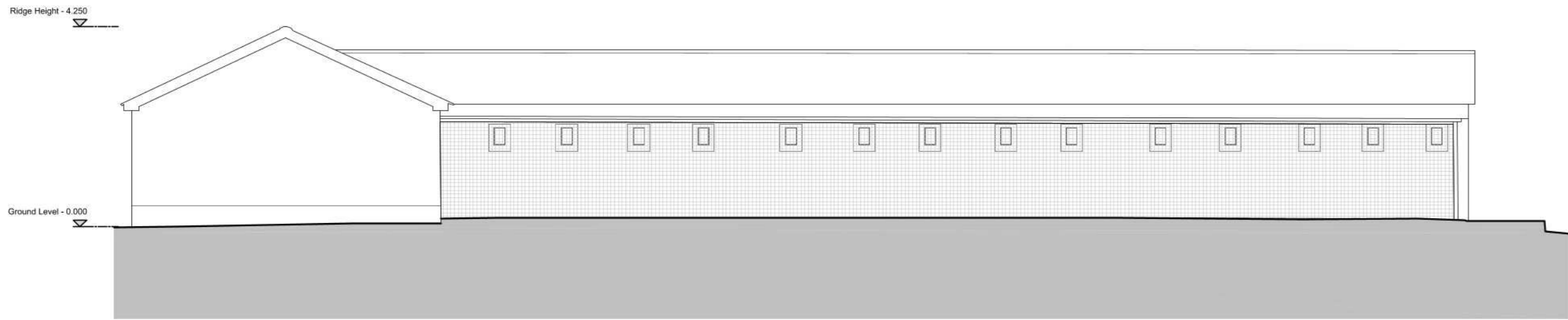
SCROXTON & PARTNERS

|   |              |   |  |
|---|--------------|---|--|
| Northampton - 01933 698 001<br>northampton@scroxtonpartners.co.uk   |              | London - 0203 745 8018<br>london@scroxtonpartners.co.uk |  |
| Client:<br>Blenheim Homes   |              |   |  |
| Project Name:<br>Tilbrook Mill Kennels                              |              |   |  |
| Site Address:<br>Tilbrook Mill Kennels<br>Tilbrook<br>PE28 0LH      |              |   |  |
| Drawing Number:<br>1466 SAP V4 XX DR A 31103 SO                     |              | Revision:<br>03   |  |
| Drawing Title:<br>Type D<br>Proposed Elevations<br>4 Bed   7 Person |              | Volume:<br>V4   |  |
| Project Lead:<br>JS   | Stage:<br>3  | Project Phase:<br>Planning                              |  |
| Scale:<br>1:100   | Paper:<br>A2 | 1m   2m   3m   4m                                       |  |

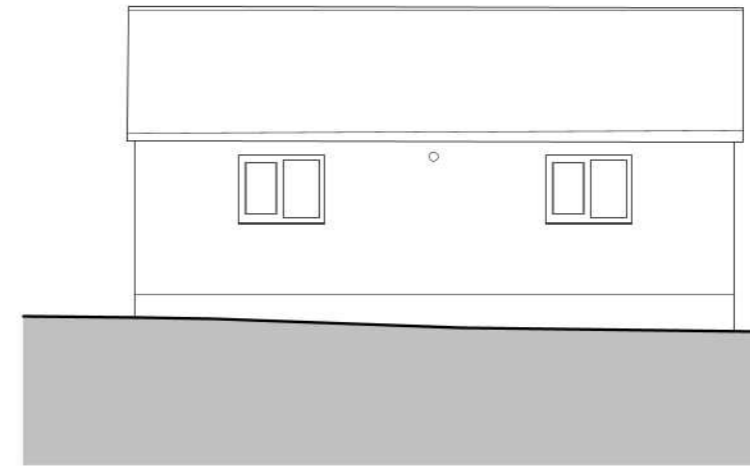
Notes:  
All dimensions are to structural elements/openings, not finished surface, unless otherwise stated.



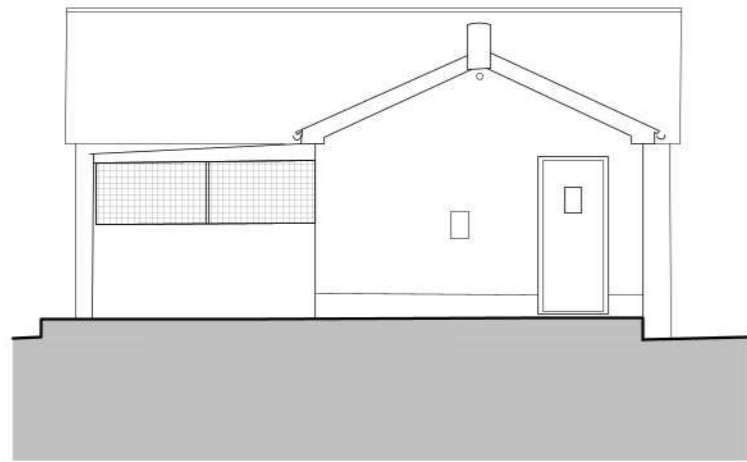
Existing Site Plan - 1:2000



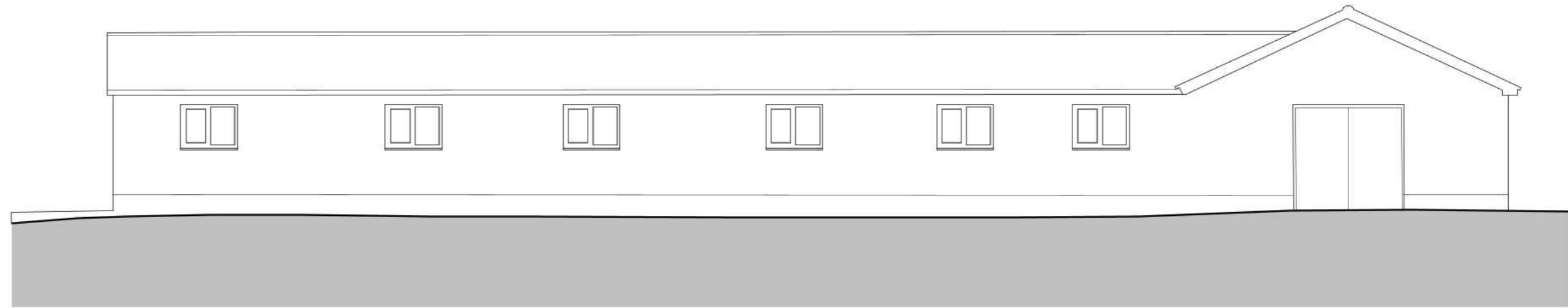
Kennel 1 West Elevation



Kennel 1 North Elevation

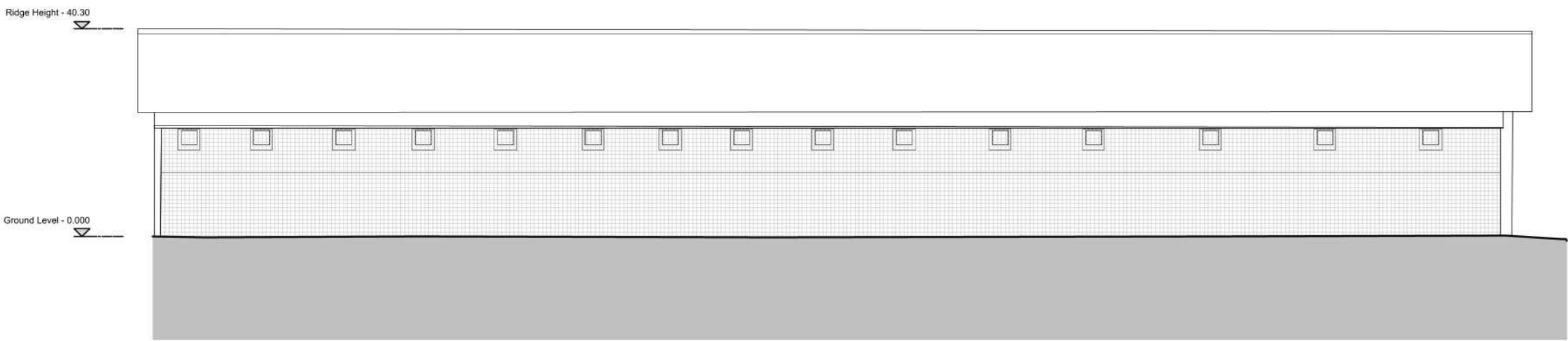


Kennel 1 South Elevation

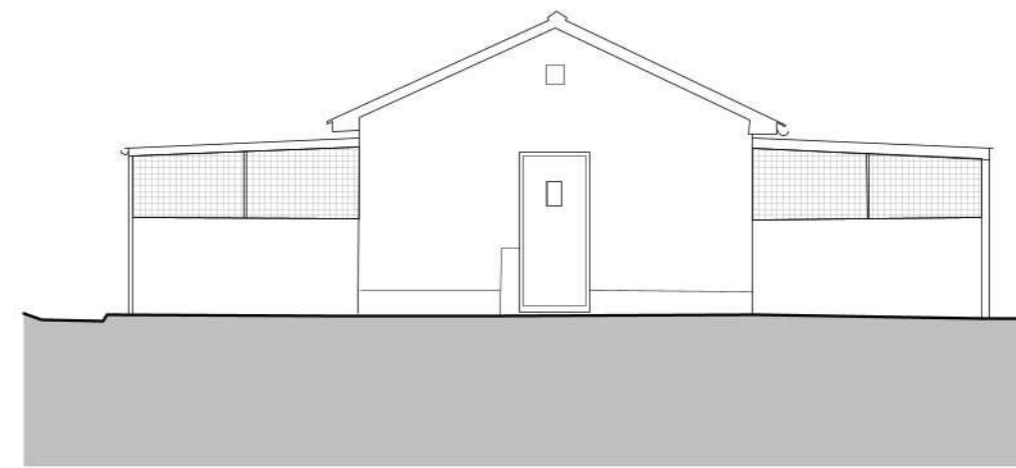


Kennel 1 East Elevation

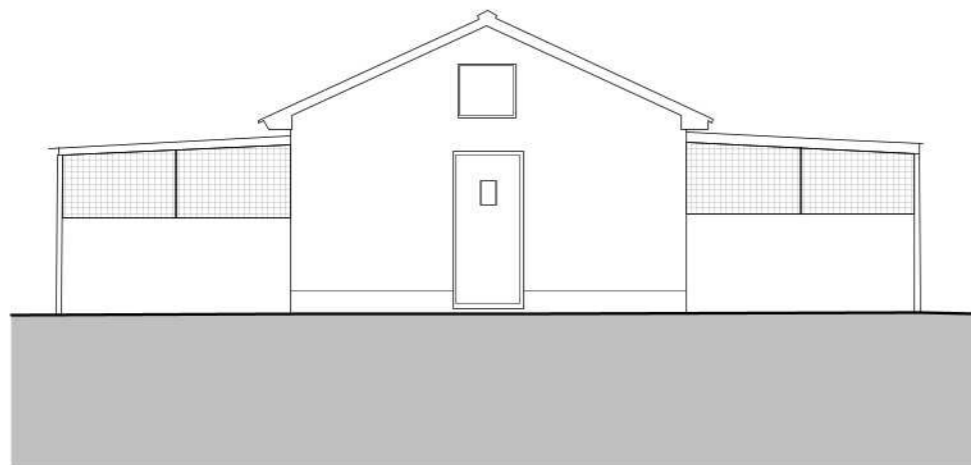
Page 148 of 156



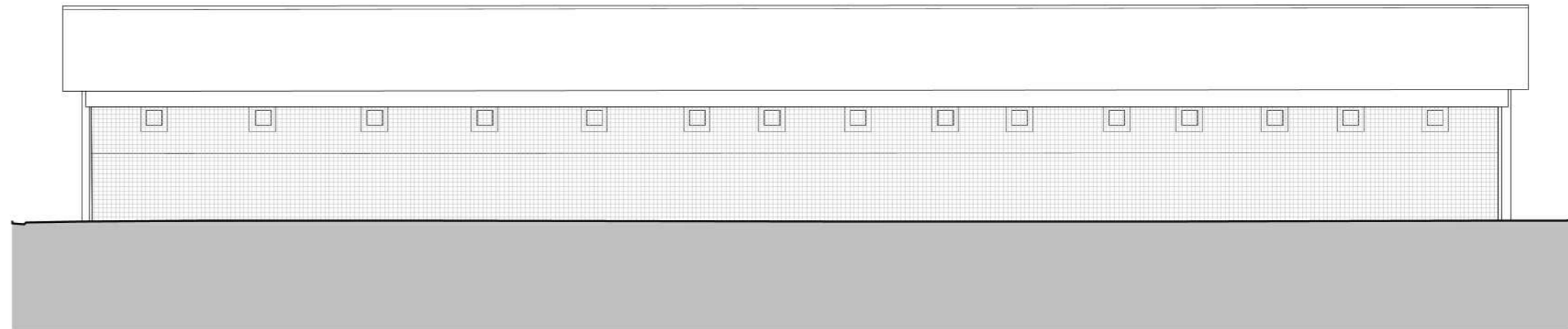
Kennel 3 South Elevation



Kennel 3 West Elevation



Kennel 3 East Elevation



Kennel 3 North Elevation

|     |            |                                |       |         |
|-----|------------|--------------------------------|-------|---------|
| 02  | 07.10.2022 | Overall ridge dimensions added | PCD   | AA      |
| 01  | 16.09.2022 | Issued for information         | PCD   | AA      |
| Rev | Date       | Details                        | Drawn | Checked |

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northampton@scroxtonpartners.co.uk

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Client:  
Blenheim Homes

Project Name:  
Tilbrook Mill Kennels

Site Address:  
Tilbrook Mill Kennels  
Tilbrook

Drawing Number:  
1466\_SAP\_XX\_XX\_DR\_A\_00310\_SO\_02

Drawing Title:  
Existing Elevations  
Kennel 1 and 3

Volume:  
XX

Project Lead:  
JS

Stage:  
3

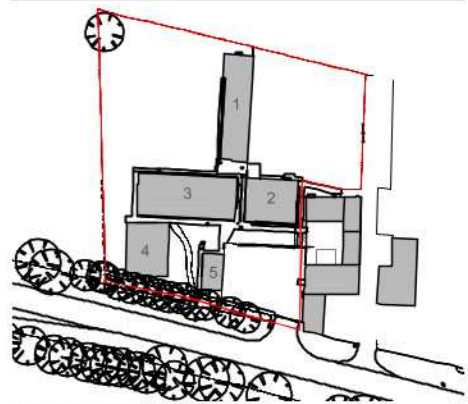
Project Phase:  
Planning

Scale:  
1:100

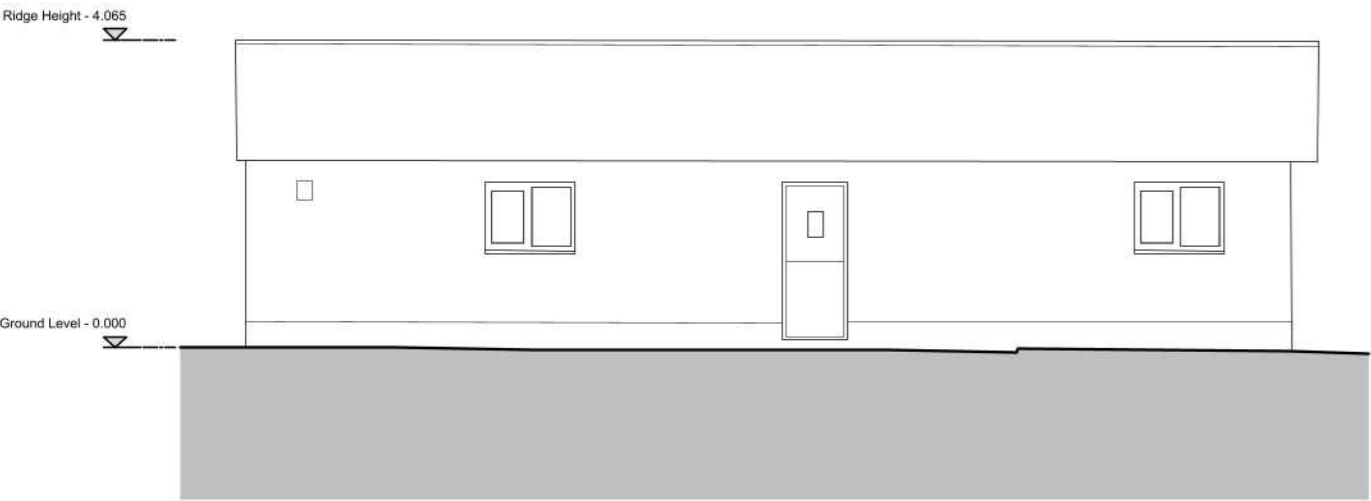
Paper:  
A2

1m 2m 3m 4m

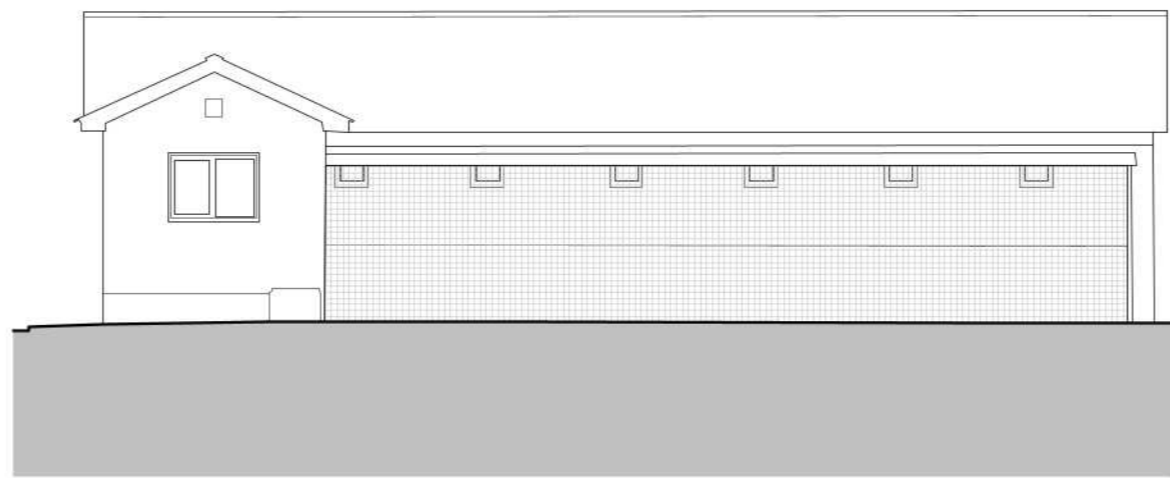
Notes:  
All dimensions are to structural elements/openings, not finished surface, unless otherwise stated.



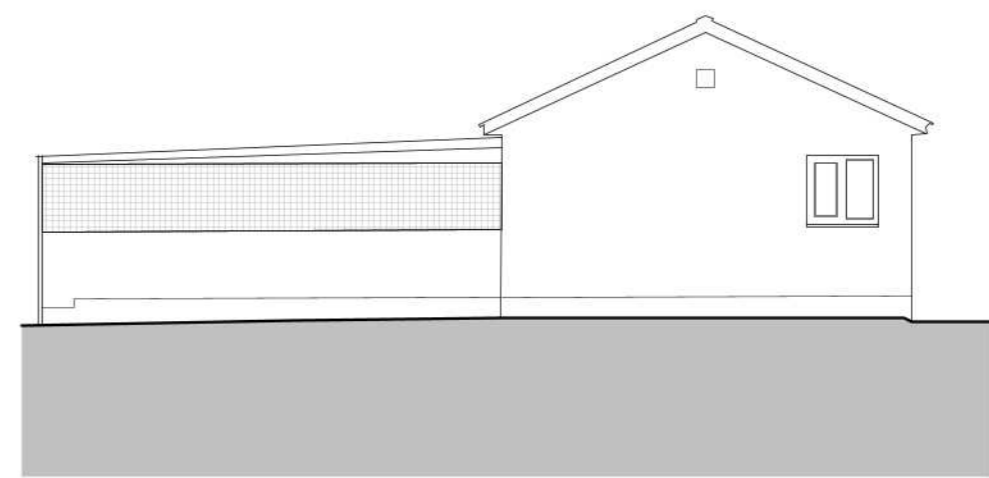
Existing Site Plan - 1:2000



Kennel 2 North Elevation



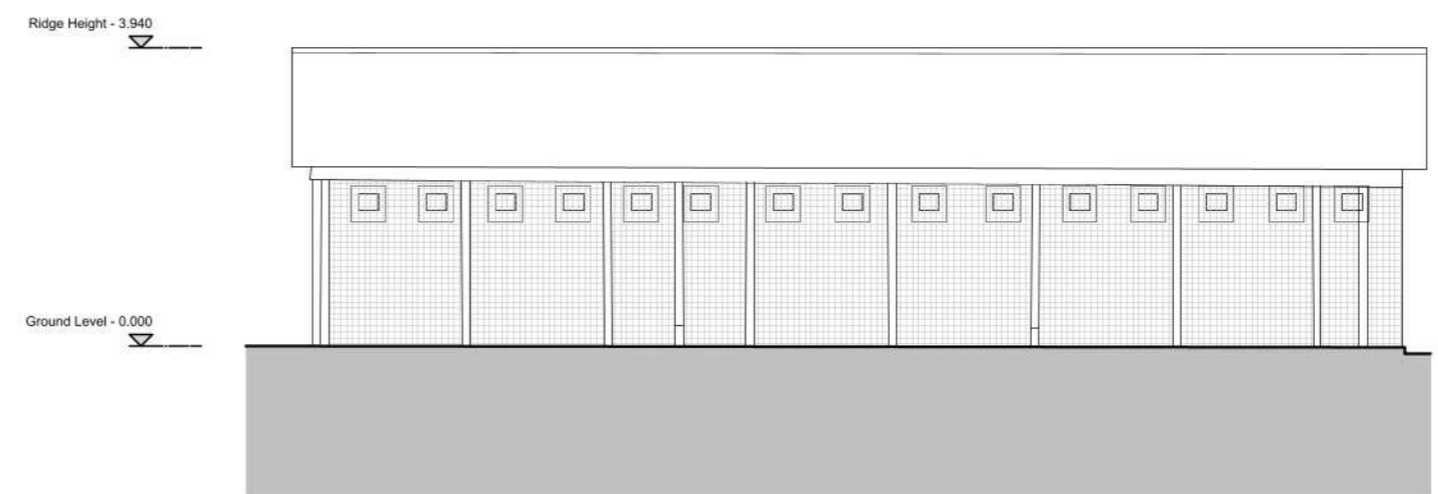
Kennel 2 South Elevation



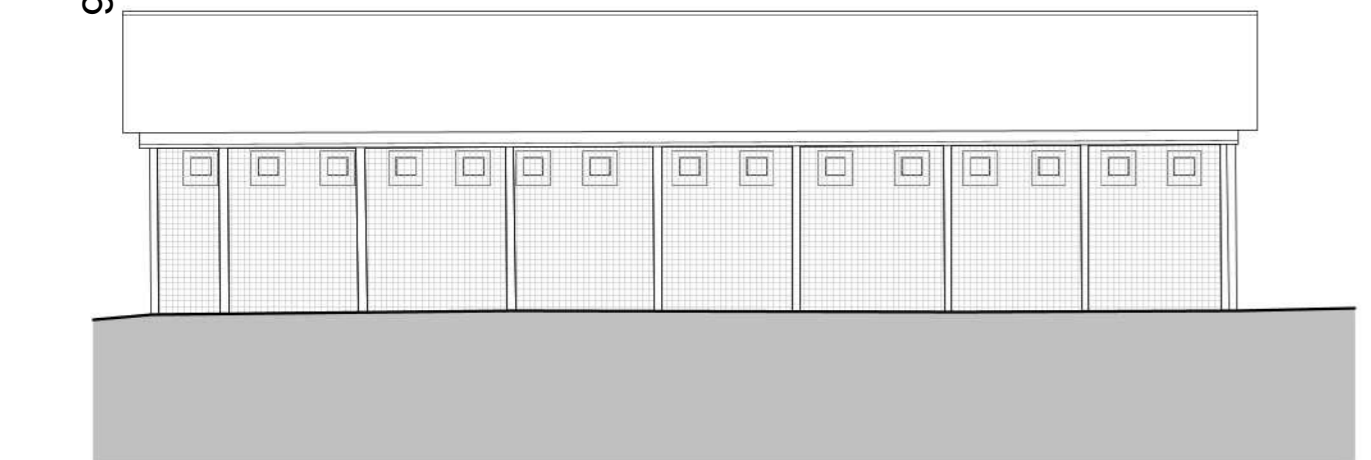
Kennel 2 East Elevation



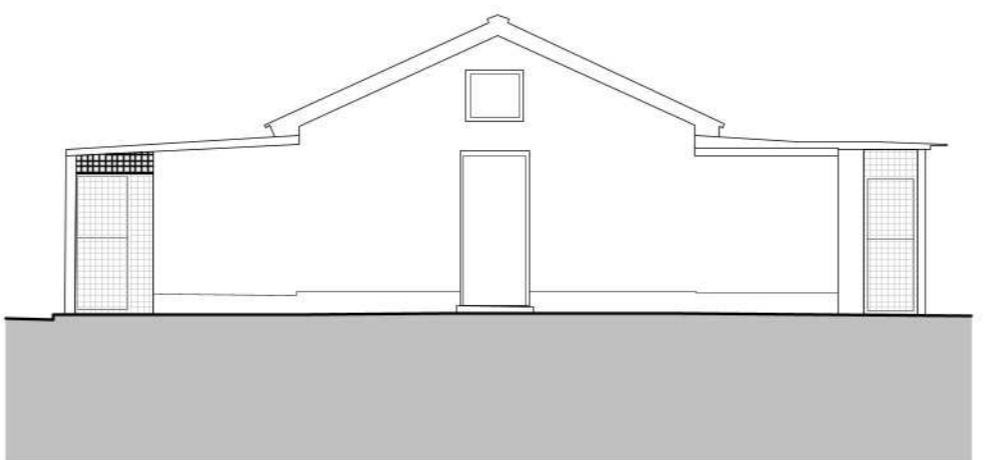
Kennel 2 West Elevation



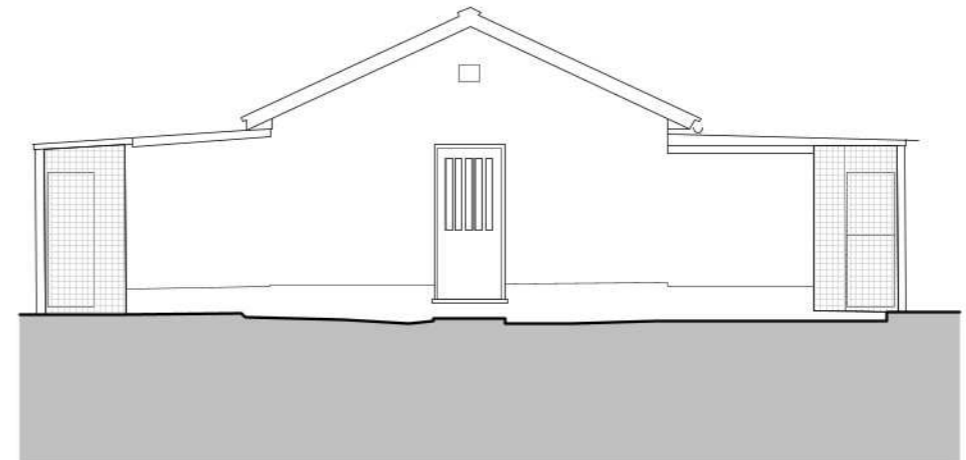
Kennel 4 West Elevation



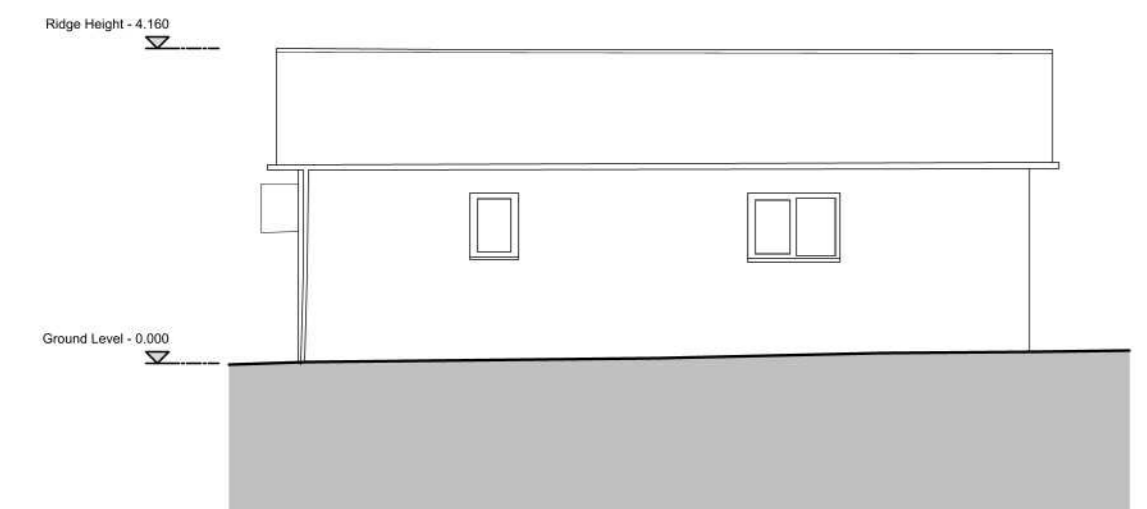
Kennel 4 East Elevation



Kennel 4 North Elevation



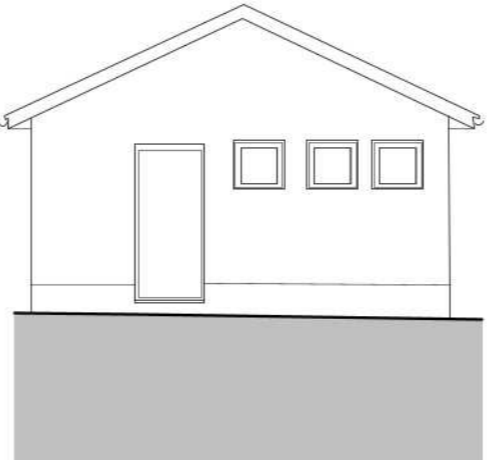
Kennel 4 South Elevation



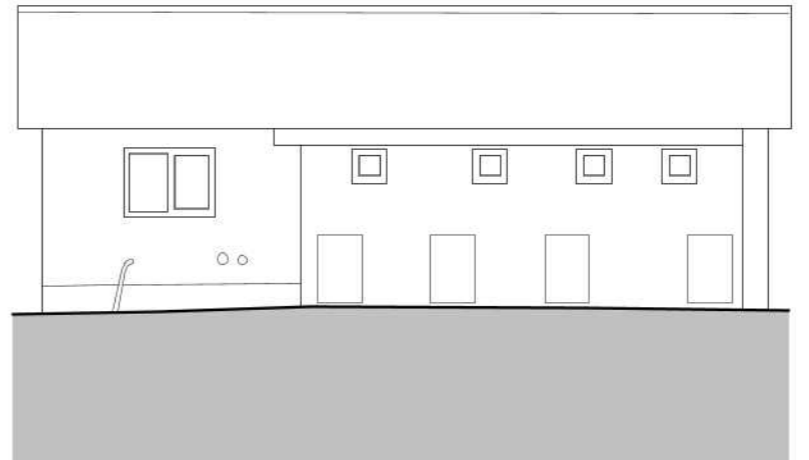
Kennel 5 East Elevation



Kennel 5 North Elevation



Kennel 5 South Elevation



Kennel 5 West Elevation

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|     |            |                                |       |         |
|-----|------------|--------------------------------|-------|---------|
| 02  | 07.10.2022 | Overall ridge dimensions added | PCD   | AA      |
| 01  | 16.09.2022 | Issued for information         | PCD   | AA      |
| Rev | Date       | Details                        | Drawn | Checked |

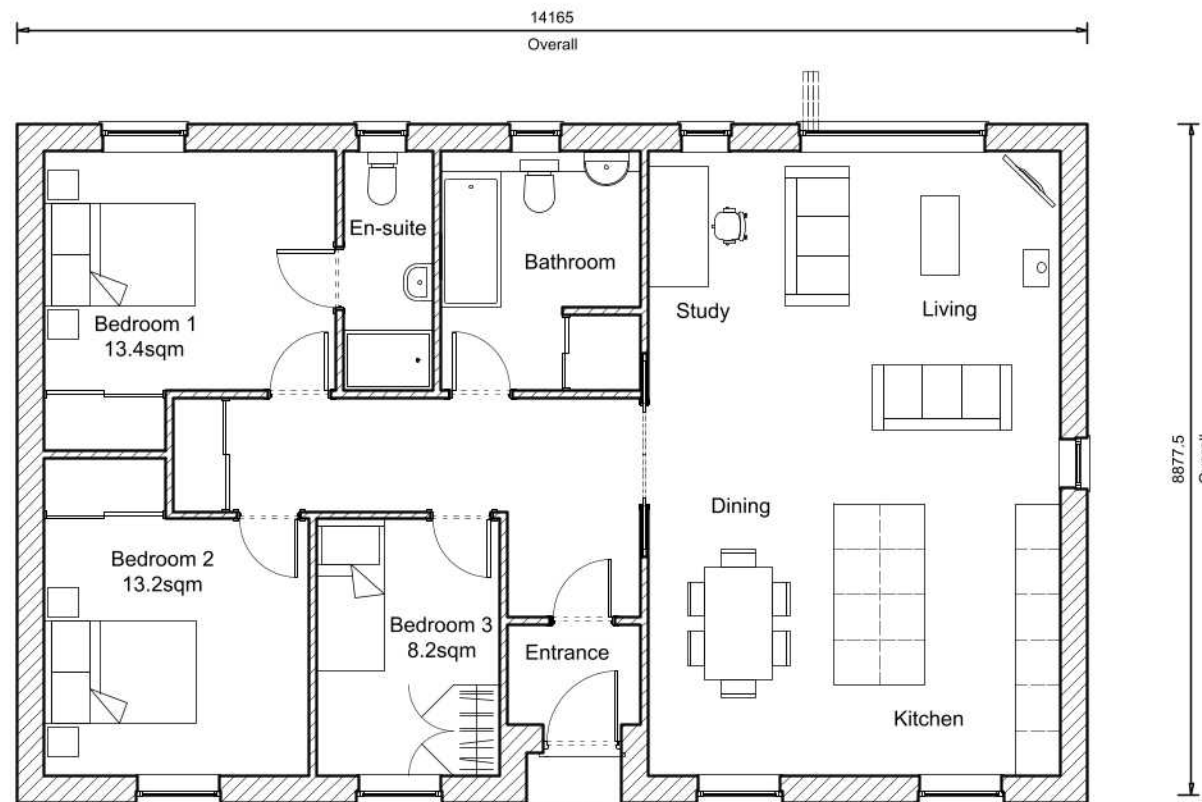
**SCROXTON + PARTNERS**

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northampton@scroxtonpartners.co.uk  
London - 0203 745 8018  
london@scroxtonpartners.co.uk  
Client:  
Blenheim Homes  
Project Name:  
Tilbrook Mill Kennels  
Site Address:  
Tilbrook Mill Kennels  
Tilbrook

|                 |  |           |    |
|-----------------|--|-----------|----|
| Drawing Number: | 1466_SAP_XX_XX_DR_A_00311_SO_02          | Revision: | 02 |
| Drawing Title:  | Existing Elevations<br>Kennel 2, 4 and 5 | Volume:   | XX |

|               |        |                |    |    |    |
|---------------|--------|----------------|----|----|----|
| Project Lead: | Stage: | Project Phase: |    |    |    |
| JS            | 3      | Planning       |    |    |    |
| Scale:        | Paper: | 1m             | 2m | 3m | 4m |
| 1:100         | A2     |                |    |    |    |

Notes:  
 All dimensions are to structural elements/openings, not finished surface, unless otherwise stated.



| Rev | Date       | Details  | Drawn | Checked |
|-----|------------|--|-------|---------|
| 04  | 07.10.2022 | Overall dimensions added                                     | PCD   | AA      |
| 03  | 22.09.2022 | Log burner added to Living Room and window positions amended | PCD   | AA      |
| 02  | 14.05.2022 | Bathroom layout and entrance amended                         | SK    | AA      |
| 01  | 26.08.2022 | Issued for comment   | PCD   | AA      |

**SCROXTON & PARTNERS**

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Client:  
 Blenheim Homes

Project Name:  
 Tilbrook Mill Kennels

Site Address:  
 Tilbrook Mill Kennels  
 Tilbrook

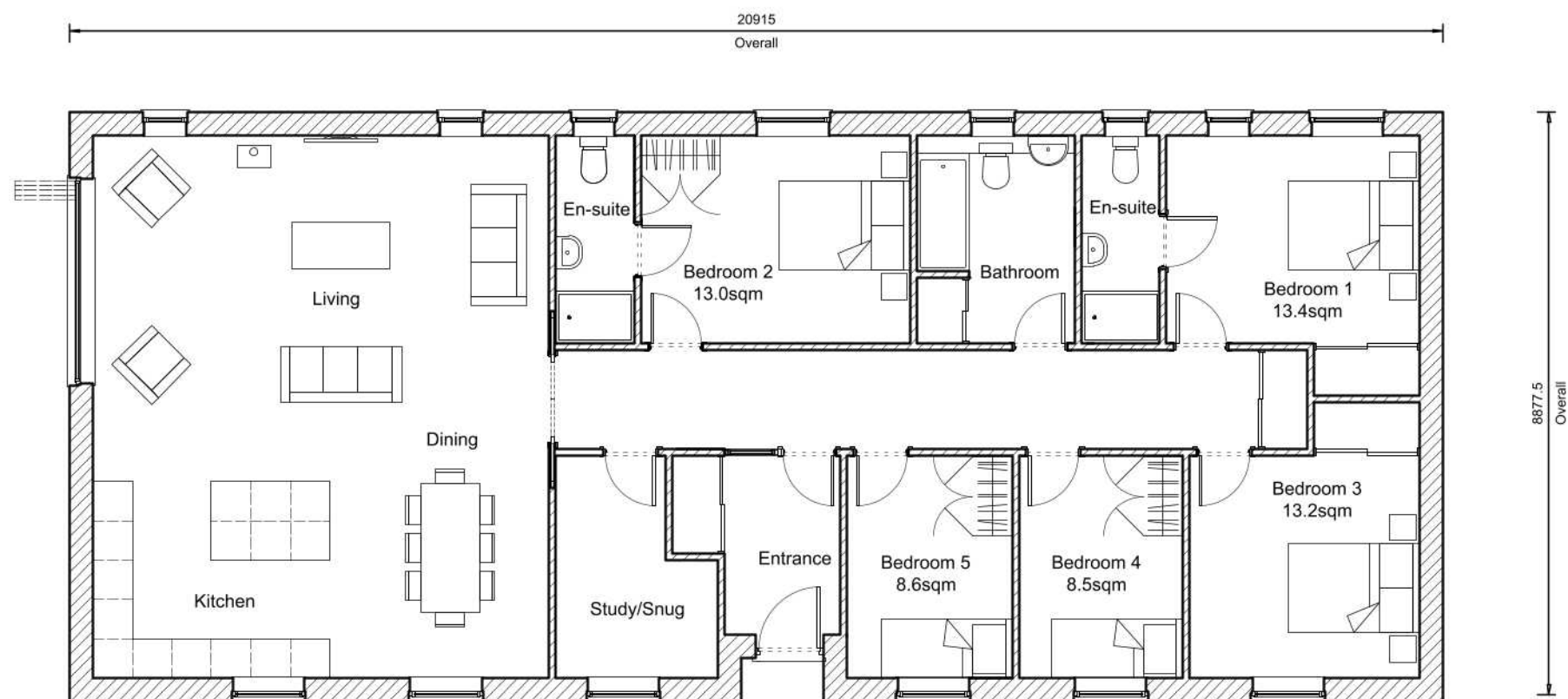
Drawing Number: 1466 SAP V1 00 DR A 10110 SO 04    Revision: 04

Drawing Title: Type A Proposed Ground Floor Plan 3 Bed | 5 Person    Volume: V1

Project Lead: JS    Stage: 3    Project Phase: Planning

Scale: 1:100    Paper: A3    1m    2m    3m    4m

Notes:  
 All dimensions are to structural elements/openings, not finished surface, unless otherwise stated.



| Rev | Date       | Details  | Drawn | Checked |
|-----|------------|--|-------|---------|
| 04  | 07.10.2022 | Overall dimensions added                                     | PCD   | AA      |
| 03  | 22.09.2022 | Log burner added to Living Room and window positions amended | PCD   | AA      |
| 02  | 14.05.2022 | Bathroom layout and entrance amended                         | SK    | AA      |
| 01  | 26.08.2022 | Issued for comment   | PCD   | AA      |

**SCROXTON & PARTNERS**

Northampton - 01933 698 001    London - 0203 745 8018  
 northampton@scroxtonandpartners.co.uk    london@scroxtonandpartners.co.uk

Client:  
 Blenheim Homes

Project Name:  
 Tilbrook Mill Kennels

Site Address:  
 Tilbrook Mill Kennels  
 Tilbrook

Drawing Number: 1466 SAP V3 00 DR A 10130 SO    Revision: 04

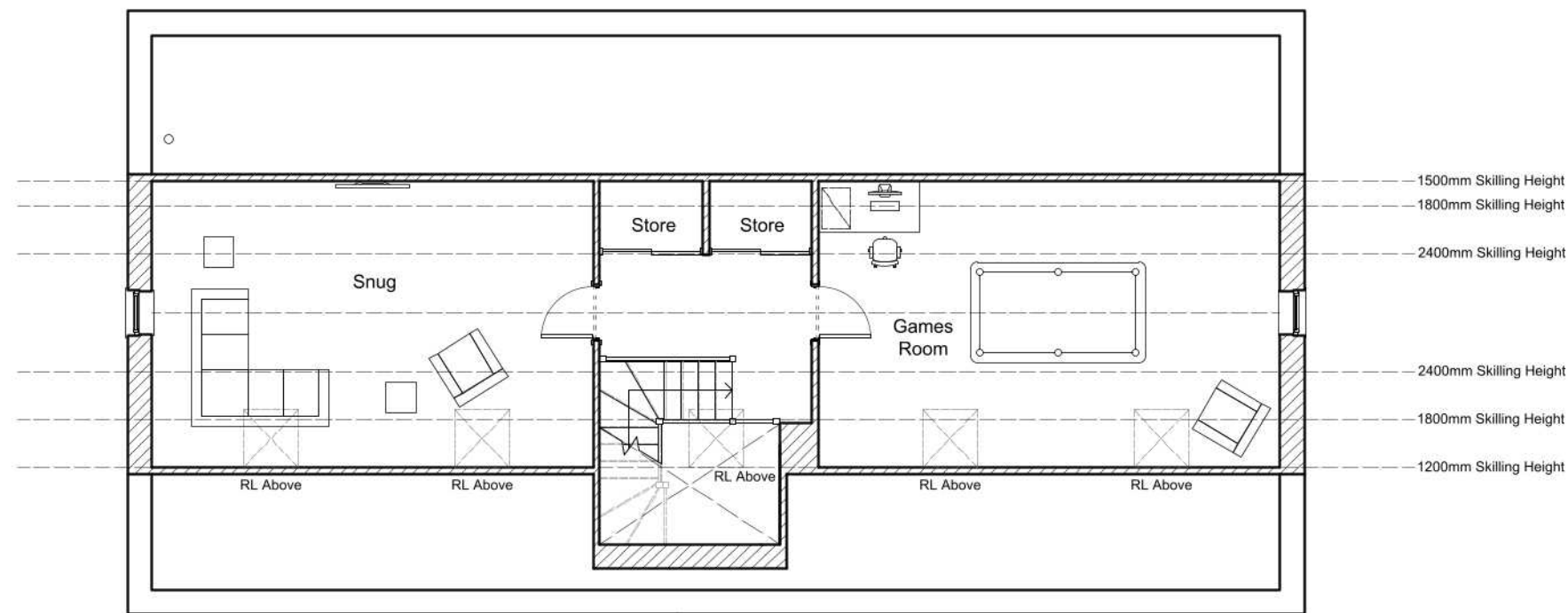
Drawing Title: Type C Proposed Ground Floor Plan 5 Bed | 8 Person    Volume: V3

Project Lead: JS    Stage: 3    Project Phase: Planning

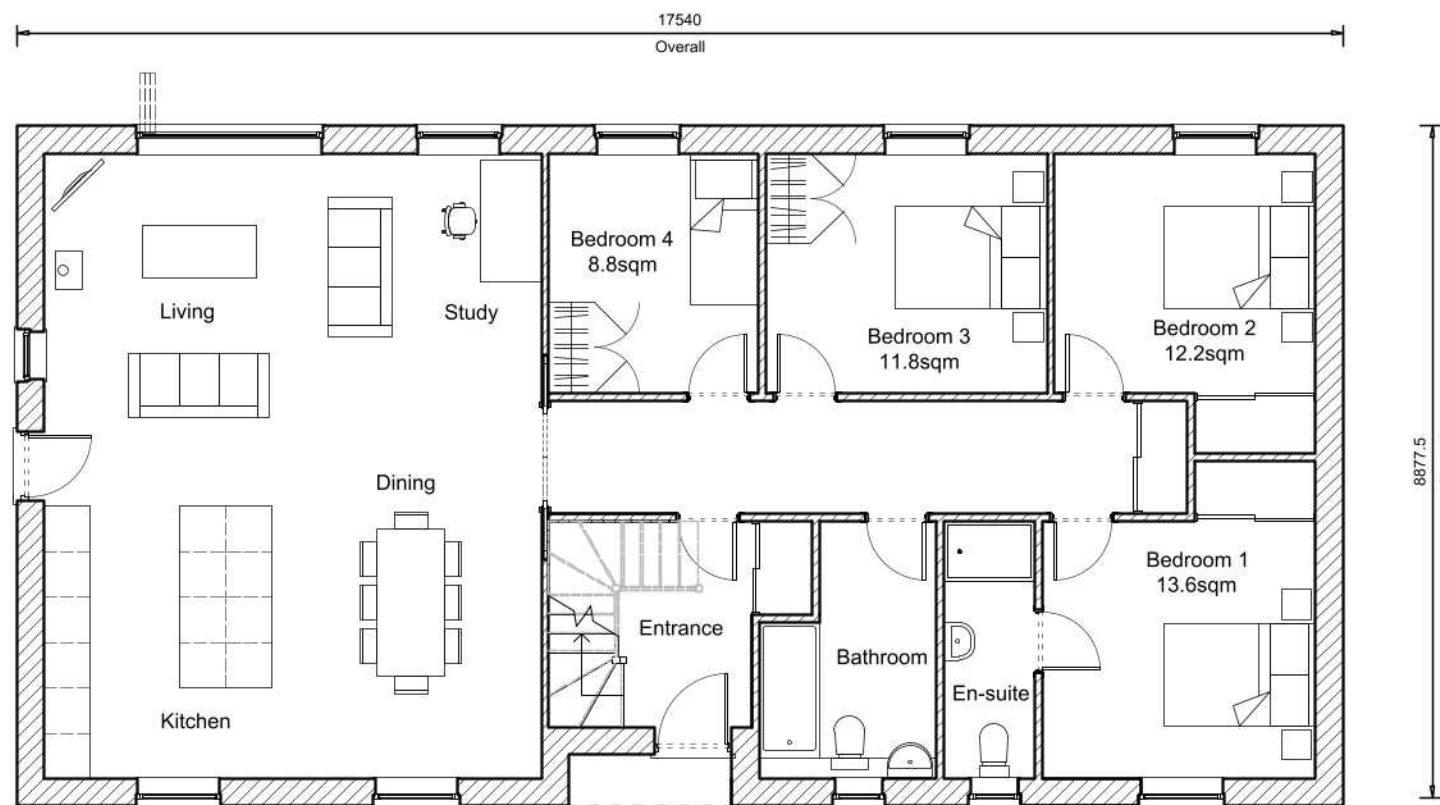
Scale: 1:100    Paper: A3    1m    2m    3m    4m

Only agreed dimensions are to be taken from this drawing. All dimensions are to be checked on site before any work is started. The drawing must be read in conjunction with all other relevant information and specifications as listed on the most recent Schedule of Materials & Products to be used. This drawing may not be used for any other purpose without the written permission of the Designer & Partners. All rights reserved. © Copyright Scroxton & Partners

Notes:  
All dimensions are to structural elements/openings, not finished surface, unless otherwise stated.



First Floor Plan



Ground Floor Plan

| Rev | Date       | Details  | Drawn | Checked |
|-----|------------|--|-------|---------|
| 06  | 07.10.2022 | Overall dimensions added                                     | PCD   | AA      |
| 05  | 22.09.2022 | Log burner added to Living Room and window positions amended | PCD   | AA      |
| 04  | 14.09.2022 | First floor plan added.                                      | PCD   | AA      |
| 03  | 09.09.2022 | Alternate locations removed.                                 | PCD   | AA      |
| 02  | 05.09.2022 | Bathroom layout amended and stairs added                     | PCD   | AA      |
| 01  | 26.08.2022 | Issued for comment   | PCD   | AA      |

**SCROXTON & PARTNERS**

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northampton@scroxtonandpartners.co.uk london@scroxtonandpartners.co.uk

Client:  
Blenheim Homes

Project Name:  
Tilbrook Mill Kennels

Site Address:  
Tilbrook Mill Kennels  
Tilbrook

Drawing Number:  
1466 SAP V2 XX DR A 10120 SO 06

Drawing Title:  
Type B  
Proposed Ground and First Floor Plan  
4 Bed | 7 Person

Project Lead:  
JS

Stage:  
3

Project Phase:  
Planning

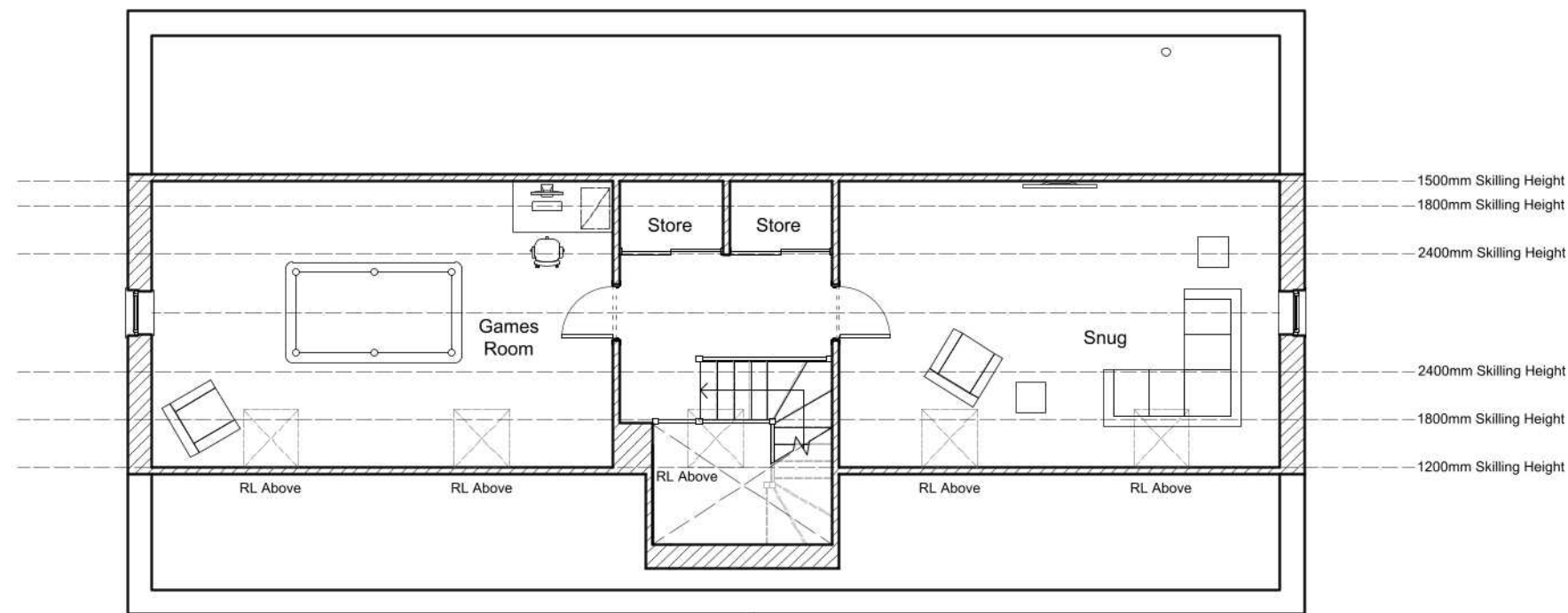
Scale:  
1:100

Paper:  
A3

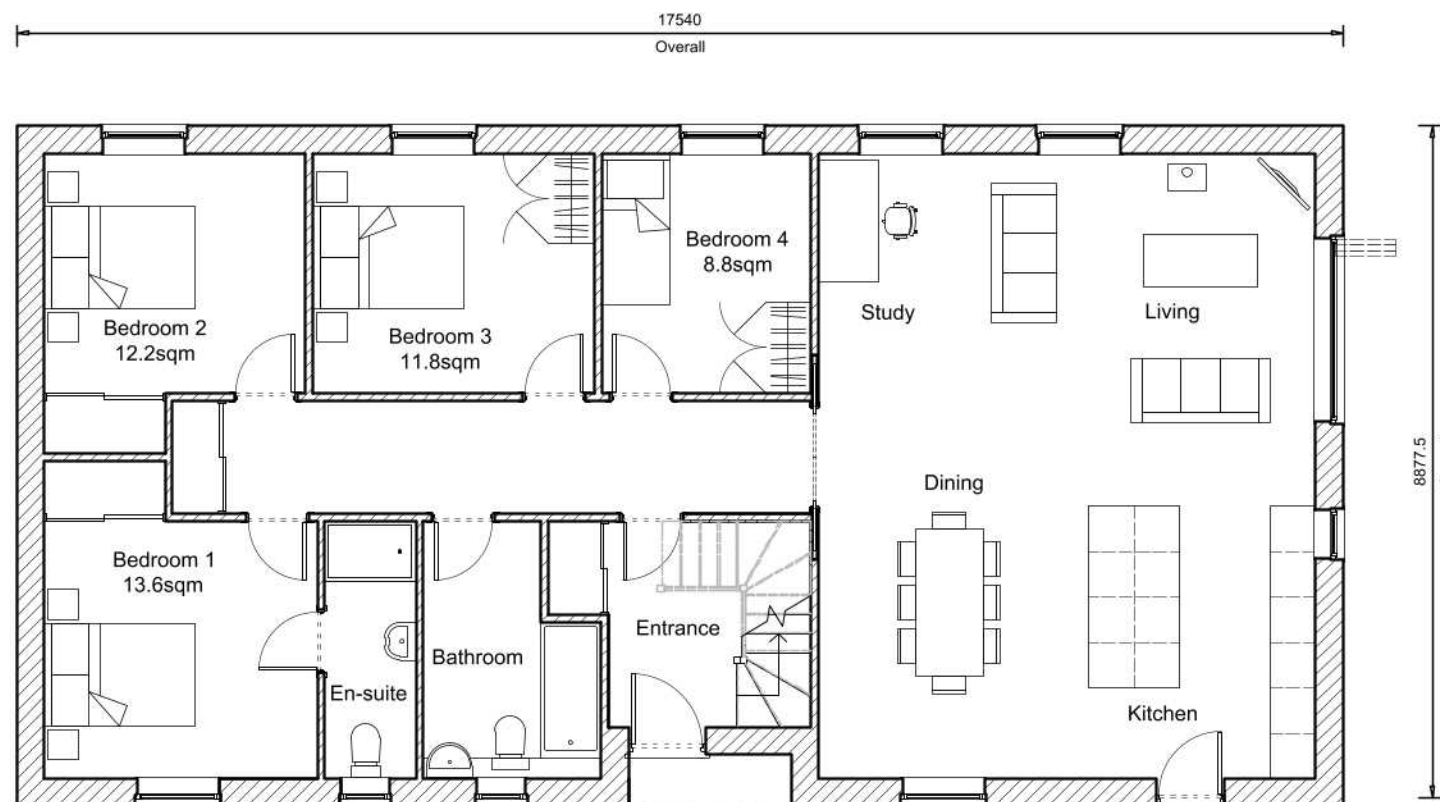
1m 2m 3m 4m



Notes:  
 All dimensions are to structural elements/openings, not finished surface, unless otherwise stated.



First Floor Plan



Ground Floor Plan

| Rev | Date       | Details  | Drawn | Checked |
|-----|------------|--|-------|---------|
| 03  | 07.10.2022 | Overall dimensions added                                     | PCD   | AA      |
| 02  | 22.09.2022 | Log burner added to Living Room and window positions amended | PCD   | AA      |
| 01  | 14.09.2022 | Issued for comment   | PCD   | AA      |

**SCROXTON & PARTNERS**

Northampton - 01933 698 001 London - 0203 745 8018  
 northampton@scroxtonandpartners.co.uk london@scroxtonandpartners.co.uk

Client:  
 Blenheim Homes

Project Name:  
 Tilbrook Mill Kennels

Site Address:  
 Tilbrook Mill Kennels  
 Tilbrook

Drawing Number:  
 1466 SAP V4 XX DR A 10140 SO

Revision:  
 02

Drawing Title:  
 Type D  
 Proposed Ground and First Floor Plan  
 4 Bed | 7 Person

Volume:  
 V4

Project Lead:  
 JS

Stage:  
 3

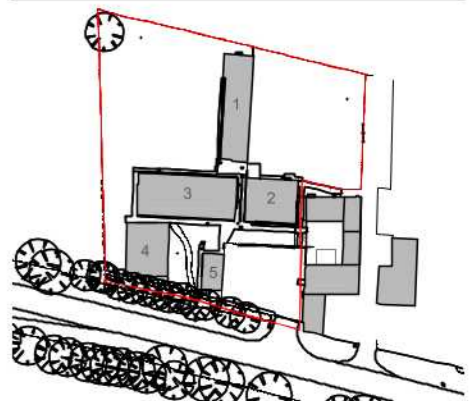
Project Phase:  
 Planning

Scale:  
 1:100

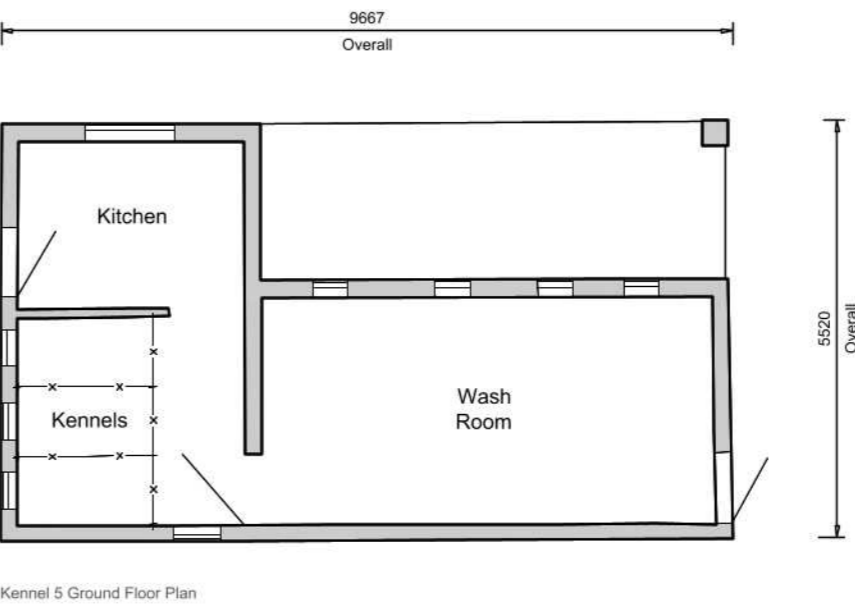
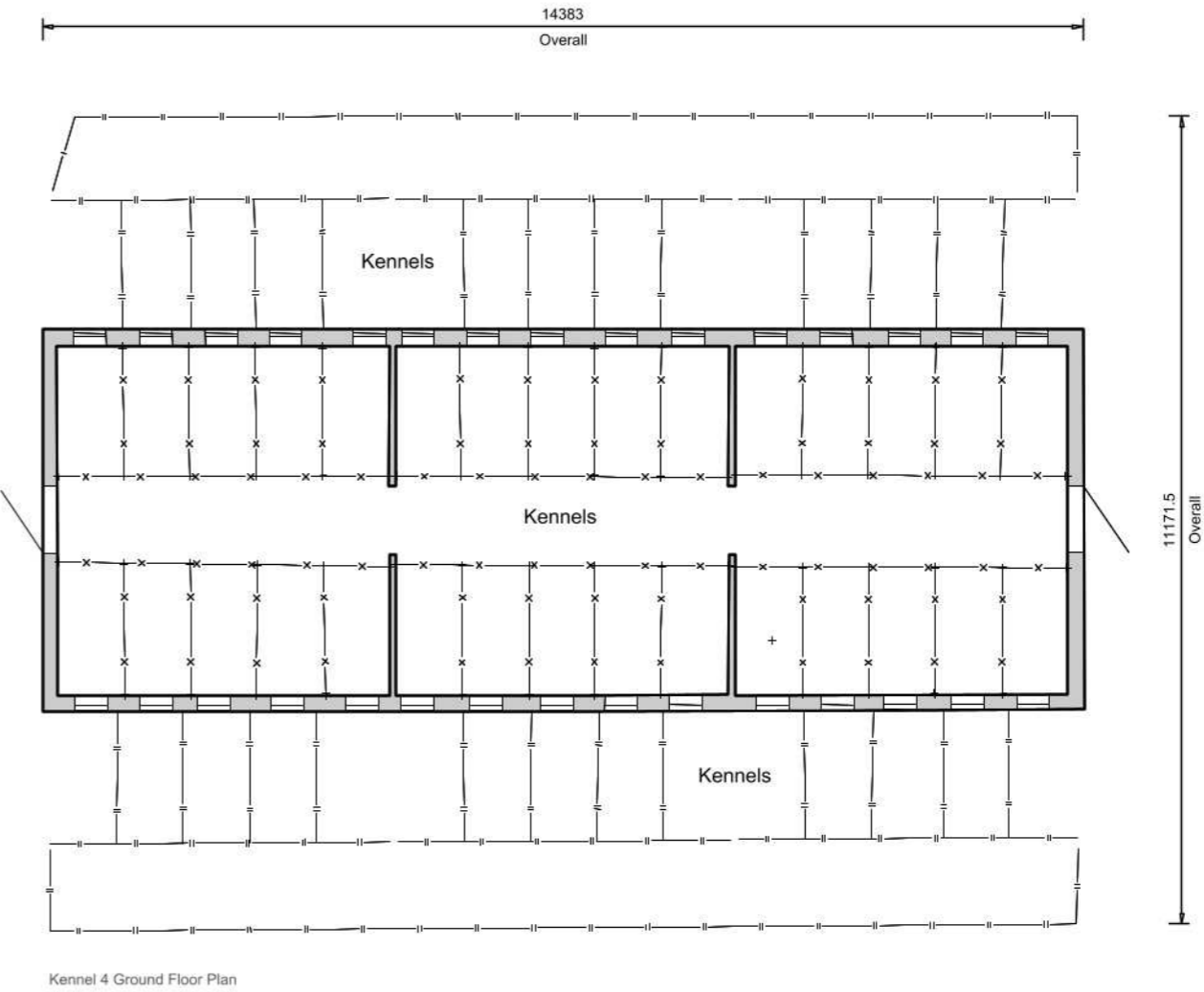
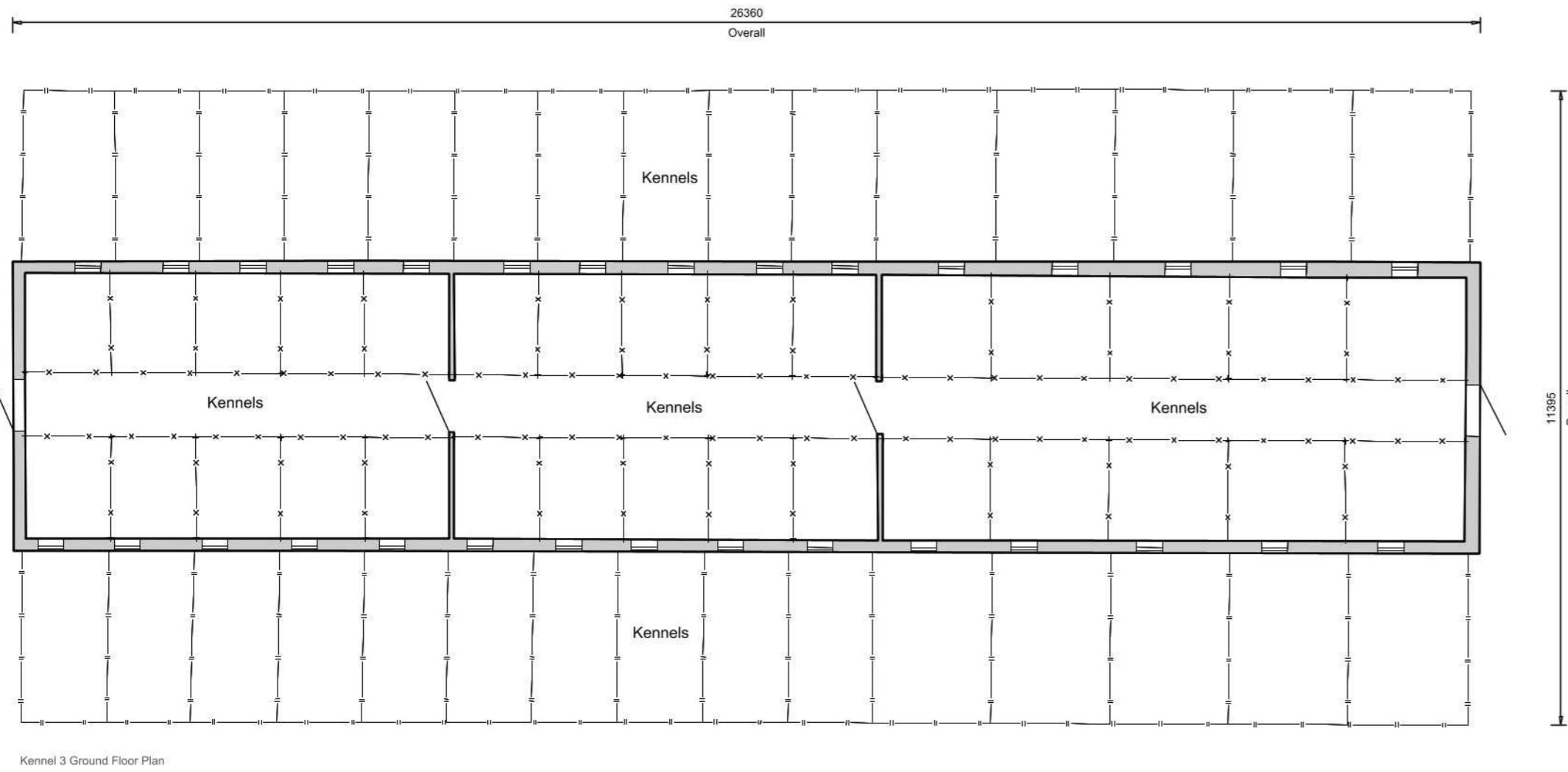
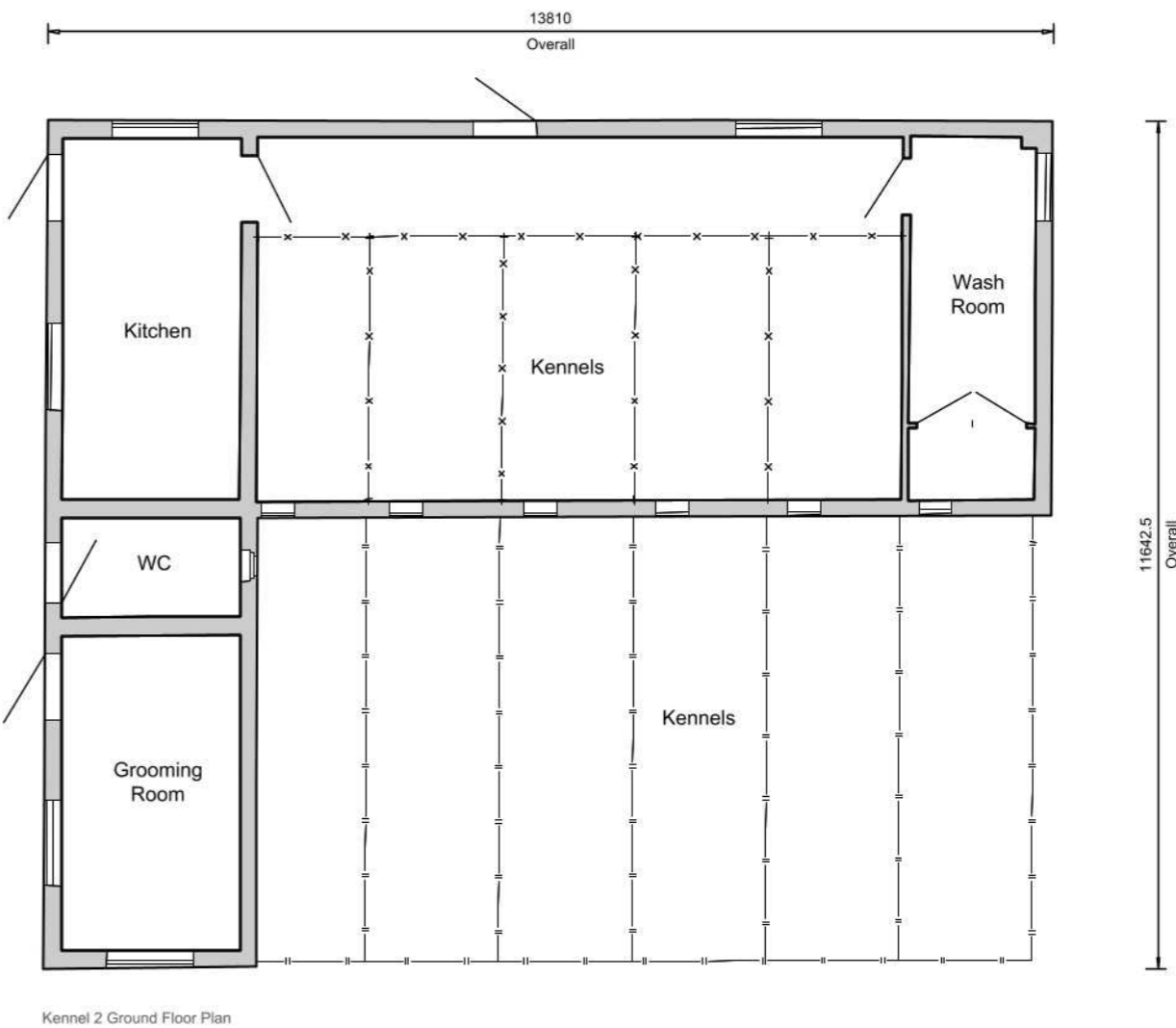
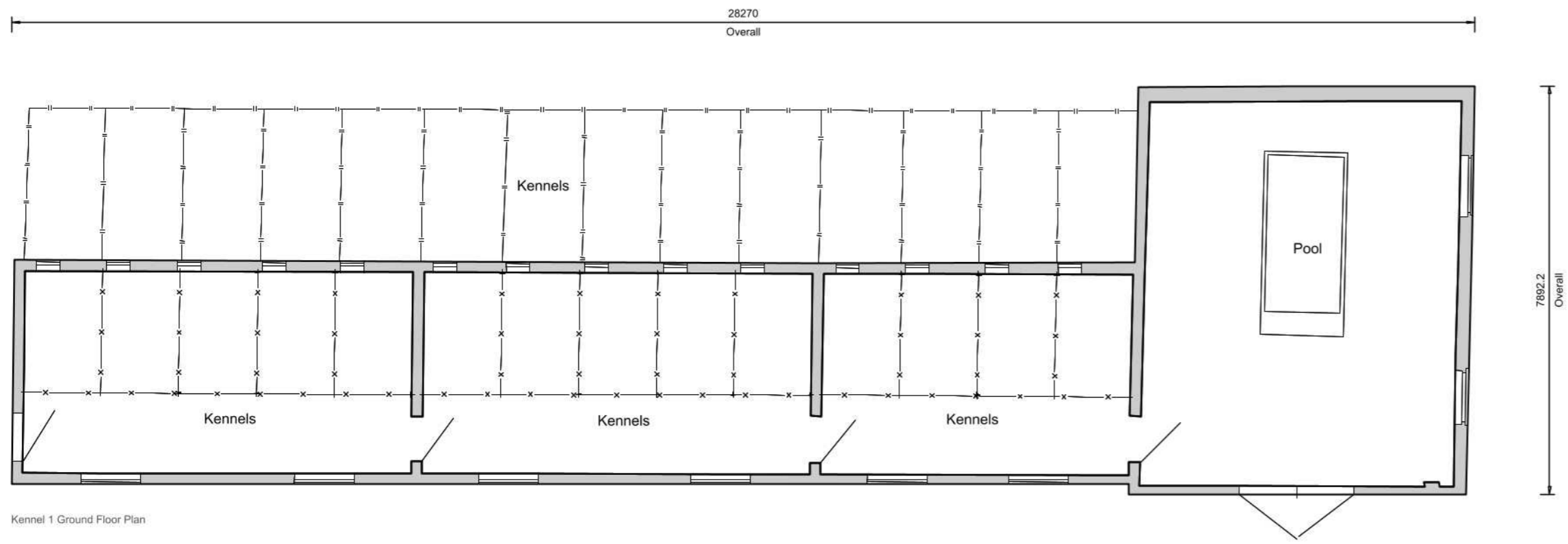
Paper:  
 A3

1m 2m 3m 4m

Notes:  
All dimensions are to structural elements/openings, not finished surface, unless otherwise stated.



Existing Site Plan - 1:2000



| Rev | Date       | Details                  | Drawn | Checked |
|-----|------------|--------------------------|-------|---------|
| 02  | 07.10.2022 | Overall dimensions added | PCD   | AA      |
| 01  | 16.09.2022 | Issued for information   | PCD   | AA      |

**SCROXTON & PARTNERS**

Northampton - 01933 698 001 London - 0203 745 8018  
 northampton@scroxtonpartners.co.uk london@scroxtonpartners.co.uk  
 Client: Blenheim Homes  
 Project Name: Tilbrook Mill Kennels  
 Site Address: Tilbrook Mill Kennels, Tilbrook

Drawing Number: 1466\_SAP\_XX\_XX\_DR\_A\_00110\_SO\_02  
 Drawing Title: Existing Floor Plans  
 Volume: XX

|                  |           |                         |
|------------------|-----------|-------------------------|
| Project Lead: JS | Stage: 3  | Project Phase: Planning |
| Scale: 1:100     | Paper: A2 | 1m 2m 3m 4m             |

## Planning Appeal Decisions Since April 2023 Committee

| Ref No                     | Appellant                        | Parish    | Proposal  | Site  | Original Decision | Delegated or DMC | Appeal Determination | Date       | Costs |
|----------------------------|----------------------------------|-----------|---|---|-------------------|------------------|----------------------|------------|-------|
| 21/013<br>74/<br>FUL       | Team C<br>Properties<br>Ltd      | Somersham | Demolition of existing agricultural buildings and erection of three detached dwellings, garage and associated works | Agricultural Building Between 7 And 9 King Street Somersham | Non-determination | n/a              | Dismissed            | 03.04.2023 | n/a   |
| 22/017<br>10/<br>HHFU<br>L | Mr & Mrs<br>Jonathan<br>Trahearn | St Ives   | 2 storey rear and first floor side extension  | 2 Windsor Close, St Ives, PE27 3DW                          | Refused           | Delegated        | Allowed              | 18.04.2023 | n/a   |

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