

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, 19TH JUNE 2023** at **7:00 PM** and you are requested to attend for the transaction of the following business:-

AGENDA

PLEASE NOTE THE ORDER OF THE AGENDA MAY CHANGE

APOLOGIES

1. MINUTES (Pages 5 - 10)

To approve as a correct record the Minutes of the meeting held on 22nd May 2023.

2. MEMBERS' INTERESTS

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

3. APPLICATIONS REQUIRING REFERENCE TO DEVELOPMENT MANAGEMENT COMMITTEE

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

(a) Farcet - 22/02104/FUL (Pages 11 - 40)

Use of land for the stationing of caravans for residential purposes and the erection of a dayroom and laying of hardstanding ancillary to that use – Land East of Conquest House, Straight Drove, Farcet.

(b) Great Gransden - 22/02382/FUL (Pages 41 - 66)

Construction of 2no 2 bedroom maisonettes – Land at 16 Sand Road, Great Gransden, SG19 3AQ.

(c) St Neots - 23/00609/FUL (Pages 67 - 104)

Demolition of derelict outbuildings and residential development of 7 dwellings – Outbuildings rear of 30 and 32 High Street, St Neots.

(d) Glatton - 22/00649/FUL (Pages 105 - 136)

A new build, two-storey, four bedroom detached dwelling - Land at White Roses, Sawtry Road, Glatton.

(e) Huntingdon - 22/1580/FUL (Pages 137 - 172)

Demolition of existing building and erection of new four-storey building comprising 30 No. retirement flats with associated communal facilities and external landscaping, together with re-use of existing vehicular parking facilities on adjacent site - Centenary House, St Marys Street, Huntingdon, PE29 3PE.

(f) Warboys - 22/01983/FUL (Pages 173 - 190)

Proposed conversion from shop units to dwelling and roof extension to create first floor - 18 High Street, Warboys, Huntingdon, PE28 2RH.

4. APPEAL DECISIONS (Pages 191 - 192)

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

LATE REPRESENTATIONS

8th day of June 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 Registerable and Non-Registerable Interests is available in the Council's Constitution](#)

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Please contact Anthony Roberts, Democratic Services, Tel: 01480 388015 / email Anthony.Roberts@huntingdonshire.gov.uk if you have a general query on any Agenda Item, wish to tender your apologies for absence from the meeting, or would like information on any decision taken by the Committee.

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](#).

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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, 22nd May 2023

PRESENT: Councillor D L Mickelburgh – Chair.

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

5 MINUTES

The Minutes of the meeting of the Committee held on 17th April and 17th May 2023 were approved as correct records and signed by the Chair.

6 MEMBERS' INTERESTS

Councillor I D Gardener declared an Other Registrable Interest in Minute No 8 (a) by virtue of the fact that the application related to the Ward he represented as a Member of Cambridgeshire County Council.

Councillor D L Mickelburgh declared a Non-Registrable Interest in Minute No 8 (c) by virtue of the fact that the application related to the Ward she represented.

Councillor S Mokbul declared an Other Registrable Interest in Minute No 8 (b) by virtue of the fact that she was a Member of St Ives Town Council.

7 AGENDA ITEM 3 (A) - APPLICATION REQUIRING REFERENCE TO DEVELOPMENT MANAGEMENT COMMITTEE - ERECT A DETACHED SINGLE STOREY BUILDING FOR E(D) USE - HIGHFIELD FARM, WEST PERRY, PERRY - 22/00757/FUL

Having noted that the applicant had withdrawn the application, it was

RESOLVED

that the application be not determined.

8 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) **Redevelopment and Change of Use of Site from Boarding Kennels (*sui generis*) to Residential (C3) Comprising the Erection of 5 x Dwellings, Provision of Modified Vehicular Access, Landscaping and Ancillary Development - Tilbrook Mill Kennels, High Street, Tilbrook, PE28 0JR - 22/02058/FUL**

(A Aston, agent, addressed the Committee on the application).

See Minute No 6 for Members' interests.

that the application be refused for the following reasons:

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.
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.
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.
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.

b) Demolition of 2 outbuildings and erection of 8 Flats with integral parking - 26-28 The Broadway, St Ives - 22/02434/FUL

(L Pravin, agent, addressed the Committee on the application).

See Minute No 6 for Members' interests.

that the application be refused 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.

c) Change of use from hardstanding storage area to container storage area - Agricultural Buildings, Depden Lodge Farm, Ermine Street, Godmanchester - 22/00361/FUL

(Councillor K Pauley, Godmanchester Town Council, and J Kirkpatrick, agent, addressed the Committee on the application).

See Minute No 6 for Members' interests.

that the application be refused 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).

At 9.10 pm the meeting was adjourned.

At 9.18 pm the meeting resumed.

- d) **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 - 21/00076/FUL**

(A Nash, applicant, addressed the Committee on the application).

RESOLVED

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.

9 APPEAL DECISIONS

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

RESOLVED

that the contents of the report be noted.

Chair

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DEVELOPMENT MANAGEMENT COMMITTEE 19th June 2023

Case No: 22/02104/FUL

Proposal: Use of land for the stationing of caravans for residential purposes and the erection of a dayroom and laying of hardstanding ancillary to that use.

Location: Land East Of Conquest House, Straight Drove, Farcet

Applicant: Mr Billy Joe Vinden

Grid Ref: 521419 294035

Date of Registration: 05.10.2022

Parish: Farcet

RECOMMENDATION - APPROVE

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

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The application site comprises approximately 0.35 hectares of grassed paddock with some mature trees and a small pond on the south side of Straight Drove. Existing boundary trees and hedges screen the site from Straight Drove. There is an existing gated access which is proposed to be utilised for this development. The site is in the countryside approximately half a mile south-east of the built-up edge of Farcet.
- 1.2 To the north and north-east of the site, the other side of Straight Drove, are a total of 7 residential dwellings. Approximately 100 metres south of the site are the grounds of Conquest House and Alpine Lodge, which provide supported living to adults with autism, learning disabilities, mental health conditions, and challenging behaviour. Further paddock land is to the west of the site and an arable field is to the east.
- 1.3 This application proposes a change of use of the land for the creation of 2no. Gypsy/Traveller pitches, comprising the siting of 1no. mobile home, 1no. touring caravan, 1no. day room and the formation of hardstanding area, per pitch.

- 1.4 The site is located in Flood Zone 1 (lowest probability of flooding from river sources) and is at a low risk of flooding from all sources. A small section of the site around the location of the existing dry pond is shown as susceptible to surface water flooding in a 1 in 1000 year storm event according to the Huntingdonshire Strategic Flood Risk Assessment 2017 (SFRA).

2. NATIONAL GUIDANCE

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

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

3. PLANNING POLICIES

- 3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
- LP1: Amount of Development
 - LP2: Strategy for Development
 - LP3: Green Infrastructure
 - LP4: Contributing to Infrastructure Delivery
 - LP5: Flood Risk
 - LP6: Waste Water Management
 - LP9: Small Settlements
 - LP10: The Countryside
 - LP11: Design Context
 - LP12: Design Implementation
 - LP14: Amenity
 - LP15: Surface Water
 - LP16: Sustainable Travel
 - LP17: Parking Provision
 - LP27: Gypsies, Travellers and Travelling Showpeople
 - LP30: Biodiversity and Geodiversity
 - LP31: Trees, Woodland, Hedges and Hedgerows

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

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

4. PLANNING HISTORY

- 4.1 • 93000478FUL – Change of use to livery stables and construction of access. Approved June 1993
- 4.2 (Land Adjacent Conquest House with a different application site boundary to this application)
- 1301209FUL - Two gypsy and traveller sites with two caravans, an additional family room caravan and a facilities block for two extended gypsy families
- Refused, Appeal Dismissed 02.12.2015

5. CONSULTATIONS

- 5.1 **Farcet Parish Council – Objection:**
- The Hunts DC local plan policy allocated no site for developed in Farcet and specifically under section LP27 of the same policy states that sites for travellers ‘will be very strictly limited in open countryside that is away from existing settlements.’
 - The access to a Doctors surgery is over 2 miles away is over subscribed. The local primary school is also oversubscribed.
 - Health and safety concerns regard the access to/from the site onto the highway with a vehicle and there is not footpath to allow safe access via foot, as well as insufficient street lighting.
 - It was noted that the plans included document that suggests the field does not flood, however the field does flood
 - There was a previous planning application similar in design and location, which was declined in September 2014
- 5.2 **Cambridgeshire County Council Highways – No objection subject to conditions:**
- Following conformation from the applicant’s agent indicating that the existing access onto Straight Drove does not have an agricultural use, a simple 5m wide access would suffice.
- As indicated previously Straight Drove is a 60mph standard type road straight in nature, with appropriate vehicle to vehicle

visibility to the access to the site in both directions. Internal parking and turning look to be achievable.

- Following a careful review of the documents provided to the Highway Authority as part of the above planning application, 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 access

- Access to be a minimum of 5m width for a minimum distance of 5m from the highway

- Implementation and retention of parking and turning areas

- Details of access drainage to be agreed

- A metalled surface shall be provided for a minimum distance of 5m along the access road from its junction with the highway.

5.3 **HDC Environmental Health:** I have reviewed the documents submitted and have no objection to it being approved.

6. REPRESENTATIONS

6.1 **Rt. Hon. Shailesh Vara MP, Member of Parliament for North West Cambridgeshire - Objection:**

I have been contacted by a number of constituents expressing their concerns regarding the Application. I share their concerns and object to the Application for the following reasons:

- Farcet has not been identified within Huntingdonshire District Council's Local Plan as having available sites for development. Brownfield site of previously developed land should be considered along with alternative sites detailed within the Local Plan.

- Under section LP27 of the Local Plan the policy states that developments in open countryside should be strictly limited and away from existing settlements. In contradiction to LP27, the proposed development site is opposite Blackpool Cottages and Conquest House. Conquest House is a residential facility for adults with support needs. The development would change the surrounding environment around Conquest House which may be disruptive to the well-being of its residents.

- The development is not in keeping with the principles of a sustainable location which is a criteria listed in LP27 of the Local Plan. Farcet Primary School is currently oversubscribed and therefore could not offer any further school places.

- Principle LP27 (a) states that a GP surgery should be located within 2 miles from the site. The nearest doctor's surgery is Lakeside Group Practice in Yaxley which is over 2 miles away, therefore LP27 (a) has not been met.

- The 60mph speed limit for vehicles on Straight Drove poses a danger to pedestrians from the site as there is no footpath and inadequate street lighting.

- The Farcet fens are part of the village's agricultural landscape and part of its character. The proposed caravans and the erection of a dayroom would have a negative impact on the appearance of the wider landscape. Therefore, the Application does not meet LP27 (b) of Huntingdonshire District Council's Local Plan.

6.2 19 neighbour representations have been received all in objection to the application and the issues raised will be summarised within the list below:

- Highway safety and transport due to the speed of the road (60mph), no footpath, streetlighting or public transport, the uneven surface, foundations and narrowness, the type of vehicles frequently using the road, and increased traffic flow into the village noting Main Street is constricted and very busy.
- Amenity impacts: Noise disturbance, light pollution, loss of view, loss of privacy as well as nuisance, disruption, waste and fear of crime.
- Non-essential development in the countryside. Query regarding what is the claimed recognised need?
- The village school is full, the nearest doctor's and dentist's surgeries are oversubscribed and there is only a small local shop within walking distance. All the facilities offered in Farcet are at least 1.2km away.
- Impact on residents of the Conquest House Care Home.
- The use of soakaways and other infiltration devices may not be effective. Query regarding how residents on the land would dispose of their waste water, sewage and domestic waste?
- This application would change the nature of the area in a detrimental way.
- Not in keeping with the character and appearance of the area.
- The buildings size would impact the integrity of the landscape of the fens.
- The development would restrict the enjoyment of the use of an adjacent business.
- Flood risk and drainage.
- The development will create noise during construction.
- The development may cause increased power cuts.
- Impact on Wildlife noting the pond and a rookery on site and dyke to the front.
- The application claims 2 pitches but each of the 3 buildings on each pitch could accommodate independent occupation. People live quite happily in static caravans without additional touring caravans and day rooms in support. This is clearly an application for 6 dwellings not 2.
- The previous application was rejected partly because of its proximity to Conquest house. The proposed solution is to move the site to being even closer to 7 existing residential houses instead. In winter there is no screening from vegetation as claimed and no screening at any time from any noise.

- Approval would set a dangerous precedent and likely lead to more applications to convert farm land with existing road access to Straight Drove in a similar way.
- The application only refers to a small part of the site so further applications are likely should this be approved.
- Unsuitable site for children which seems to be important given it is highlighted in the application.
- Negatively impact on the atmosphere of the current properties in Blackpool Hill Cottages and their values.
- The development is in greenbelt and outside the village envelope. Inappropriate development is harmful to the Green Belt and should not be approved.
- Lack of publicity of the application.
- This application has been refused before and, since nothing in the village has changed, all the original objections still apply. Don't see how this application would solve any of the refusal reasons from the first application.
- Two of my neighbours have had planning applications refused and this should likewise be refused as well.

6.3 Officer Note: The neighbour representations are noted and will be addressed within the main section of the report at section 7. The clarifications below are in response to the submitted comments which are either not a material consideration for this application or are incorrect.

- There are no greenbelt designations in Huntingdonshire.
- The application is for two pitches comprising 1 mobile home, 1 touring caravan and 1 day room per pitch and a suitably worded condition could be imposed to secure this.
- This application is not the same as that proposed and refused under 1301209FUL and dismissed under 15/00002/REFUSL. This application relates to a separate application site adjacent to Straight Drove whereas application 1301209FUL related to a site closer to the boundary with Conquest House.
- Each application is assessed on its own merits.
- While the character and appearance of the area, landscape impact and outlook from properties in terms of amenity impact are considered, the loss of a private view itself is not a material planning consideration.
- Loss of property value is not a material planning consideration.
- The application has been publicised in accordance with the Development Management Procedure Order. Properties adjacent to the red line application boundary were notified by letter and a site notice was put up outside the application site on Straight Drove to the front of the 7 properties to the north.

7. ASSESSMENT

7.1 The main matter to consider in assessing this application is whether there is any conflict with Development Plan policies. If there is any conflict, whether the application can be considered

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

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

The Principle of Development

7.2 The application site is located in the countryside and therefore must be assessed against Policy LP10 of the Local Plan which states that *“Development in the countryside will be restricted to the limited and specific opportunities as provided for in other policies of this plan and that all development in the countryside must:*

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

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

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

b. recognise the intrinsic character and beauty of the countryside; and

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

7.3 With regard to part a, the proposal would result in the loss of approximately 0.35ha of Grade 2 Agricultural Land. This loss would conflict with Policy LP10 to a degree. However, 0.35ha loss would not be significant in terms of the availability of best and most versatile land across the district and would not have a detrimental impact upon current food or crop production.

7.4 In terms of parts b and c, these matters are assessed in detail further below in ‘Principle of Development’ section of report against Policy LP27. Overall, subject to conditions, the proposal is considered to recognise the intrinsic character and beauty of the countryside and would not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others

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

Need for Gypsy and Traveller sites

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

- a) The existing level of local provision and need for sites,
 - b) The availability (or lack) of alternative accommodation for the applicants,
 - c) Other personal circumstances of the applicant,
 - d) The locally specific criteria used to guide the allocation of sites in plans or which form the policy where there is no identified need for pitches/plots should be used to assess applications that may come forward on unallocated sites, and
 - e) That LPAs should determine applications for sites from any travellers and not just those with local connections.
- 7.11 Paragraph 26 of the PPTS requires weight to be attached to factors such as:
- a) Effective reuse of brownfield land, untidy or derelict land;
 - b) Sites which positively enhance the environment for example by soft planting;
 - c) Promoting opportunities for healthy lifestyles, such as provision of adequate landscaping and play areas for children
 - d) Not over enclosing or isolating a site with hard landscaping, walls and fences.
- 7.12 The criteria and means by which new traveller development is to be controlled is set out in further policies within the PPTS and in local policies which closely reflect the NPPF policies, and these are considered below.
- 7.13 Under the PPTS Policy B, planning authorities should, amongst other things, set pitch targets for gypsies and travellers which address likely needs in their area, working collaboratively with neighbouring local planning authorities. In producing their local plans, planning authorities should, amongst other things:
- a) identify and update annually, a supply of specific deliverable sites sufficient to provide five years' worth of sites against their locally set targets;
 - b) identify a supply of specific, developable sites or broad locations for growth, for years six to ten and, where possible, for years 11-15:
 - c) consider production of joint development plans that set targets on a cross-authority basis, to provide more flexibility in identifying sites;
 - d) relate the number of pitches to the circumstances of the specific size or location of the site and the surrounding population's size and density;
 - e) protect local amenity and environment.
- 7.14 Paragraph 11 of The PPTS sets out that criteria should be set to guide land supply allocations where there is identified need. Where there is no identified need, criteria-based policies should be included to provide a basis for decisions in case applications nevertheless come forward. Criteria based policies should be fair

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

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

As such the following factors are considered:

(a) The existing level of provision and need for traveller pitches:

- 7.17 For the purposes of plan preparation, paragraph 9 of PPTS advises local planning authorities that they should set pitch targets which address the likely permanent and transit site accommodation needs of Travellers in their area, working collaboratively with neighbouring local planning authorities. Policy H, para 27 of the PPTS, states that the absence of a 5-year supply of deliverable sites should be a significant material consideration in any subsequent planning application when considering applications for the grant of temporary planning permission.
- 7.18 Prior to the adoption of the Local Plan to 2036, an assessment of need for Gypsy and Traveller pitches for the district was carried out and is evidenced within The Cambridgeshire, Kings Lynn & West Norfolk, Peterborough and West Suffolk Gypsy and Traveller Accommodation Assessment 2016 (GTAA). Within the Local Plan it is stated that the expectation is the GTAA will be reviewed every few years.
- 7.19 The GTAA was based on the following definition of Gypsies and Travellers set out in the PPTS *“Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.”*
- 7.20 The GTAA identified a need within Huntingdonshire for an additional 9 permanent residential Gypsy and Traveller pitches between 2016 and 2036, of which 5 were needed between 2016 and 2021. The GTAA also identified a potential further need for up to 19 additional pitches arising from existing households whom it was not possible to interview as part of the GTAA

process but may meet the definition, and a need for 38 additional pitches for Gypsy and Traveller households who do not meet the definition.

- 7.21 Paragraph 7.70 of the GTAA states that further information may be made available at a later date to the Council that will allow for the PPTS definition to be applied to the 'unknown' households (19), and the overall level of need could therefore rise by up to 7 pitches on unauthorised sites and up to 12 pitches from new household formation. However, as an illustration, if the national average of 10% were to be applied this could be as few as 2 additional pitches.
- 7.22 Paragraph 7.35 of the Local Plan (adopted May 2019) states *"Since the base date of the GTAA 2016 in February 2016 the remaining identified need for permanent pitches between 2016 and 2021 has been met through approvals to planning applications. The Council therefore does not intend to identify additional land for pitches. Given the highly uncertain nature of the potential further need, it is not considered justified to allocate land for this either."* However, paragraph 7.36 of the Local Plan notes discusses that criteria based policies should be included in Local Plans (in this case Policy LP27) to provide a basis for decisions in case applications nevertheless come forward. This paragraph also states that proposals for occupants who do not meet the definitions set out in the PPTS will be assessed against other relevant policies in this Local Plan, subject to the provisions of the Equality Act 2010.
- 7.23 Within the April 2019 appeal decision APP/H0520/W/18/3196305, it was concluded that despite the Council's position in terms of being able to demonstrate that they had met the baseline need for 9 pitches in terms of the 5-year supply being met for Gypsy and Traveller sites, it was recognised that there's an unmet need for the 'unknown' households which may be for the 19 pitches identified, or a greater level than anticipated.
- 7.24 The Council's Annual Monitoring Report (AMR) Part 1 (Housing Supply) published 24th October 2022 states that between the base date of the GTAA at 1 February 2016 and 31 March 2022, 43 pitches were granted permission across 12 sites. Since the publication of the AMR for 2021/22, application 21/02861/FUL has been approved for the creation of a new Gypsy and Traveller site comprising 6 pitches. The up-to-date figures for planning permissions since the base date of the GTAA are therefore 49 permissions across 13 sites. At the time of writing, including this application, there are currently 12 applications pending consideration for a total of 25 Gypsy and Traveller pitches.
- 7.25 The HDC Planning Policy Team have confirmed that the GTAA is now dated as a source of evidence and the numbers in it should

not be treated in any way as a ceiling and applications which meet the criteria of Policy LP27 would be considered on their merits.

- 7.26 This view has been supported by the recent appeal decision ref: APP/V01510/W/19/3243732 (Mr James Douglas against the decision of East Cambridgeshire District Council) decision date 11st August 2022. Within the allowed appeal decision, it is noted that the appellant challenged the findings of the GTAA and provided reasons why they considered there to have been a significant underestimation of need. These reasons included inaccuracies in recording the number of households in the district with planning permission at the base date, the belief that households were not accurately identified that were doubled up, concealed or over-crowded, and a failure to establish an accurate number of gypsies living in brick & mortar houses who would instead prefer to be resident in mobile homes. The appeal decision states that the Council's witness, when faced with these assertions, did not convincingly counter the claims due to a lack of empirical evidence and detail available. The Inspector therefore considered that there is strong likelihood that the GTAA has underestimated the local need for new sites. The Inspector concluded that the absence of a 5-year supply of sites and an apparent unmet need for gypsy & traveller sites are matters which are afforded considerable weight.
- 7.27 It should also be noted that the GTAA was based on the PPTS 2015 definition of Gypsy/Travellers which has since been found to be discriminatory and unlawful by the Court of Appeal Judgement *Lisa Smith v SSLUHC [2022] EWCA Civ 1391* to those who have permanently ceased to travel due to old age or illness, but who wanted to live in a caravan. Therefore, there is likely additional need for those who were excluded from the GTAA process based on the PPTS definition.
- 7.28 Overall, in terms of need, it has been established that the GTAA is a dated source of evidence. The amount of planning permissions for gypsy and traveller pitches granted since the base date of the GTAA and beyond the estimated need to 2036, together with the number of applications pending consideration sites further suggests an underestimation of the need for new sites in the district. The expectation of a GTAA review every few years has not occurred. There has not been a more recent assessment of Gypsy and Traveller need for Huntingdonshire than 2016 and there will not be such an assessment completed in the immediate short term. A new assessment is planned to inform preparation of the Local Plan update, but this work has not yet started. In addition, the PPTS definition has been found to be discriminatory and unlawful and therefore the GTAA likely excluded the needs of those who had ceased to travel permanently due to old age or ill health but wanted to live in a caravan. Taking all these factors into account and noting there

are no allocated Gypsy and Traveller sites within the Local Plan, there is a shortage of Gypsy and Traveller sites in the district and the Council does not have a 5-year supply of sites.

- 7.29 Paragraph 27 of the PPTS states that *“If a local planning authority cannot demonstrate an up-to-date 5-year supply of deliverable sites, this should be a significant material consideration in any subsequent planning decision when considering applications for the grant of temporary planning permission.”* The PPTS does not discuss the effect of not having an up-to-date 5-year supply of deliverable sites in terms of applications for permanent permission. However, appeal decisions, including the one referenced above, have established that unmet need is a matter which should be afforded considerable weight in the determination of applications for new Gypsy and Traveller pitches including for permanent permission.

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

- 7.30 As discussed above, there is a shortage of Gypsy and Traveller sites in Huntingdonshire. The only public site in the district, in St Neots, is full. The applicants have been either living a roadside existence or doubling up on friends/families' pitches. The applicants have stated that if the application is refused it is likely they will be forced to travel continually on the roadside and double up on their friends and family members pitches who have neither the permission nor the space to accommodate them.

c) other personal circumstances of the applicant:

- 7.31 The applicants have stated there would be children occupying the site and they have a desire for them to obtain a good education and provide them an upbringing in line with their cultural beliefs. It is the intention of the family, that when of age, the children will attend Farcet C of E Primary School, and therefore a stable base is sought so as not to disrupt this.
- 7.32 Article 3 of the Convention on the Rights of the Child states that *“The best interests of children must be a primary concern in making decisions that may affect them. All relevant adults should do what is best for children. When decisions are made, the impact on the child must be considered. This particularly applies to budgetary authorities, policymakers and legislators.”*
- 7.33 In addition, part 2 section 11 of the Children Act 2004 states that *“Each person and body to whom this section applies must make arrangements for ensuring that— their functions are discharged having regard to the need to safeguard and promote the welfare of children”*

d) that the locally specific criteria used to guide the

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

- 7.34 The criteria within policy LP27 is therefore relevant and is discussed below.

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

- 7.35 The applicants appear to have local connections. However, the application will be assessed with regard to any travellers not just those with local connections.

- 7.36 The applicants appear to fulfil the definition of Gypsy and Travellers and therefore Policy LP27 of Huntingdonshire's Local Plan to 2036 is relevant.

Sustainability assessment against Policy LP27 of Huntingdonshire's Local Plan to 2036:

- 7.37 *a. The location is within 1.5 miles of a primary school and 2 miles of a GP surgery* - The proposal is within the threshold distance of 1.5 miles to a primary school. The NHS 'Find a GP' service identifies the Stanground Surgery 2.1 miles from the site as being the nearest catchment surgery and that it is currently accepting new patients. Paragraph 7.39 of the Local Plan notes that the distances should be considered a guide rather than a fixed limit, therefore in this case both are considered acceptable in simple distance terms.

- 7.38 Application 1301209FUL was for a similar application (two Gypsy and Traveller pitches) within the same paddock but located to the south-west of this application site and was refused by the Development Management Panel, contrary to Officer recommendation. Access to services was discussed within the appeal decision for 1301209FUL (APP/H0520/W/15/3004390). In terms of policy context, the appeal was determined in December 2015 which was before the adoption of the Huntingdonshire Local Plan to 2036 but after the Government published an updated version of the PPTS (31st August 2015) which replaced the 2012 version and remains the latest version of the Government's planning policy for traveller sites. The appeal scheme was therefore assessed by the Inspector with regard to the current version of the PPTS.

- 7.39 Paragraph 25 of the PPTS states that Local Planning Authorities should very strictly limit new traveller site development in open countryside that is away from existing settlements or outside areas allocated in the development plan. Within the appeal decision for 1301209FUL the Inspector considered the site

(which is considered comparable to this application site in terms of access to services) is reasonably close to Farcet and could not be described as away from an existing settlement so would be in line with the approach set out in the PPTS. The Inspector noted that Farcet has a Primary School, Public House and small convenience store/post office, and that the larger settlement of Yaxley with a greater range of services is farther away to the west where the Health Centre and village shopping centre are approximately 2.7 miles from the site. It was also acknowledged that Peterborough, with its large range of shopping, employment and service provision, lies a few miles to the north of the appeal site.

- 7.40 Comments have been received by the Parish Council, MP Shailesh Vara and neighbours regarding the capacity of Farcet Primary School. This was also discussed by the Inspector within the appeal decision for 1301209FUL and it was noted at the time that some of the classes were full but there are other primary and schools and secondary education in Yaxley, and it was concluded that the proposal for a small site for two families would not place undue pressure on local infrastructure. It is noted that there are also several other primary schools within a few miles in Hampton and Stanground.
- 7.41 It is considered that the site is reasonably close to education and health services. Given the speed of the road and the lack of pedestrian infrastructure and street lighting on Straight Drove, it is likely that occupants will rely on the use of private car to access services and facilities and this conflicts to a degree with part a of Policy LP27 and an objective of Policy LP16 (Sustainable Travel) which is to support an increasing proportion of journeys being undertaken by sustainable travel modes. However, it is recognised that the scale of the proposed development (two pitches) is relatively minor, and occupants would be reasonably close to services and facilities such that required car journeys would be relatively short in distance and therefore the level of harm associated with a reliance of private car usage in this instance is considered to be limited.
- 7.42 *b. The character and appearance of the wider landscape would not be significantly harmed* - The site is flat and is bounded by trees and hedges along the frontage to Straight Drove; there are no public rights of way in the vicinity from which the proposal would be visible. The mobile homes and touring caravans would be required to comply with the sizes set out within the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 and therefore will not be taller than 3.05 metres. The proposed day rooms are 8m x 5m in area and approximately 2.4m and 4.5m in eaves and ridge height. The proposed residential use of the site comprising caravans, day rooms and hardstanding for 2 pitches, would detract from its current green rural character and appearance. However, the existing tree and

hedge screening to the front of the site would minimise the visual prominence of the development. While some glimpse views of the site are possible and more so during winter months, it is not considered that these views would have a significant harmful impact on the character and appearance of the wider landscape given the amount and scale of development proposed.

7.43 The proposed block plan indicatively shows additional tree and hedge planting which would reinforce the frontage screening to Straight Drove and provide a soft enclosure to the development area. Full details of landscaping and boundary treatments could be secured by condition, and it is considered that an appropriate landscape scheme, similar to that indicated on the proposed block plan, would satisfactorily mitigate the relatively low level of harm that would be caused to the character and appearance of the area. Subject to conditions, the proposal is considered acceptable against this criterion.

7.44 *c. The location and scale of sites does not dominate the nearest settled community, when the proposal is considered collectively with other nearby traveller sites - LP27, criterion c)* is based on the national Planning Policy for Traveller Sites (2015) paragraphs 14 and 25. Paragraph 25 states that: "Local planning authorities should ensure that sites in rural areas respect the scale of, and do not dominate the nearest settled community, and avoid placing an undue pressure on the local infrastructure." No definition is provided of what should be considered the 'nearest settled community'. There are no other recorded sites nearby and the proposal for two pitches only, concurs with the guidance provided in paragraph 7.41 of the Local Plan that small sites suitable for a single family group, typically of up to 4 pitches are likely to better meet the criterion. It is not considered that the proposed development would dominate the nearest settled community and therefore the proposal is considered acceptable against this criterion.

7.45 *d. The proposed boundary treatment provides a good balance between minimising the development's impact on surrounding countryside and its integration into the local community –* Paragraph 7.42 of the Local Plan states that appropriate boundary treatments should be provided which facilitate integration with the local community rather than completely enclose the site forcing a sense of isolation. It is considered that the proposed post and rail fencing inside native hedging and trees (shown on the proposed block plan) around the perimeter of the development area would minimise the developments impact on the countryside while preventing a barrier between the site and the local community. The only element of close boarded fencing is between the proposed mobile homes and parking areas of the two pitches which would not have significant prominence or a considerable enclosing impact. Overall, it is

considered that the balance referred to in criterion d) can be achieved.

- 7.46 *e. There will not be a significant adverse effect on the amenity of nearby residents or the effective operation of adjoining uses –*
The neighbour representations regarding amenity impacts are noted. It is recognised that the proposed development of the site and associated vehicle movements would result in some degree of noise disturbance and obtrusive light to the adjacent residential properties in contrast to the existing use of the site as a paddock. However, it is not considered that these impacts would be significantly detrimental to the amenity standards of the adjacent residents noting the separation distance between them and the main body of the site. There is approximately 35 metres (including Straight Drove) separating the nearest proposed dayroom and caravan to the nearest existing residential property and the site is significantly detached from the nearest business. It is considered that the level of separation and the scale of the proposed development (2 pitches) would ensure a high standard of privacy is retained for neighbours and would not have a significant detrimental impact on the use, enjoyment or effective operation of adjacent businesses. Within the neighbour representations there is also reference to concerns regarding nuisance and crime. However, these concerns have not been substantiated in terms of how the proposed development would increase these risks. It is not considered that this scale, type and design of the proposed development in this location raises the likelihood of nuisance or crime.
- 7.47 The appeal for 1301209FUL was dismissed by The Planning Inspectorate only on the grounds of significant adverse effect on the living environment and well-being of the residents of Conquest House. The pitches previously proposed under application 1301209FUL were adjacent to the boundary with Conquest House. This application proposes two pitches adjacent to the Straight Drove frontage approximately 75 metres north-east of those previously proposed under application 1301209FUL. It is considered that the proposed separation distance from the site to Conquest House together with the boundary treatments and indicative landscaping shown on the proposed block plan would significantly minimise the impact of noise and disturbance to residents of Conquest House and significantly minimise the risk of occupants of Conquest House and the proposed pitches coming across each other in unforeseen circumstances which could lead to increases in challenging behaviour. These were particular concerns of the Inspector as set out in the appeal decision for 1301209FUL.
- 7.48 Concerns regarding waste disposal have been raised within the neighbour representations. A signed Unilateral Undertaking for the provision of wheeled bins has been submitted by the applicant which would ensure the appropriate waste bins are

provided to occupants of the pitches. Bin stores are indicatively shown on the proposed block plan which are significantly separated from adjacent properties and within a reasonable walking distance to the roadside where bins can be collected in the same way as the settled community.

- 7.49 Conditions can be imposed to prevent intensification of the use and prevent commercial activity on the site, restrict the stationing, parking or storage of commercial vehicles, and to control external lighting so that potential amenity impacts, particularly noise, disturbance and obtrusive light, are minimised. Overall, subject to conditions, it is considered that the proposed development would not have a significant adverse effect on the amenity of nearby residents or the effective operation of adjoining uses and is acceptable against this criterion.
- 7.50 *f. The site provides a high level of residential amenity for the proposed residents, for example in relation to protection from noise and provision of play facilities* – The Council's Environmental Health Team were consulted on the application and raised no issues in terms of noise impact to future occupiers. The proposed block plan shows gated accesses from the pitches to a relatively large amenity space to the south which would provide a suitable place for children to play. Given the location and proposed layout of the site, it is considered that the proposal would result in a high standard of residential amenity for future occupiers and is acceptable against this criterion.
- 7.51 *g. The health and safety of occupants is not put at risk, including through unsafe access to sites, poor air quality, contamination or unacceptable flood risk* - The site is located in flood zone 1 and at a low risk of flooding. The access is considered safe subject to improvements requested by the Highway Authority which can be secured by condition. Within their consultation response, HDC Environmental Health have raised no concerns regarding contamination. The site is not affected by oil or gas pipelines or electricity pylons. It is remote from any major road or railway that could generate air pollution. Overall, it is considered that the site location is appropriate from a health and safety perspective and is acceptable against this criterion.
- 7.52 *h. There is adequate space for operational needs, including the parking and turning of vehicles* - The proposed plans demonstrate there is adequate space for vehicles to park, and enter and leave in a forward gear and therefore the proposal is acceptable against this criterion.
- 7.53 *i. There are appropriate management arrangements in place, where the site may have multiple owners or tenants or be used for transit purposes* – This criterion is not considered to be relevant in this instance as the proposal is for a single family site for two pitches.

- 7.54 *j. The site can be safely and adequately serviced by infrastructure* – The applicant has confirmed that there is an existing electrical mains connection on the site which was installed around 6-7 years ago. The applicant has also confirmed that the site is capable of securing a mains water connection to serve the site and that there is an existing water connection to the south-west of the site where the existing stables is. It is considered that the site can be appropriately serviced by infrastructure and therefore the proposal is acceptable against this criterion.
- 7.55 Overall, it is recognised that the proposed development does not meet with any of the specific opportunities for development in the countryside as set out in Paragraph 4.110 of the Local Plan. Although, subject to conditions, the proposal is considered acceptable in terms of Policy LP10 when assessed against its own criteria. This is because the proposal would not result in an unacceptable loss of best and most versatile agricultural land, would recognise the intrinsic character and beauty of the countryside and would not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others.
- 7.56 The proposal would broadly accord with the Local Plan Policy LP27 relating to Gypsies and Travellers. The proposal is considered acceptable in terms of the geographical distance to the nearest primary school and doctors' surgery, the impact on the character and appearance of the area, the amenity of future occupiers and neighbours, health and safety, highway safety, flooding and servicing by infrastructure.
- 7.57 This policy seeks to very strictly limit new traveller sites in open countryside that is away from existing settlements. This wording is repeated in paragraph 25 of the PPTS. A material consideration in this case is that in determining the appeal relating to application 1301209FUL (following the adoption of the latest version of the PPTS) the Inspector considered that the adjacent site is reasonably close to Farcet and could not be described as away from an existing settlement so would be in line with the approach set out in PPTS. Given the similar location of this site to that proposed under 1301209FUL in relation to the distance from Farcet, it is considered that it would not be reasonable to object to the principle of the development due to the site's separation from Farcet.
- 7.58 The speed of the road and the lack of pedestrian infrastructure and street lighting on Straight Drove is undesirable. However, occupants would be reasonably close to services and facilities such that required car journeys would be relatively short in distance and therefore the level of harm associated with a reliance of private car usage in this instance, bearing in mind the

small scale of development proposed, is considered to be limited.

- 7.59 Having considered all of the above factors and with regard to the NPPF, the PPTS and Policy LP27 of the Local Plan, as well as the shortage of alternative Gypsy and Traveller pitches in the district, the principle of the development is considered acceptable, subject to all other material planning considerations, which are discussed below.

Impact upon the Character and Appearance of the Area

- 7.60 Policies LP11 and LP12 of the Local Plan and the Huntingdonshire Design Guide SPD (2017) set out key principles of good design to support proposals that respond positively to their context, integrate successfully with the surrounding built form and create well designed and sustainable developments that are functional to meet the needs of present and future occupiers.
- 7.61 As discussed within the principle of development section (paragraphs 7.42 – 7.43), subject to a condition relating to details of landscaping and boundary treatments, as well as a condition for details of external materials of the day rooms, it is considered that the relatively low level of harm that would result from the development could be satisfactorily mitigated in this instance.
- 7.62 Bearing in mind the existing screening of the site to Straight Drove, the absence of a public right of way network in the area around the site, and the indicated reinforcement of the boundary planting and screening of fencing, it is considered that the visual impact of the proposed development from any publicly accessible location would be minimal.
- 7.63 Subject to conditions, the proposed development is considered acceptable against policies LP10, LP11, LP12 and criteria b) and d) of Policy LP27 of the Local Plan and the NPPF 2021 in this regard.

Residential Amenity

- 7.64 Policy LP14 of the Local Plan states, *“A proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings.”*
- 7.65 As discussed within the principle of development section (paragraph 7.46 – 7.49) , the scale of the proposed development in relation to the separation distance to the adjacent residential properties would not give rise to any significant amenity impacts.

In addition, occupiers of the application site would benefit from a high standard of amenity.

- 7.66 Conditions can be imposed to prevent intensification of the use, restrict the number of pitches, and caravans, and prevent commercial activity on the site, restrict the stationing, parking or storage of commercial vehicles, and to control external lighting so that potential amenity impacts, particularly noise, disturbance and obtrusive light, are minimised. Overall, subject to conditions, it is considered that the proposed development would not have a significant adverse effect on the amenity of nearby residents and is acceptable against Policy LP14 of the Local Plan and the NPPF 2021 in this regard.

Flood Risk and Drainage

- 7.67 As discussed within the principle of development section (paragraph 7.51), the site is at low risk of flooding from all sources and therefore, bearing in mind the scale of the proposed development, neither the sequential and exceptions tests nor a site-specific flood risk assessment are required in this instance.
- 7.68 Some concern has been raised within the neighbour representations regarding flood risk and the suitability of soakaways. However, given the small scale of the proposal and low risk of flooding identified, the full details of foul and surface water drainage would be addressed under building regulations and other relevant legislative requirements in this case.
- 7.69 It is therefore considered that the proposed development is acceptable in terms of flood risk and drainage in accordance with Policies LP5, LP6 and LP15 of the Local Plan and the NPPF 2021 in this regard.

Highway Safety, Access, and Parking Provision

- 7.70 Vehicular access to the site is proposed via the existing access point off Straight Drove. Within their consultation comments, Cambridgeshire County Council Highways raised no objection to the proposed development but recommended conditions to ensure the access be upgraded to accommodate two-way vehicle movements.
- 7.71 Within the site there are two car parking spaces per pitch and adequate areas of hardstanding so that vehicles can turn and exit the site in a forward gear. It is considered that the amount of space for the parking and turning of vehicles within the site is acceptable in relation to the scale of the proposed development.
- 7.72 Policy LP17 of the Local Plan 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. It is considered there is sufficient space within the site to store cycles and the precise details of this can be secured by condition.

- 7.73 Subject to conditions, the proposal is considered to be acceptable with regard to highway safety, access and parking provision in accordance with Policies LP16 and LP17 of the Local Plan and the NPPF 2021 in this regard.

Biodiversity

- 7.74 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.
- 7.75 The application is accompanied by an Ecological Appraisal carried out by Allied Ecology dated September 2022. The report states that subject to implementation of the recommended mitigation and safeguarded measures, it is considered that no significant harm to any habitats or faunal species will occur as a result of the proposed development.
- 7.76 Recommended mitigation measures include bat sensitive lighting, carry out a phase 2 survey for bats if trees are proposed for removal (which they currently are not), a check for badger presence prior to the commencement of works, instructions for construction workers to minimise risks to fauna, and controlled habitat clearance which may impact nesting birds.
- 7.77 Recommended enhancement measures include new native species planting, inclusion of wildflower grassland area and that any non-native species should include varieties listed on the RHS 'Plants for Pollinators' database which are of elevated value for nectar-consuming invertebrate species, such as bees, moths and butterflies.
- 7.78 It is considered that the submitted Ecological Appraisal makes an appropriate assessment of the ecological impacts of the proposed development. It is also considered that the potential impacts of the proposed development on protected species can be appropriately mitigated, and that the development can achieve a net gain in biodiversity subject to conditions. Subject to

those conditions, the proposal would accord with Policy LP30 of the Local Plan and the NPPF 2021 in this regard.

Conclusion and Planning Balance

- 7.79 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. In assessing applications, it is necessary to first consider whether the proposal accords with the Development Plan as a whole, notwithstanding non-compliance that may occur with individual policies, and having regard to the reasoning for those policies together with others in the Local Plan.
- 7.80 New Gypsy and Traveller sites are not listed as a specific opportunity for development in the countryside set out in paragraph 4.110 of the Local Plan. The Local Plan Policy for new Gypsy and Traveller sites does not specifically exclude the potential for such development in the countryside but states that it should be very strictly limited in open countryside that is away from existing settlements. It has been established within this report that the site is not considered to be 'away' from Farcet and is broadly acceptable against the other criteria of Policy LP27 as well as the specific criteria of Policy LP10 itself.
- 7.81 The element of the proposal which conflicts with Policy LP27 is the qualitative aspects of the route from the site to the nearest Primary School and Doctors Surgery which are acceptable in geographical distance. The route from the site into the village by walking or cycling is substandard as there is no linking pedestrian infrastructure or street lighting along this part of Straight Drove which has a speed limit of 60mph. However, the required car journeys would be relatively short in distance and therefore the level of harm associated with a reliance of private car usage in this instance, bearing in mind the small scale of development proposed, is considered to be limited.
- 7.82 Subject to conditions, the proposed development is considered acceptable in terms of the impact on the character and appearance of the area, the amenity of future occupiers and neighbours, health and safety, highway safety, parking, flooding and ecology.
- 7.83 In summary, it is considered that when assessed as a whole, the proposed development accords with the Development Plan.
- 7.84 The applicants have demonstrated that they meet the definition of Gypsy / Travellers set out in the PPTS and have personal circumstances, including a desire for their children to enrol in full-time education, which indicate that a permanent base is required. It has been established that there is a shortage of Gypsy and

Traveller sites in the district and a lack of alternative accommodation which would mean, if the application is refused, the applicants would resort to a roadside existence or unauthorised doubling up with family and friends.

- 7.85 The conditions set out below would ensure future occupiers meet the definition of Gypsy / Travellers, would safeguard against the intensification of the site and minimise the likelihood of adverse amenity impacts, would secure a landscaping scheme, ecological enhancements, external lighting, access improvements and bin and cycle storage.
- 7.86 Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is therefore recommended that planning permission should be granted subject to the imposition of appropriate conditions.

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

- Time limit
- Approved plans
- Maximum number of caravans
- Maximum number of pitches
- Occupancy criteria
- No commercial activities
- Restriction on commercial vehicles over 3.5 tonnes
- Materials for day rooms
- Landscaping including boundary treatments
- Landscape maintenance
- Ecology mitigation and enhancements
- Access improvements
- Removal of permitted development rights for gates across access
- Implementation and retention of parking and turning areas
- Bin and cycle storage
- External lighting

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

Development Management Committee



Scale = 1:2,500

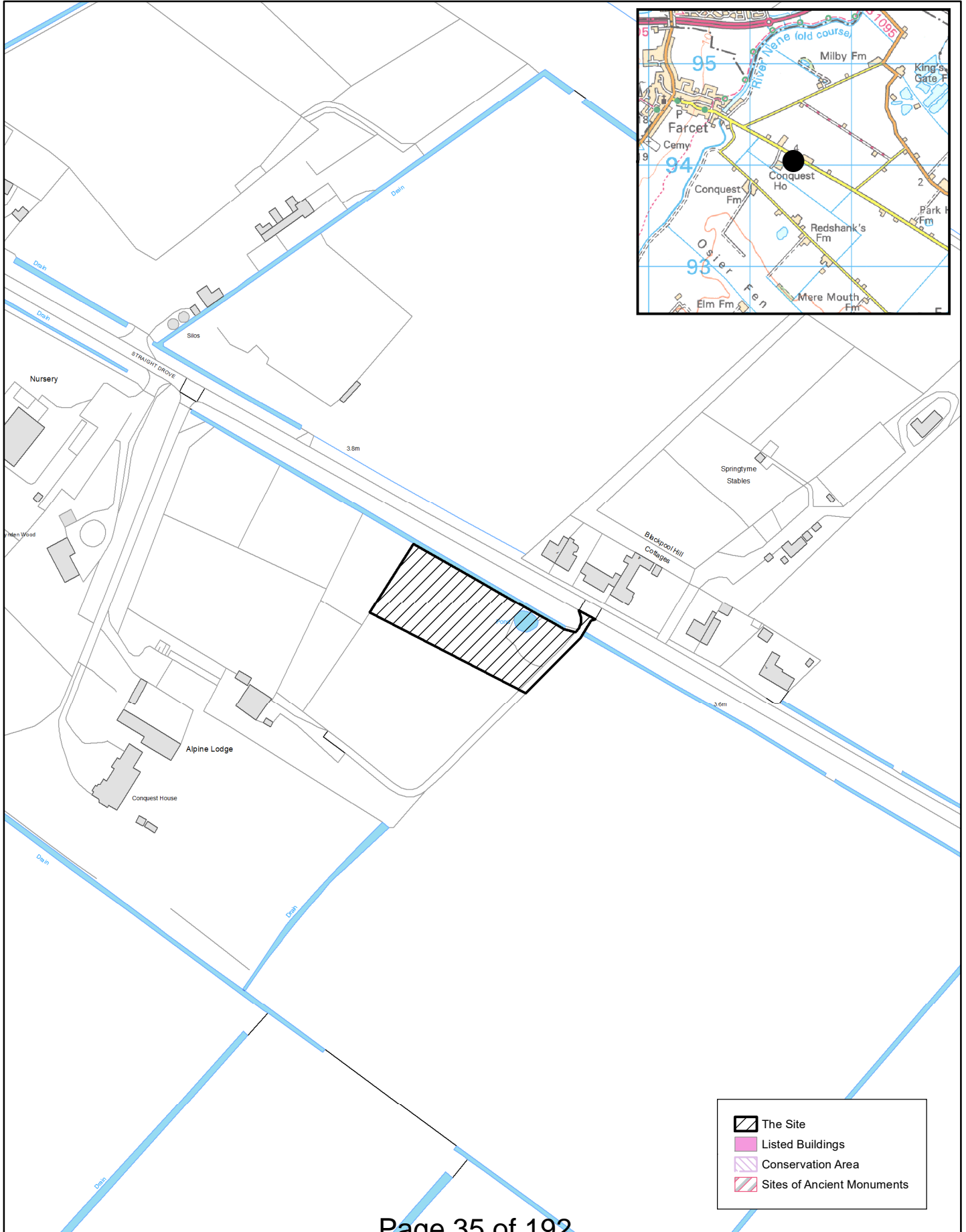
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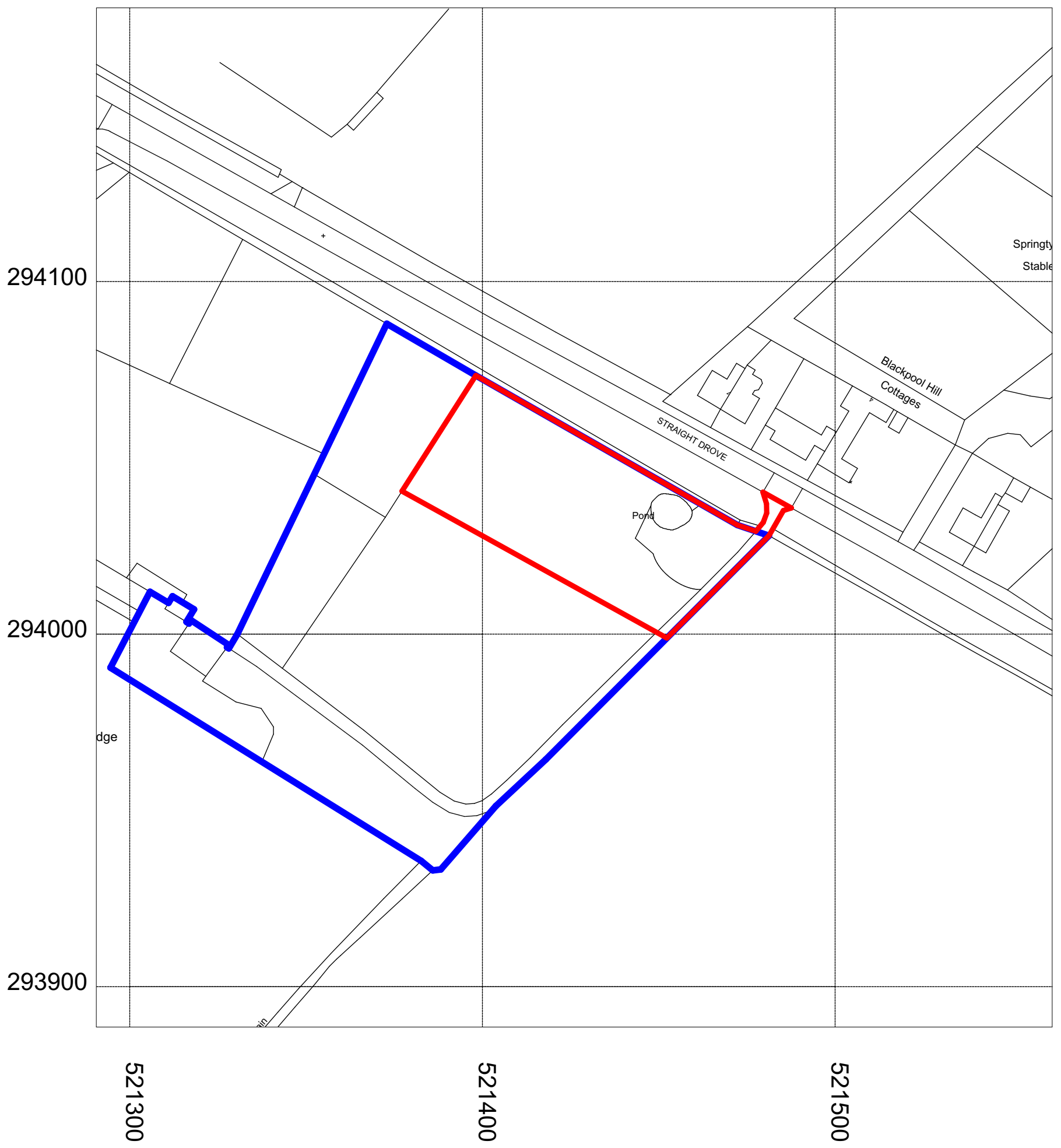
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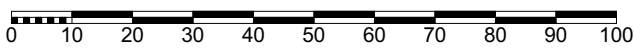
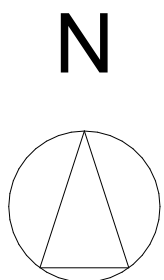





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Rev.	Date	Amendments	Author	Client:	Mr Billy Joe Viden	Scale:	1:1250 @ A3		
Note:				Project title:	Land adjacent Conquest House, Straight Drive, Farcet, Peterborough, Cambridgeshire, PE7 3DJ	Project:	21_1179		
LEGEND				Drawing title:	Location Plan	Drg. No.:	21_1179_001 KL		
 Application Boundary  Ownership boundary				<small>© Copyright 2021 Green Planning Studio Ltd This Drawing and the building works/designs depicted are the copyright of Green Planning Studio Ltd and are not to be reproduced in any form or by any means without the written consent of Green Planning Studio Ltd.</small>				 Unit D Lunesdale Upton Magna Business Park Shrewsbury SY4 4TT t: 01743 709364 f: 01743 709695 w: www.greenplanning.co.uk e: applications@gpsltd.co.uk	

Notes:

- LEGEND**
- Residential gardens
 - Grassed area
 - Existing hardstanding
 - Existing hedgerow
 - Existing trees
 - Existing buildings/structures
 - Existing post & rail timber fence
 - Existing close boarded timber fence
 - Existing security fence
 - Existing Watercourse



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Rev.	Date	Amendments	Author



Client:
Mr Billy Joe Viden

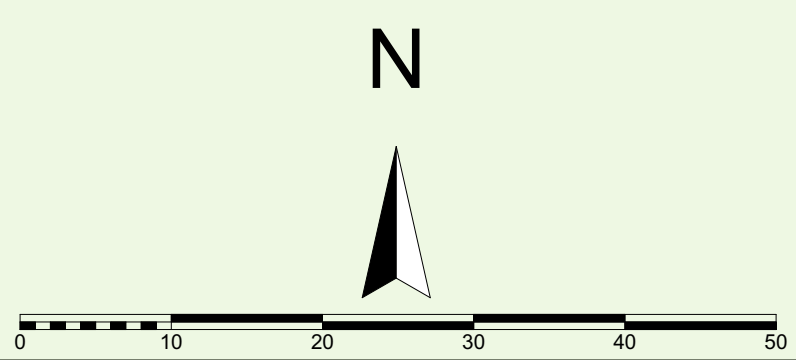
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 Straight Drove,
 Farcet,
 Peterborough,
 Cambridgeshire,
 PE7 3DJ**

Drawing title:
Existing Site Plan

Scale @ A1: 1:500	Date of first issue: August 2022	Drawn: KL
Project No. 21_1179	Issue Status Planning	
Drawing No. 21_1179_002	Revision:	

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Notes:

- LEGEND**
- Proposed mobile home
 - Proposed utility/day room
 - Proposed touring caravan
 - Proposed loose bound permeable hardstanding
 - Residential gardens
 - Grassed area
 - Additional native hedge & tree planting
 - Existing hardstanding
 - Existing hedgerow
 - Soakaway
 - Proposed tree planting
 - Existing trees
 - Proposed foul drainage
 - Proposed packaged treatment plant e.g. Biodigester T6
 - Proposed inspection chamber
 - Existing buildings/structures
 - Existing post & rail timber fence
 - Existing close boarded timber fence
 - Proposed post & rail timber fence
 - Proposed close boarded timber fence
 - Existing security fence
 - Existing caravan
 - Existing Watercourse

Rev.	Date	Amendments	Author



Client:
Mr Billy Joe Viden

Project title:
**Land adjacent to Conquest House,
 Straight Drove,
 Farcet,
 Peterborough,
 Cambridgeshire,
 PE7 3DJ**

Drawing title:
Proposed Block Plan

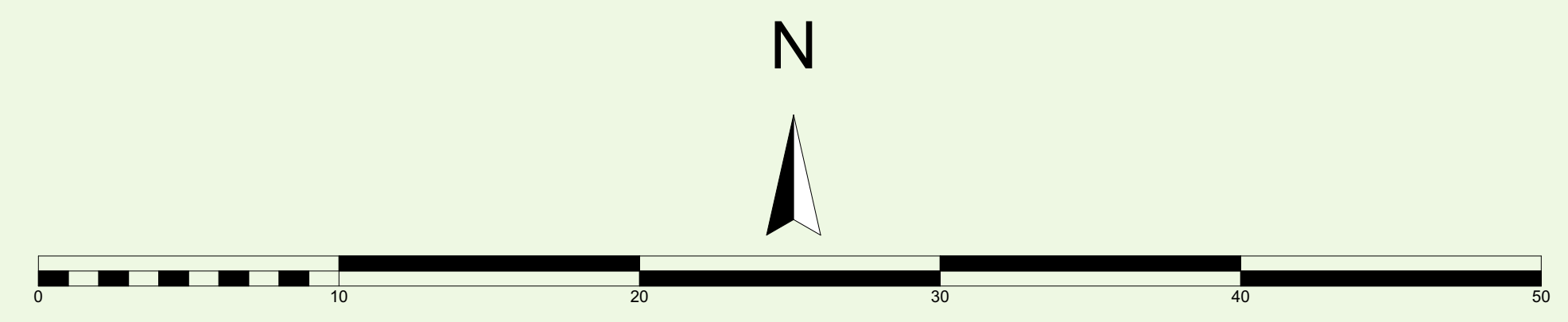
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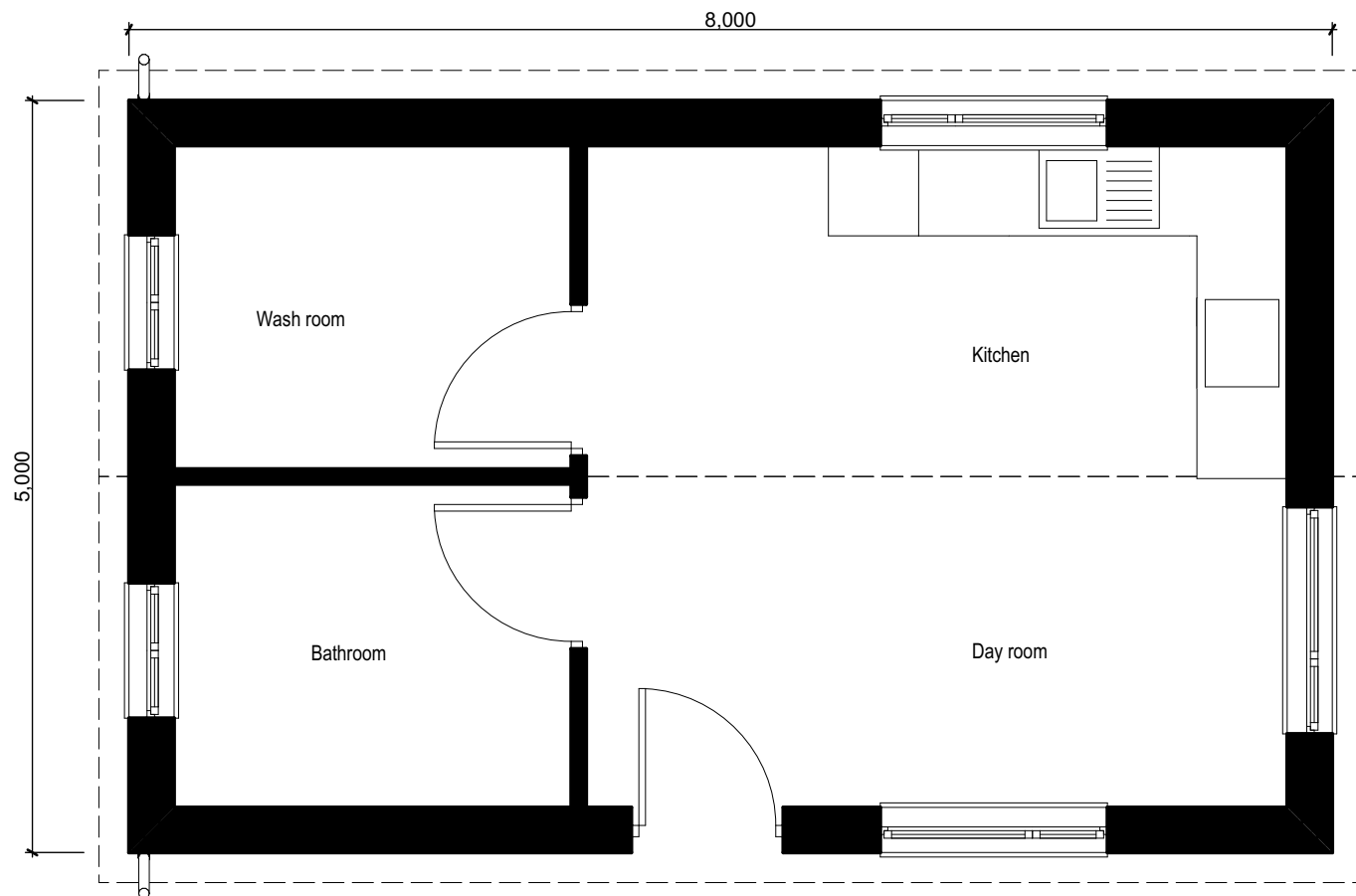
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Drawing No. 21_1179_003	Revision:
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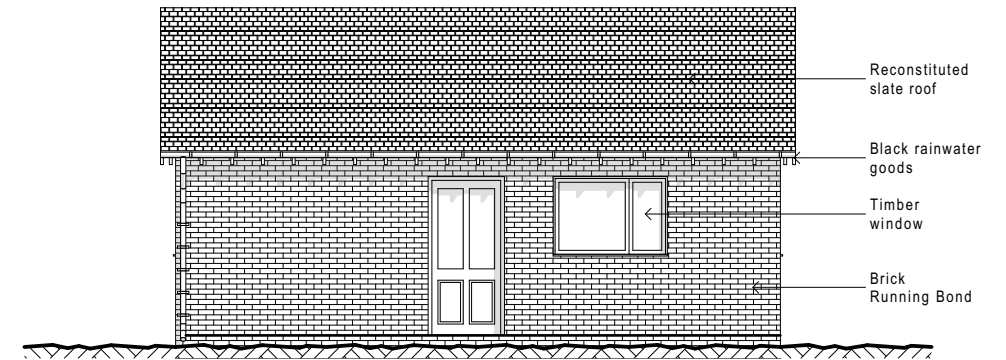
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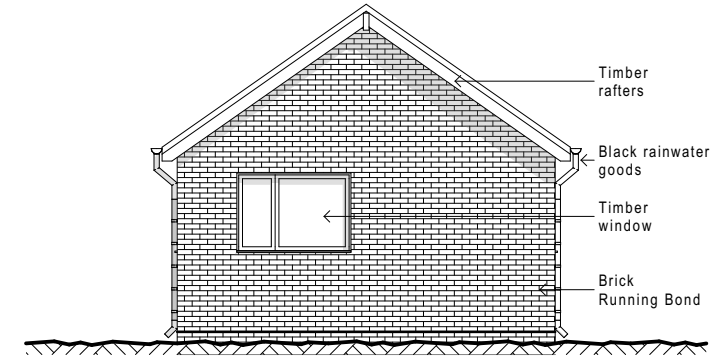




1:50 Utility/Day Room - Indicative internal layout



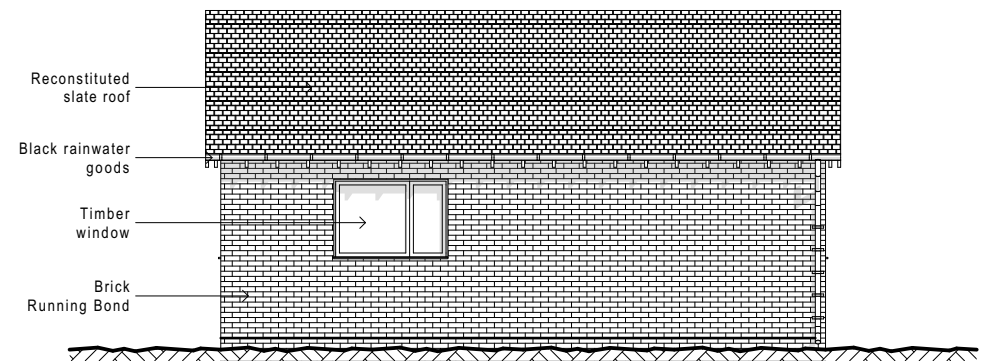
1:100 Principle Elevation



1:100 Side 1 Elevation



1:100 Side 2 Elevation



1:100 Rear Elevation

LEGEND

Notes: Do not scale from this drawing; except for planning application purposes.

Rev.	Date	Amendments	Author

Client:	Mr Billy Joe Viden	Scale:	1:50, 1:100 @ A3
Project title:	Land adjacent to Conquest House, Straight Drove, Farcet, Peterborough, Cambridgeshire, PE7 3DJ	Project:	21_1179
Drawing title:	Utility/Day Room - Indicative internal layout	Drg. No:	21_1179_005 KL

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DEVELOPMENT MANAGEMENT COMMITTEE 19th June 2023

Case No: 22/02382/FUL

Proposal: Construction of 2no. 2 bedroom maisonettes.

Location: Land at 16 Sand Road, Great Gransden, Sandy

Applicant: Lucy Smith (Places for People)

Grid Ref: (E) 527313 (N) 255920

Date of Registration: 30th November 2022

Parish: Great Gransden

RECOMMENDATION - APPROVE

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

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 This application has been submitted by Places for People a registered social housing provider. The application site is 16 Sand Road, Great Gransden. It currently forms part of the residential garden of number 16 Sand Road (lying north-east of the dwelling) which is under the ownership of the applicants. There are no constraints relevant to the site which lies within Flood Zone 1 with a low risk of surface water flooding as per the Environment Agency's most up to date Flood Risk Maps and Data.
- 1.2 This application seeks planning permission to erect a single building containing two, two bedroom maisonettes.
- 1.3 During the lifetime of the application revised plans have been received and re-consultations have been carried out accordingly with the Parish Council, neighbours and relevant consultees and Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.
- 1.4 **It should be noted that during the lifetime of the application (submitted in November 2022) the Great Gransden Neighbourhood Plan has been adopted (March 2023).**

Therefore, whilst full weight can be given to this now in the determination of the application, it should be noted that it was not an approved document (forming part of the development plan) at the time the application was submitted.

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 Great Gransden Neighbourhood Plan 2021 to 2036 (adopted March 2023)

Policies:

- G1 – A Built Up Area Boundary Strategy for Great Gransden
 - G3 – Local Character and Design
 - G4 – Development, Landscape Character and Valued Views
 - G6 – Protecting and Enhancing Biodiversity in the Parish Including at Gransden Woods
 - G8 – Development and Open Space Requirements
 - G10 – A Walkable Village and Reducing Village Car Use
 - G12 – Great Gransden Infrastructure Priorities
- 3.2 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)

- LP2: Strategy for Development
- LP5: Flood Risk
- LP9: Small Settlements
- LP11: Design Context
- LP12: Design Implementation
- LP14: Amenity
- LP15: Surface Water
- LP16: Sustainable Travel
- LP17: Parking Provision and Vehicle Movement
- LP24: Affordable Housing Provision
- LP25 Housing Mix
- LP30: Biodiversity and Geodiversity
- LP31: Trees, Woodland, Hedges and Hedgerows
- LP37: Ground Contamination and Groundwater Pollution

3.3 Supplementary Planning Documents (SPD) and Guidance:

- Huntingdonshire Design Guide Supplementary Planning Document 2017
- Huntingdonshire Landscape and Townscape SPD (2022)
- Huntingdonshire Strategic Flood Risk Assessment (2017)
- Cambridgeshire Flood and Water SPD 2017
- LDF Developer Contributions SPD (2011)
- Annual Monitoring Review regarding housing land supply (2020)
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)

3.4 The National Design Guide (2021)

- C1 - Understand and relate well to the site, its local and wider context
- I1 - Respond to existing local character and identity
- I2 - Well-designed, high quality and attractive
- B2 - Appropriate building types and forms
- M3 - Well-considered parking, servicing and utilities infrastructure for all users
- N3 - Support rich and varied biodiversity
- H1 - Healthy, comfortable and safe internal and external environment

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

4. PLANNING HISTORY

4.1 None relevant

5. CONSULTATIONS

5.1 Great Gransden Parish Council objected to the original application on the grounds of:

- It would be contrary to Policy LP9 of the Local Plan due to the lack of sustainability in relation to services and connections with services.
- Unsympathetic to the surrounding residential environment and would cause harm to neighbour amenity and the surrounding area by developing a garden area used by a resident for over 30 years.
- Traffic and parking problems would be exacerbated. It is indicated that there were earlier concerns with the Dutton Gardens development to the north-east. There are several exits on to Sand Road and the provision of two maisonettes is overdevelopment having regard to the parking problems.
- Overlooking neighbouring gardens.
- General queries on the quality of the submission.

5.2 Following revised plans being submitted the Parish Council were consulted again and responded on the 3rd of May 2023 detailing the following concerns:

- All previous points made in the submission from Great Gransden Parish Council, on 10th January 2023, remain of great concern, except overlooking windows now removed. (The effect of turning the roof angle still causes the affected house in Dutton Gardens to lose some light).
- Great Gransden Parish Council would refer you to the excellent response from the neighbour at 2 Dutton Gardens with which GGPC unanimously agrees.
- Great concern is still expressed that this application has not been checked by Planning, as it still refers to other places – e.g., Spaldwick.

5.3 Ward Councillor West has also provided comments on the earlier and most recent submission (as below):

- Clarity that the site is garden land and not waste land.
- Great Gransden is a smaller settlement in a country area and this is overdevelopment of historic green space which adds to the character of the area.
- Fully in support of the comments made by the Parish Council.

It should be noted that Councillor West also made an additional representation pointing out that Great Gransden Parish Council did not appear to have been consulted on the first revision (even though Officers requested this). This was due to an administrative error and Officers are satisfied that they (and any interested party) have had sight of the most recent submission.

5.4 Further consultations completed:

- HDC Operations (Waste) Team – No comments received at the time of determination.
- HDC Environmental Health – No representations received at the time of determination.
- HDC Trees and Landscapes – No Objection.
- HDC Housing Policy – Supports.
- Cambridgeshire County Council Highways – No Objection.

6. REPRESENTATIONS

6.1 8 objections have been received and these are available to view on HDC's Public Access Site. It should be noted that of these 8, 6 originate from the same 3 addresses and either provide additional context or respond to later consultations. Therefore, objections originate from occupants of 5 separate properties in total. These broadly relate to the following matters:

- Loss of a garden area maintained for 30 years by occupant – not wasteland.
- Not in keeping with the village and would be harmful to the character and appearance of the area.
- Parking provision and highway safety matters (including visibility splays).
- Lack of local amenity.
- Disturbance during development.
- Development not needed.
- Development would not accord with the NPPF (2021) due to the development of residential garden.
- Risk of precedent for poorly designed infill development (lack of quality materials).
- Impact on neighbour amenity (specific concerns regarding the addition of 'plant' equipment).
- Scale of property not in accordance with Technical Housing Standards.

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 As detailed in paragraph 1.3, the Great Gransden Neighbourhood Plan 2021 to 2036 was adopted on the 29th of March 2023. Therefore, the documents forming the wider development plan in this case are:

- Great Gransden Neighbourhood Plan 2021 to 2036 (March 2023)
- 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 are:

- The principle of development
- Design and visual amenity
- Residential amenity
- Highway safety and parking provision
- Flood risk and surface water
- Biodiversity
- Impact on trees

- Contamination
- Accessible and adaptable homes
- Water efficiency
- Developer contributions

Principle of Development

- 7.6 The site is considered to be located within the built-up area of Great Gransden which is designated as a small settlement under Policy LP9 of Huntingdonshire's Local Plan to 2036. Policy LP9 states that development would be supported within the built-up areas of Small Settlements, where the amount and location of development is sustainable in relation to the level of services and infrastructure within the settlement, the opportunities for sustainable modes of travel, and the effect on the character and appearance of the locality and the settlement as a whole. Whilst Officers note that Spaldwick is referenced in the submitted Design, Access and Planning Statement it doesn't change the overall view that Great Gransden is also a small settlement and this amounts to no more than a typing error.
- 7.7 The Great Gransden Neighbourhood Plan 2023 to 2036 (March 2023 – Key Issue 1) states that (amongst other matters) “the need for further growth and development in the Parish is understood, however this must not undermine the essential character of what is a small, rural community”. And “new development should improve the affordability and diversity of housing stock to meet parish needs, as identified in the Housing Needs Survey and subsequent revisions.” It further states that “new development should be of minor scale with a focus on brownfield sites and infill.”
- 7.8 In this case, whilst it is acknowledged that the proposal seeks to develop residential garden land the wording of the NPPF (2021) is that plans should *consider* the case for setting out policies to resist inappropriate development of residential gardens (using an example as to where development would cause harm to the local area) there is no policy in place in either the Local Plan to 2036 or the Great Gransden Neighbourhood Plan (2023) to restrict this. Matters relating to the acceptability of the scheme as a whole are addressed in the proceeding sections of this report. Whilst the concerns raised by the Parish Council and objectors are noted, these appear to be contrary to the guidance of the Neighbourhood Plan (in terms of meeting housing need) as detailed above. As can be seen from the submitted plans, the development is ‘infill’ development and of minor scale (resulting in the introduction of only two units).
- 7.9 In terms of the sustainability of the location, the recently developed Neighbourhood Plan champions the facilities available to occupants of the village referencing the many clubs, societies

and organisations covering sport, music, the arts, education and general social activities for all age groups. It also references that there is a Public House, Reading Room (acting as the Village Hall), Café, Church and a Shop/Post Office. There is also a Primary School and Playgroup. It should be noted however that Officers understand (and as is indicated in one of the objections) that the Public House is not presently open. There are also options for recreational facilities due to the availability of open public space. Whilst it is accepted that the village naturally does not have the facilities available as would be the case in a larger settlement it is well-served given its size. Further, given its location on the edge of the district there is access to larger settlements both within and outside of the district (St Neots is approx. 8.5km north-west and Cambourne is approx. 4.6km to the north-east). The village is also served by a bus service (albeit limited) to Cambridge with various stops along the route.

- 7.10 It should also be recognised that the most recent Annual Monitoring report (2022) Part 1 (Housing Supply) states that “the availability of housing that is affordable is a major issue in the District with a growing gap between average earnings and housing costs.” During 2021/2022 255 affordable homes were completed and out of these only 37 were provided across the denoted small settlements (of which there are 73). Whilst, given the scale of the development it is not intended to secure this as affordable housing provision by means of a Section 106 agreement, the submitted documents details that these will be much needed affordable homes, and, given that the applicants are a registered Social Housing Provider, Officers have no reason to doubt that this will be the case.
- 7.11 Overall, taking the above factors into consideration the principle of development is therefore supported and would be in accordance with Policies LP2 and LP9 of Huntingdonshire’s Local Plan to 2036, and the Great Gransden Neighbourhood Plan 2023 to 2036 (March 2023) subject to compliance with the other relevant policies and considerations.

Design, Visual Amenity and Impact Upon the Character and Appearance of the Area

- 7.12 The application site is to the south-east of Sand Road which hosts mainly residential development of varying age, scale, form and material finish. There is no uniformity in terms of the appearance of the dwellings. The site is part of the side garden area relating to number 16 Sand Road which is a two-storey semi-detached dwellinghouse (the left of a single semi-detached unit to the north-east of the junction with Mandene Gardens). The dwellings appear typical of mid-20th Century Local Authority housing with a tiled roof and render finish. To the north-east is the relatively recent ‘Dutton Gardens’ development approved

under application numbers 17/01375/OUT and 19/01467/REM which approved up to 40 dwellings, some of which are maisonettes.

7.13 Number 16 (as with number 14) benefits from a relatively generous garden as was typical of Local Authority development of that era. It extends to the south-east (abutting the common boundaries with dwellings on Mandene Gardens) and extends to the north-east providing an area of land which is mainly laid to lawn with trees/shrubs planted at various locations. There is a hedgerow located adjacent to a single storey projection to the side of number 16 which largely obscures the rear of the plot from view. Whilst Officers accept that the loss of the garden area may be difficult for the occupant of number 16 it remains that this is under the ownership of the applicants, and, whilst numbers 14 and 16 do benefit from these generous gardens, given the surrounding pattern of development there is a clear variance in garden sizes enjoyed by the occupants and so a plot of this scale is not a recurring characteristic of the area. In terms of the dwellings themselves, some design changes have been undertaken on the advice of Officers in comparison with the original submission. Thus:

- The building has been brought forward slightly so that it aligns with number 2 Dutton Gardens to the north-east.
- The fenestration has been amended.

7.14 To all intents and purposes, whilst this is a development of two maisonettes (the first floor accessed by an internal staircase) it has the appearance of a two-storey dwelling. It is set back approx. 12 metres from the highway, and, given its height (approx. 8.2 metres to ridge level), it will not appear as overly prominent in the streetscene. Levels detail will be secured by condition such to ensure its integration with the surrounding property and landscape (however, there does not appear to be an intense variance in levels from an early assessment). It is accepted that this will 'infill' what is presently an open space between two dwellings, however, there is a degree of separation of approx. 4.55 metres (at the closest point) to the side (south-west) elevation of number 2 Dutton Gardens and approx. 1.9 metres to the common boundary and single storey side projection of number 16 Sand Road. Therefore, there would be 'breaks' in the line of built development providing sky gaps and reducing the potential for the site appearing overdeveloped or create a 'terracing' impact. The plot is also considered to be large enough to accommodate the development without appearing overwhelmed.

7.15 In terms of materials, whilst the concerns raised in the objections are noted it is not considered that the materials proposed for the dwelling would be significantly harmful to the area or result in an

out of context development. At present, there is a clear variance between the material finish and design of number 2 Dutton Gardens and number 16 Sand Road. This varied materials palette is continued as to the south-east of Sand Road (as you travel in a south-westerly direction). Further, to the north-west of Sand Road the variance in materials is repeated with a dwelling constructed from similar materials to as proposed here located adjacent to a deep red brick property. However, notwithstanding this consideration, in order to secure a high quality design Officers consider it prudent to secure details of materials by condition. It should also be acknowledged that whilst this is a single building, Policy G3 of the Great Gransden Neighbourhood Plan to 2023 states that (amongst other matters) “schemes of more than two dwellings should have a variety of design style with individual features”. Therefore, this development will continue with the varied pattern of development on Sand Road as appears to be the aim of this Policy. Officers acknowledge that details of landscaping materials have been provided, however, notwithstanding the detail shown on the plan a condition shall be attached such to secure full details of hard and soft landscaping along with a timeframe for implementation such to secure a high quality development and to ensure that the on-plot parking to the front is softened.

- 7.16 Overall, taking the above matters into consideration and subject to conditions, the development is considered to accord with Policies LP11 and LP12 of the Local Plan to 2036, Policies G3 and G4 of the Great Gransden Neighbourhood Plan (2023) the NPPF (2021) and the National Design Guide (2021) in this regard.

Residential Amenity

- 7.17 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. In this case, in terms of overshadowing, overbearing impacts and loss of light the impact is considered negligible. Given that the building is in line with the front elevation of number 2 Dutton Gardens and does not project beyond the two-storey section of this property it complies with the 45-degree test as detailed in the Huntingdonshire Design Guide Supplementary Planning Document (2017). The same applies to number 16 Sand Road given the separation to the dwelling itself (the single storey projection at the side does not appear to house habitable accommodation). Whilst there will be an element of the new building (approx. 3.6 metres) adjacent to the garden area of number 16 Sand Road (at two-storey level), approx. 11 metres of defensible space is retained to the common boundary with number 6 Mandene Gardens. There is no obvious built

development to either the south-east or south-west of the garden, therefore, whilst there may be some minor degree of reduced light to the rear garden of number 16 during the morning this will not be significant and is not a justifiable reason for refusal of the application. Officers note that there is a door and a small first-floor window in the side elevation of number 2 Dutton Gardens which, given its scale is unlikely to serve a habitable room. However, notwithstanding this matter, even if the window did serve a habitable room, given the degree of separation and height of the proposed building it would not compromise the 25-degree test from the centre point of this window. The land to the side of the property also appears to be a small section of garden land as opposed to the main garden serving the dwelling and so the impact of a two-storey element adjacent to this (though still 1.2 metres from the boundary at the closest point) will be negligible.

- 7.18 In terms of overlooking and loss of privacy, the windows to the front of the property look out on to the car parking, and, whilst these will afford some views towards the front garden areas of both numbers 16 Sand Road and 2 Dutton Gardens these do not offer any views which are not already available from a public viewpoint. There are no windows in the side elevation of the property and only one door (providing access to the first floor maisonette) to the side (north-east) elevation. The windows to the rear (at first-floor level) serve a bedroom and stairwell. There is a generous degree of separation to the boundaries of properties on Mandene Gardens and this does not offer a direct view to the dwellings themselves. There will be a view afforded to the lower section of garden serving number 16 Sand Road but no views directly towards the house itself or the area directly outside the rear door.
- 7.19 In summary there are no concerns with regard to overbearing impact, overshadowing, loss of light, loss of privacy or overlooking as a result of the development.
- 7.20 Officers have considered the comment regarding the Gross Internal Area (GIA) of the ground floor unit (and both have been assessed). Upon measuring the plans (from the internal faces of the walls) the ground floor appears to provide a GIA of approx. 60.64² of space, the first floor is approx. 67². The standard details that for single storey dwellings with 2 bedroom for people that 61² should be provided. It should be noted that the guidance advises that this includes partitions, structural elements, cupboards, ducts, flights of stairs and voids above stairs. The bedroom sizes also correspond with the nationally described space standards. The issue here is that the stairs are not part of the ground floor unit. Officers recognise that this shows that it falls slightly below the standard, however, the variance is extremely minor and there is likely to be a level of 'tolerance'

within the plans such that the 61² can be achieved. A condition will be attached such to ensure that the standards are adhered to and so a refusal on this basis (given the minor variance) is not considered a sufficient reason to refuse the application. Careful consideration has also been given to the amenity impacts in terms of available outdoor space (both in terms of that available to the new units and the reduced garden space available to the occupants of number 16 Sand Road). In terms of the units themselves, there are relatively generous gardens (for the scale of the dwelling) allocated to them offering both private defensible space to the rear as well as space at the front for off road parking. Whilst number 16 will have a reduced garden size as a result of the development it will still benefit from a rear private garden of approx. 160². Further, as detailed in the preceding sections of this report, there are options for outdoor recreation (in the form of public amenity space), within easy walking distance of the development site.

- 7.21 Officers have noted the 'space for plant' referenced on the plans which presumably relates to the proposed air source heat pumps (ASHP). Given their location relatively close to the boundaries, a condition shall be attached to the permission such that full details of the proposed units (to include noise emissions) shall be provided to the LPA prior to their first use.
- 7.22 Overall, taking all of the above matters into consideration the proposal is considered to be acceptable with regard to its impact on residential amenity and therefore accords with Policy LP14 of the Local Plan to 2036 and the NPPF (2021) in this regard.

Parking Provision and Highway Safety

- 7.23 The proposed development includes tandem parking to the front with spaces provided for two vehicles for each unit. It should be noted that the LPA does not have any specific policies in place relating to the amount of parking which should be included as part of a development. However, this appears adequate for the type and scale of dwellings proposed and the scale of the spaces is considered to be acceptable. Whilst it is accepted that the Huntingdonshire Design Guide Supplementary Planning Document (2017) suggests that too much on plot parking too close to the front of a house can overwhelm a scheme this is intended for guidance and does not result in an 'embargo' for on plot parking. It also makes recommendations for soft landscaping to soften the scheme. As detailed above, this will be dealt with by condition and can be considered as part of this submission. Further, there are examples (in the immediate vicinity) of other dwellings with vehicular access from Sand Road who are using their site frontage for parking. Therefore, it is not out of character in the area.

- 7.24 Officers have considered the concerns raised with regard to parking demand in the area. However, there are no apparent parking restrictions on Sand Road and space available for on-street parking. On balance, given the level of parking provided with the units and limited scale of the development it is not considered that this would be significantly harmful or detrimental to highway safety. A common theme in the comments is the general impact on highway safety as a result of the development including visibility. At least one of the objections references that the plans do not take into account existing hedges/planting outside of the site boundary or parking on Sand Road. In this case, Cambridgeshire County Councils Highways Team have been consulted and raise no objections to the proposals. They state that “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.” One of the conditions relates to visibility splays and requires that these are provided and maintained free from obstruction. All of the conditions suggested by CCC Highways shall be attached to any permission. Therefore, Officers are satisfied that given the favourable comments from CCC Highways as specialists in this field, that the development will not result in significant harm in terms of highway safety.
- 7.25 In terms of other matters, Policies LP16 and LP17 of the Local Plan seek to maximise sustainable travel methods and advise 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. The Design Guide stipulates that this should be covered storage. Officers note that there is a shed proposed in each of the rear gardens which should provide storage for at least two cycles (one per bedroom).
- 7.26 In conclusion, the proposed development is (subject to conditions) considered to be acceptable with regard to its approach to parking provision and highway safety and therefore accords with Policies LP16 and LP17 of the Local Plan to 2036, G3 and G10 of the Great Gransden Neighbourhood Plan (2023) the NPPF (2021) and the National Design Guide (2021) in this regard.

Flood Risk

- 7.27 The application site is within Flood Zone 1 and has a low risk of surface water flooding as per the most recent Environment Agency Flood Risk Maps and Data. The NPPF (2021) details that a Site Specific Flood Risk Assessment need only accompany applications which would introduce a more vulnerable use in specific circumstances (such as if the site is one hectare or more in scale or is identified as having critical

drainage problems). As advised, the site is at low risk of flooding and it is also lower than one hectare in size. Also, the introduction of two dwellings (in a single built unit) would be unlikely to place undue pressure on foul water disposal. Therefore, the development proposed is considered to be acceptable with its approach to flood risk and would not result in an increased risk of flooding in the locality.

7.28 In terms of surface water run-off, whilst the development would naturally reduce the amount of permeable area (the loss of the grassed residential garden), a large amount of grass is retained both to the front and rear. It is recommended that permeable paving be used for all hard surfaces (and this can be dealt with as part of the landscaping condition). Further, one of the conditions recommended by CCC Highways relates to highway drainage at the access point with Sand Road. Therefore, any impacts of surface water run-off would largely be mitigated by these measures.

7.29 Overall, it is concluded that the proposed development is acceptable with regard to its impact on both flood risk and surface water and therefore accords with Policies LP5 and LP15 of the Local Plan to 2036, NPPF (2021) in this regard.

Biodiversity

7.30 Policy LP30 of Huntingdonshire's Local Plan to 2036 states that a development should ensure no net loss in biodiversity and achieve a net gain where possible.

7.31 A Preliminary Ecological Appraisal and Preliminary Roost Assessment prepared by Adonis Ecology Ltd accompanies the application. The report identifies that whilst the development site does fall within the Impact Risk Zones for designated sites there was no requirement for the LPA to consult Natural England on residential developments in this location. This is because Natural England consider that developments of the type proposed are unlikely to potentially affect Sites of Special Scientific Interests (SSSI's) or internationally designated sites. However, the report further specifies that there is a requirement for an assessment of recreational pressure on relevant SSSI's and measures to mitigate any adverse impacts (such as alternative open space provision). In this case only one designated site was identified within a 2km radius (namely Waresley Wood SSSI. The report goes on to state that following the required assessment, given the scale of the development and other factors (such as the location within the established village) it would be unlikely to add significant recreational pressure on the SSSI even when combined with other developments in the locality. A non-statutory designated site (the Crimpledean Paddock County Wildlife Site) (CWS) is located within 2km of the development site (approx.

1.4km west). It qualifies as a CWS because it supports a population of a nationally scarce vascular plant species. Overall, it was concluded (within the report) that for a number of reasons (including the distance between the two sites) that the development would be highly unlikely to affect the CWS in this instance.

7.32 In terms of the site itself, the report makes a number of recommendations for mitigation and enhancements and concludes that the site (largely a maintained residential garden) is of low value for wildlife with the native hedgerows and semi-mature trees (which are not protected) providing the majority of the value. It further states that, subject to the recommended avoidance and enhancement measures (which will be secured by condition), the risk of impacts to protected or Section 41 (principally important) species could be reduced to negligible and a net gain could be achieved. Therefore, subject to conditions, the development is considered to be acceptable with regard to its approach to biodiversity and therefore accords with Policy LP30 of the Local Plan to 2036, G6 of the Great Gransden Neighbourhood Plan (2023) the NPPF (2021) and the National Design Guide (2021) in this regard.

Impact on Trees

7.33 There is some small scale semi-mature domestic planting within the application site. As the site is not within a Conservation Area and there are no Tree Preservation Orders in force these are not afforded formal protection. However, notwithstanding this consideration a Tree Survey, Tree Constraints Plan Report and Tree Protection Plan accompanies the application and HDC's Arboricultural Officer has been consulted. They raise no objection to the proposed development subject to a condition such to secure the tree protection measures detailed in the submitted documents by condition.

7.34 Therefore, subject to condition the proposal is considered to broadly accord with Policy LP31 of the Local Plan to 2036 and the NPPF (2021) in this regard.

Other Matters

Contaminated land

7.35 Given the existing use of the site (as a maintained residential garden), it is not considered that there are any significant contamination risks associated with the development. A condition shall be attached to any permission such to deal with any unexpected instances of contamination. Therefore, (subject to

condition) the development is considered to be in accordance with Policy LP37 of the Local Plan in this regard.

Accessible Homes

7.36 The development should accord with Policy LP25 of Huntingdonshire's Local Plan to 2036 which requires all new dwellings to comply with optional Building Regulation requirement M4(2) 'accessible and adaptable homes', unless it can be demonstrated that site specific factors make this impractical or unviable. In this case, Officers recognise that the first floor unit will be unable to achieve this standard by its nature as there is no room for a lift to be installed (and this wouldn't be regular practice for a development of this scale). . As detailed, the Policy does caveat that this is applicable unless specific factors make it impractical or unviable. Therefore, whilst a condition shall be attached such to secure this for the ground floor unit, it shall be carefully worded such to cover matters relating to the first floor.

Water Efficiency

7.37 The development should accord with the optional Building Regulation requirement for water efficiency in Approved Document G, as set out in criteria j. of Policy LP12 of Huntingdonshire's Local Plan to 2036. The compliance with this will be secured by condition.

Developer Contributions

7.38 The development will be CIL liable in accordance with the Council's adopted charging schedule; CIL payments will cover footpaths and access, health, community facilities, libraries and lifelong learning and education. A completed Community Infrastructure Levy Form has been provided. The development therefore accords with Policy LP4 of the Local Plan to 2036 and G8 and G12 of the Great Gransden Neighbourhood Plan (2023) in this regard.

7.39 Part H of the Developer Contributions SPD (2011) requires a payment towards refuse bins for new residential development. A Unilateral Undertaking form for wheeled bin signed by the applicants and dated 22nd of May 2023 has been received. The development therefore accords with Policy LP4 of the Local Plan to 2036 in this regard.

Conclusion

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

- Acceptable in principle

And it:

- Is of an appropriate scale and design;
- Is not significantly harmful to the character or appearance of the area;
- Would not have a significantly detrimental impact upon the amenity of neighbours;
- Is acceptable in terms of parking provision and would not be detrimental to highway safety in the locality;
- Is acceptable with regard to its approach to surface water and does not result in an increased risk of flooding in the locality;
- Is acceptable with regards to the impact on biodiversity;
- Is acceptable with regard to its impact on trees;
- Would not present any contamination issues;
- There are no other material planning considerations which lead to the conclusion that the proposal is unacceptable.

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

- Time Limit
- Accordance with Approved Plans
- Hard and Soft Landscaping
- Materials
- Levels
- Obscure Glazing
- Details of Air Source Heat Pump (Plant)
- Biodiversity Enhancement
- Tree Protection Plan
- Contaminated Land
- Accessible and Adaptable Homes
- Water Efficiency
- Space Standards
- Highways Matters:
- No Gates (without PP)
- Details of Gates (where applicable)
- Access Construction
- Visibility Splays
- Surface Water Drainage
- Metalled Surface Provision

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CONTACT OFFICER: Kevin Simpson:
Kevin.Simpson@huntingdonshire.gov.uk

From: Parish Clerk <gransdenpc@hotmail.co.uk>
Sent: 10 January 2023 09:42
To: DMAdmin; Thomas Gabriel
Subject: RE: Planning Permission Consultation - Land At 16 Sand Road Great Gransden (ref 22/02382/FUL)

FAO: Clara Kerr, Chief Planning Officer / or Thomas Gabriel, Senior Planning Officer

Dear Sir / Madam,

RE: Planning Permission Consultation - Land At 16 Sand Road Great Gransden (ref 22/02382/FUL)

Great Gransden Parish Council proposes refusal for the following reasons:

- It is contrary to Policy LP9 of the Local Plan where developments should be sustainable in relation to: the services and infrastructure within the settlement; as there is no doctor's surgery, no public house and there is little access to sustainable modes of travel such as public transport.
- The development is unsympathetic to the surrounding residential environment, will cause harm to neighbour amenity and the environment of the surrounding area by developing a garden area used by the resident for over 30 years.
- The traffic and parking problems on the area were well documented before the Dutton Gardens development and this proposal will only exacerbate a serious situation with several road exits onto Sand Road already. Two maisonettes is an overdevelopment of this garden with the attendant parking problems.
- Although the applicant states that there will be limited overlooking, there are 4 windows on the side elevation which will overlook a neighbour's garden.

(Notes to Planning Officer)

- The whole argument of the applicant appears to be based on Spaldwick (see page 8 section 2.2.2 of Design Access & Planning Statement)
- These should properly be called two flats?

Yours sincerely

Sharon Brown

Clerk
Great Gransden Parish Council

From: Dmadmin@huntingdonshire.gov.uk <Dmadmin@huntingdonshire.gov.uk>
Sent: 06 December 2022 11:02
To: gransdenpc@hotmail.co.uk
Subject: RE: Planning Permission Consultation - Land At 16 Sand Road Great Gransden (ref 22/02382/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: Construction of 2no. 2 bedroom maisonettes.

Site Address: Land At 16 Sand Road Great Gransden

Reference: 22/02382/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: dmadmin@huntingdonshire.gov.uk

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[Redacted]

From: Parish Clerk <gransdenpc@hotmail.co.uk>
Sent: 03 May 2023 14:50
To: DMAdmin; Simpson, Kevin (Planning); Clara Kerr; Thomas Gabriel
Cc: West, Richard (Cllr)
Subject: RE: 22/02382/FUL Construction 2no 2 bedroom maisonettes /Land At 16 Sand Road Great Gransden

FAO: Clara Kerr, Chief Planning Officer / or Thomas Gabriel, Senior Planning Officer / or Kevin Simpson, Development Management Officer.

Dear Sir / Madam,

- All previous points made in the submission from Great Gransden Parish Council, on 10th January 2023, remain of great concern, except overlooking windows now removed. (The effect of turning the roof angle still causes the affected house in Dutton Gardens to lose some light).
- Great Gransden Parish Council would refer you to the excellent response from the neighbour at 2 Dutton Gardens with which GGPC unanimously agrees.
- Great concern is still expressed that this application has not been checked by Planning, as it still refers to other places – e.g. Spaldwick.

Yours sincerely

[Redacted]

Clerk
Great Gransden Parish Council

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

Development Management Committee



Scale = 1:1,250

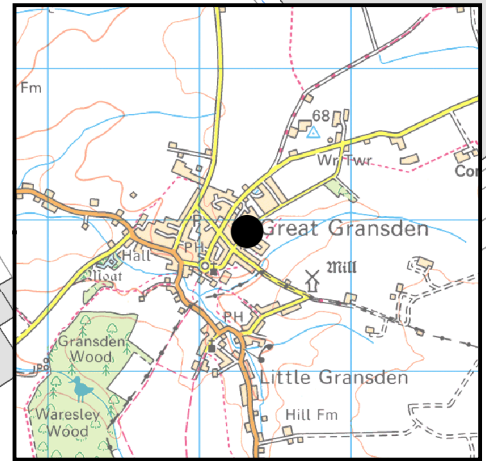
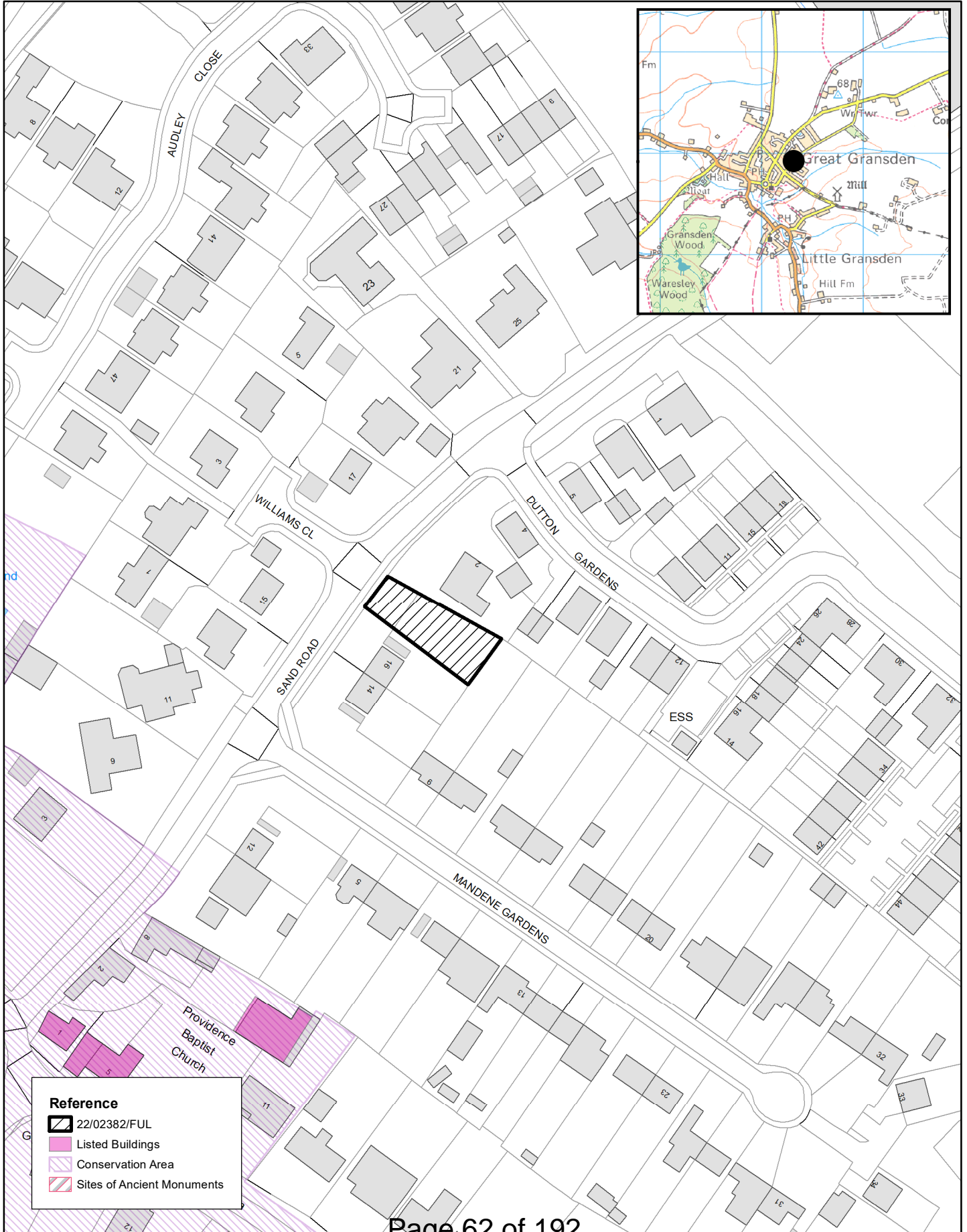
Date Created: 05/06/2023

Application Ref:22/02382/FUL





Location:Great Gransden



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Ordnance Survey HDC 100022322



Reference

-  22/02382/FUL
-  Listed Buildings
-  Conservation Area
-  Sites of Ancient Monuments

Key

— Site boundary

— Within ownership

NOTE: Ecological enhancements as recommended following ecology survey.

Feasibility, for discussion purposes only. Subject to services/easements info, topographical/tree surveys and local authority, environment agency, highways and building control comments.



Project: Sand Rd, Gt Gransden

Status: Planning

Client: Places for People

Sheet title: Site Location Plan

Scale: As indicated @A4

Date: 15/09/2022

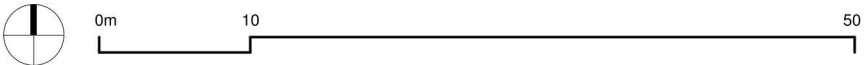
Drawn: RDM

Checked: JBW/LBU

Ref: **101-798/ 0001 A**

Waterloo House, 71 Princess Road West, Leicester, LE1 6TR - T 0116 204 5800
74 Wells Street, London, W1T 3QQ - T 020 3137 2197
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Rev:	Date:	Check:	Drawn:
A	Maisonnette changed to 2B3P as per client comment.	15/03/2022	LBU KTB
B	Amended to topographical survey. Land ownership and road names added. Parking arrangement and orientation amended.	20/06/2022	LBU KTB
C	Adjustment to parking layout, maisonette flipped to mitigate overlooking windows.	15/09/2022	JBW/LBU
D	Ecological survey information	21/10/2022	LBU WEW
E	Added dimensions from proposed works to neighbouring boundaries and buildings	18/11/2022	LBU WEW
F	Added extra dimensions to the layout	11/01/2023	LBU WEW
G	Amendments made to layout in regards to client comments	23/01/2023	LBU WEW
H	Red line amended to include dropped kerb	24/04/2023	LBU LBU

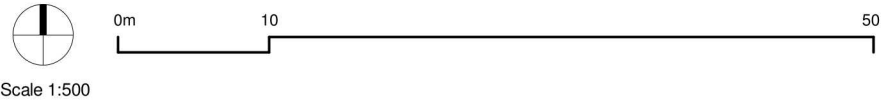
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Project:	Sand Rd, Gt Gransden
Status:	Feasibility
Client:	Places for People
Sheet title:	Site Layout
Scale:	As indicated @A4
Date:	18/02/2022
Drawn:	KTB
Checked:	JBW/LBU
Ref:	101-798/ 0003 H

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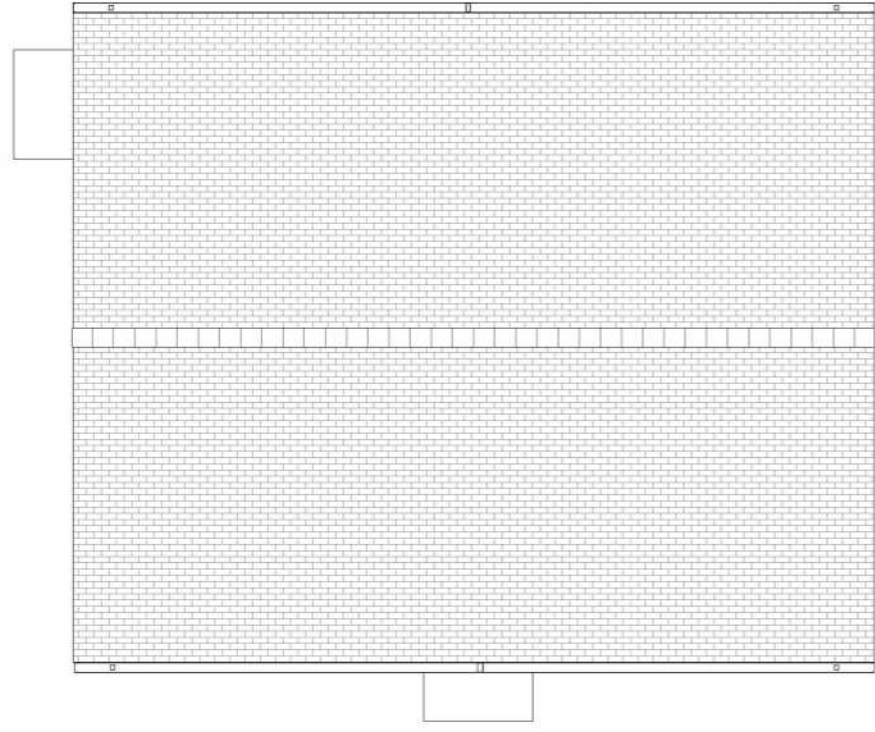
Schedule of accommodation:			
Type	Approx. Area	Number	
2B3P Maisonnette Bespoke	55m ²	01	
2B3P Maisonnette Bespoke	62m ²	01	
Total:		02	

Parking provision @ 200%

Red line boundary based on title plan 'CB241268', provided by NIMBUS maps on 20/06/2022.

Site layout drawn to Survey Solutions drawing no. 40272NOLS-13 Rev *, received from Oxbury on 13/05/2022.

Rev:		Date:	Check:	Drawn:
A	Ecology survey information added	21/10/2022	LBU	WEW
B	Added ASHP	25/10/2022	LBU	WEW
C	Dimension added from DPC to eaves and ridge	18/11/2022	LBU	WEW
D	Amended orientation of the housetype and the roof to be eaves fronted.	23/01/2023	LBU	WEW



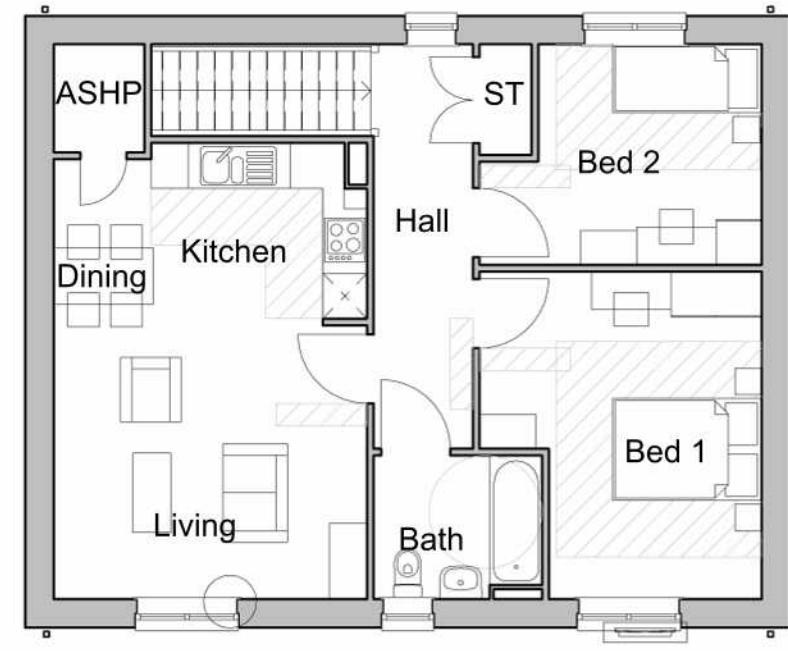
Roof Plan
1:100



Front Elevation
1:100



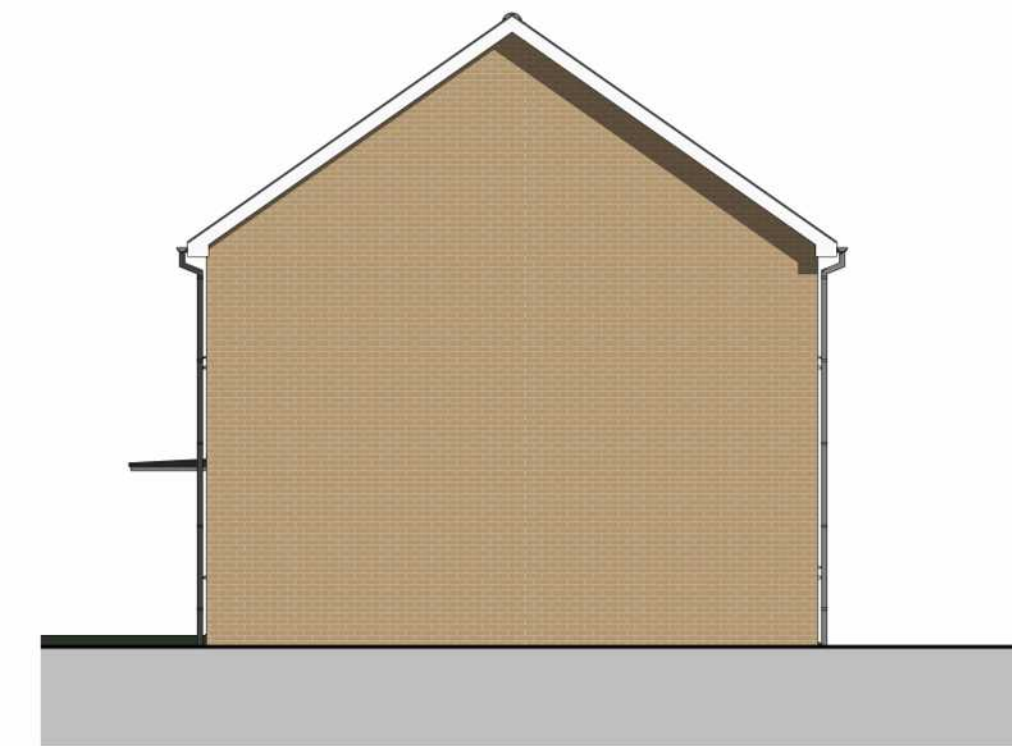
Side Elevation 1
1:100



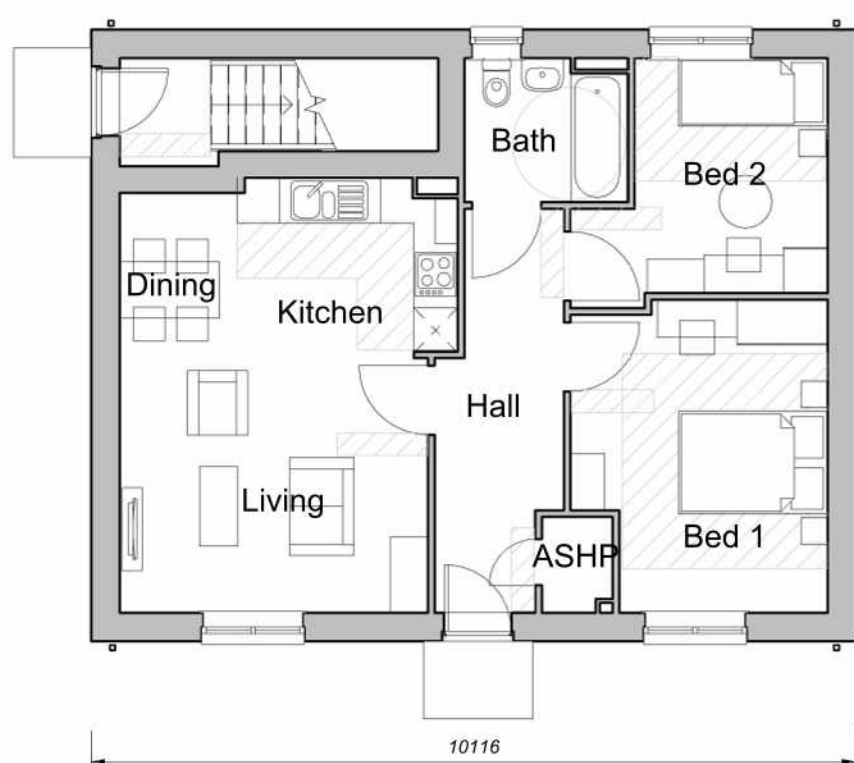
First Floor Plan
1:100



Rear Elevation
1:100



Side Elevation 2
1:100



Ground Floor Plan
1:100

Page 65 of 192

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Project:	Sand Rd., Gt Gransden
Status:	Planning
Client:	Places for People
Sheet title:	BHT61/68 2B3P V2 House Type
Scale:	1:100 @A2
Date:	22/08/2022
Drawn:	KTB
Checked:	JBW/LBU
Ref:	101-798/ 0006 D

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DEVELOPMENT MANAGEMENT COMMITTEE 19th June 2023

Case No: 23/00609/FUL

Proposal: Demolition of derelict outbuildings and residential development of 7 dwellings

Location: Outbuildings rear of 30-32 High Street, St Neots

Applicant: Mr K Odunaiya

Grid Ref: (E) 518396 (N) 260250

Date of Registration: 13th April 2023

Parish: ST NEOTS

RECOMMENDATION - APPROVE

This application is referred to the Development Management Committee (DMC) in accordance with the Scheme of Delegation as the Officer recommendation of approval is contrary to that of the Town Council.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The application site is Windmill Row which lies to the rear of numbers 30 and 32 High Street, St Neots and comprises some commercial buildings and associated land which benefitted from an earlier permission in principle under application number 20/01812/PIP for a residential development following the demolition of the existing outbuildings. This application was initially the subject of an application for full technical details consent (22/00819/FULTDC). The technical details application was withdrawn as there had been a slight amendment to the red line approved under the permission in principle, hence this needs to be considered as a full application. The site is enclosed by the properties on High Street to the north, 34 High Street is to the east of the access and Windmill House and 'Smokey Mews' is to the east. To the south is the recently developed 'Samuel Emery Mews' which is the southern part of Windmill Row and a further recent development 'Farrier Court' to the west.
- 1.2 The site is allocated for development as part of the St Mary's Urban Village under Policy SN 1 of Huntingdonshire's Local Plan to 2036 (2019). There is a clear historical character in the vicinity and this section of land was once an area hosting workshops, outbuildings and cottages running north/south from the High Street. The site is within the St Neots Conservation Area but

there are no Listed Buildings within the site itself. That said, there are a number of Listed Buildings in the immediate vicinity including the Grade II Listed War Memorial, Grade I Listed St Mary's Church and Grade II* Listed Brook House.

- 1.3 In terms of other constraints, there are no trees within the site and no trees subject to preservation orders in the immediate vicinity. However, there are trees which are afforded protection in the locality (by virtue of their locations within the Conservation Area) and these are discussed in the proceeding sections of this report. The site is within Flood Zone 2 and has a low risk of surface water flooding as per the most recent Environment Agency Flood Risk Maps and Data.
- 1.4 This application seeks permission to demolish the existing outbuildings and redevelop the site providing 7 dwelling units, associated amenity space and parking. HDC's Urban Design and Conservation Team have visited the site and have been heavily involved with the design of the scheme.

2. NATIONAL GUIDANCE

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

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

3. PLANNING POLICIES

- 3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
 - LP1: Amount of Development
 - LP2: Strategy for Development
 - LP5: Flood Risk

- LP4: Contributing to Infrastructure Delivery
 - LP6: Waste-Water Management
 - LP7: Spatial Planning Areas
 - LP11: Design Context
 - LP12: Design Implementation
 - LP14: Amenity
 - LP15: Surface Water
 - LP16: Sustainable Travel
 - LP17: Parking Provision and Vehicle Movement
 - LP25: Housing Mix
 - LP30: Biodiversity and Geodiversity
 - LP31: Trees, Woodland, Hedges and Hedgerows
 - LP37: Ground Contamination and Groundwater Pollution
 - SN 1: St Mary's Urban Village St Neots
- 3.2 St Neots Neighbourhood Plan 2014-2029 (2016)
- Policy A3 – Design
 - Policy PT1 - Sustainable Travel
 - Policy PT2 - Vehicle Parking Standards for Residential Development
 - Policy SS3 - Service and Provision
- 3.3 St Neots Conservation Area Character Assessment (October 2006)
- 3.4 Supplementary Planning Documents (SPD) and Guidance:
- Huntingdonshire Design Guide Supplementary Planning Document 2017
 - Huntingdonshire Landscape and Townscape SPD (2022)
 - Huntingdonshire Strategic Flood Risk Assessment (2017)
 - Cambridgeshire Flood and Water SPD 2017
 - LDF Developer Contributions SPD (2011)
 - Annual Monitoring Review regarding housing land supply (2020)
 - Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)

The National Design Guide (2021)

- C1 - Understand and relate well to the site, its local and wider context
- C2 – Value heritage, local history and culture
- I1 - Respond to existing local character and identity
- I2 - Well-designed, high quality and attractive
- B2 - Appropriate building types and form
- M3 - Well-considered parking, servicing and utilities infrastructure for all users
- H1 - Healthy, comfortable and safe internal and external environment

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

4. PLANNING HISTORY

- 4.1 9500315CAC – Demolition of outbuildings (Consent)
- 4.2 20/01812/PIP – Residential development following demolition of commercial outbuildings (Permission)
- 4.3 22/01819/FULTDC – Technical Details Consent on Permission In Principle Ref: 20/01812/PIP (Demolition of derelict outbuildings and residential development of 9 dwellings) revised scheme reducing to 7 dwellings. (Withdrawn)

5. CONSULTATIONS

- 5.1 St Neots Town Council recommend refusal. Their comments are available to view on HDC's Public Access Site but broadly relate to:
 - Parking and highways issues – loading, turning, congestion, access and limited parking provided
 - Impact on heritage assets
 - Design, appearance, materials and scale
 - Drainage and flooding
- 5.2 HDC Conservation Team – No Objection – further details in the proceeding sections of this report.
- 5.3 HDC Urban Design Team – No Objection – further details in the proceeding sections of this report.
- 5.4 HDC Environmental Health Team – No Objections.
- 5.5 HDC Arboricultural Officer – No representations received at the time of determination, however, advice has been provided by HDC's Arboricultural Officer as part of the withdrawn application and further details are in the proceeding sections of this report
- 5.6 HDC Landscapes Team – No representations received at the time of determination.
- 5.7 HDC Operations (Waste) Team – No Objections
- 5.8 Cambridgeshire County Council Highways – No Objections.
- 5.9 Cambridgeshire County Council Archaeology – No Objections – further details in the proceeding sections of this report.

- 5.10 Historic England – No comment to make, suggest you seek the views of your specialist Conservation and Archaeological Advisors.
- 5.11 Anglian Water have provided their standard holding response advising that they would not generally comment on a scheme of this scale. However, they have also provided a separate letter dated 17th of April 2023 confirming that they are able to accept the additional flow from this development due to the limited scale. Further details are in the proceeding sections of this report.
- 5.12 Lead Local Flood Authority – No Objections, subject to the imposition of conditions.
- 5.13 Environment Agency – No Objections.
- 5.14 Cadent/National Grid Gas – No Objection – informative note to be added to any permission.

6. REPRESENTATIONS

- 6.1 Five Objections have been received (on Public Access – one of these states that it is a collective objection from 4 dwellings on Samuel Emery Mews) and these largely relate to the link of the proposed new development with the existing Windmill Row South (Samuel Emery Mews) development due to the removal of the existing fence and potential disturbance/security/highway safety and anti-social behaviour issues due to the increase in footfall as a result. One comment raises additional concerns relating to:

- Disruption during development stages
- Overlooking/loss of privacy

Officer comments:

Whilst the concerns of the residents are recognised, in this case Officers understand that Condition 14 imposed as part of the Windmill Row South development (now Samuel Emery Mews) under application number 18/00497/FUL references that upon occupation of any redevelopment of the parcel of land to the north of the site (the site in question) the temporary fence shall be removed. This is to ensure that pedestrian access is achieved north—south from High Street to Brook Street as required by Policy SN 1 of the Local Plan. As this is the case this matter is not within the gift of the applicant to control. The access and links are further discussed in the proceeding sections of this report. It should be noted that matters raised in the comments which are not material planning considerations (civil queries regarding boundary treatments and ownership and matters relating to the existing structures) cannot be addressed as part of this

application and will need to be addressed by other means between the relevant parties.

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". The most relevant adopted documents which form part of the development plan and subsequently the basis for this decision are:

- Huntingdonshire's Local Plan to 2036 (2019)
- Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021)
- St Neots Neighbourhood Plan 2014-2029 (2016)

7.3 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.

7.4 The main issues to consider are:

- The principle of development
- Design and visual amenity
- Impact on heritage assets
- Residential amenity
- Parking provision and highway safety
- Flood risk and surface water
- Biodiversity
- Impact on Trees
- Contamination

- Accessible and Adaptable Homes
- Water Efficiency
- Developer Contributions

The Principle of the Development

7.5 The application site lies within the St Neots Spatial Planning Area as per Policy LP7 of the Local Plan to 2036. Policy LP7 supports residential development (Class C3) where it is appropriately located within a built-up area of an identified Spatial Planning Area settlement (and the location proposed is considered to fall within the built-up area). Further, the application site forms part of the St Mary's Urban Village which has been allocated for development under Policy SN 1 of the Local Plan (some aspects of which have already been realised). There are some stipulations within the policy which need to be addressed to enable successful redevelopment of the site but subject to these matters, accordance with other policies and material considerations the principle of the development is supported.

Design and Visual Amenity

7.6 Windmill Row is located to the south of the main High Street of St Neots and to the north of Brook Street. The surroundings are a mixture of commercial buildings (associated with a town centre use) and residential development. It has a largely historical character forming an area which would have once been a long, narrow connection between the two streets hosting traditional burgage plot housing, demolition of some of these took place in the late 1970's/early 1980's. Windmill House is located adjacent to the site at the southern boundary with the recently developed Samuel Emery Mews. Whilst there are some clear indicators of the historic past (in terms of the arrangement of buildings and adjacent Listed Buildings) there is some more modern development in the vicinity in the form of Samuel Emery Mews and Farrier Court to the west. Whilst there have been some deviances to the historical character, for the most part the modern development has sought to reintroduce some of the historic grain of development into the area (in particular with Samuel Emery Mews). At present the site hosts some large commercial buildings which do little to enhance the character or appearance of the area. The site is visible from the direction of Church Walk (to the east) and in general from the western section of St Mary's Churchyard.

7.7 In this case earlier submissions (as part of the withdrawn full technical details application) raised concerns with Officers with regard to its design and layout. As this is the case HDC's Urban Design and Conservation Officers have taken the opportunity to assist in the design with a view to achieving a high quality and sympathetic development and have provided detailed guidance

throughout the process. The number of units has also been reduced from nine to seven (in comparison with the original intention). Under this scheme the existing commercial buildings will be demolished and the western section of Windmill Row shall be redeveloped with the introduction of a terrace of seven two-storey dwellings which will be fairly linear in terms of their relationship with the western side of Samuel Emery Mews and which will support in the re-introduction of the traditional burgage plot. Each will have a private rear courtyard accessed by a ginnel and providing storage for wheeled bins (where needed) and the land to the front will form a mews style development with three parking spaces to the south-east and shared bin storage to the north of Unit 1 for either individual or communal bins (to be agreed with the Operations Department). Operations have advised that they consider that communal bins would be the preferable option as have concern that individual bins could cause an obstruction on the High Street on collection day. Officers have confirmed with Operations that they are satisfied that this matter may be addressed following the determination of the application and suitable options explored. Matters relating to bin storage will therefore be dealt with by condition. Cycle storage for each dwelling would be within the rear courtyards and details of these matters shall also be secured by condition.

- 7.8 There is a slight variance in terms of the design of the dwellings, most notably unit 7 is a larger double fronted property whilst unit 4 is smaller with a reduced ridge height and rooflights to the east facing roof plane. All seek to emulate the appearance of traditional cottages with a gently contoured frontage as well as slightly varying ridge and eaves heights and chimneys to ensure that the grain of traditional development is achieved and the successfully developed Samuel Emery Mews is used as an inspiration for the design.
- 7.9 In terms of ensuring vehicular and pedestrian access as per part a of Policy SN 1, this relates to St Mary's Urban Village in its entirety and therefore vehicular access is provided to Samuel Emery Mews from Brook Street. The vehicular access to this new development shall be provided via the existing access from the High Street. The temporary close boarded fence which currently separates the two sites will be removed (as per the condition on 18/00497/FUL) and bollards will be erected which will provide pedestrian access north-south (from High Street to Brook Street) but which will prevent vehicular access between the two thus preventing a 'rat run'. Details of the bollards shall be secured by condition. Much discussion has taken place with regards to the provision of pedestrian access points to Church Walk (again as per part a of Policy SN 1) mainly due to constraints and confusion with regard to ownership of the boundary treatments and a historic wall. Earlier versions of the plans provided a link to the east (to Church Walk) and West (to Farriers Court) but this raised other issues with regard to the suitability of the accesses

and reduction in scale of outdoor space available to the dwellings. Advice was sought from colleagues in HDC's Planning Policy Team (as part of the technical details application) who concluded that provided pedestrian access was available from the High Street to Brook Street (which will be achieved by the removal of the temporary fence), then there was less concern with achieving these additional access points. Access to the High Street and Brook Street is available via Church Walk and Farrier Court and so there is no detriment to users or occupiers of these areas as a result of the omission of the east/west connections.

- 7.10 HDC's Urban Design Team are broadly satisfied that the proposed development for the reasons details above would result in a high quality development and which accords with the requirements of parts b and c of Policy SN 1 of the Local Plan to 2036. However, notwithstanding this consideration and the details on the submitted plans and documents, Officers consider it prudent to secure further details of all external materials, architectural details – chimneys, doors, window reveals, cills and headers, eaves and verges, window and doors (to include colour, design and method of opening) and roller shutter doors, details of the cycle storage, hard landscaping (to include boundary treatments) and the bollards and their location adjacent to the southern boundary such to ensure that the high quality design is achieved.
- 7.11 Officers have considered the concerns raised by the Town Council with regards to the design, appearance materials and scale. However, as detailed in the preceding sections of this report, the design has very much been guided by Officers and is intended to be in keeping with the adjacent recent developments whilst retaining the historic character. Therefore, this, alongside the conditions in relation to materials, architectural details and landscaping would ensure that a high quality development which would integrate well and regenerate this historic area of St Neots would be achieved.
- 7.12 In conclusion, taking all of the above factors into consideration the development proposed is not considered harmful to the wider character or appearance of the area and it therefore accords with Policies LP11, LP12, parts a, b and c of Policy SN 1 of Huntingdonshire's Local Plan to 2036, Policy A3 of the St Neots Neighbourhood Plan (2016) and the provisions of the NPPF (2021) and the National Design Guide (2021) in this regard.

Impact on Heritage Assets

- 7.13 The application site lies within the St Neots Conservation Area and there are a number of Listed Buildings of varying grades in the vicinity. An assessment of the impact on Heritage Assets forms part of the submitted Design and Access Statement. As

detailed in the preceding sections of this report, HDC's Conservation Team have assisted in achieving the design and layout and Historic England have also been consulted. Historic England raise no objections, instead advising that advice is sought from specialist Conservation advisers (the Conservation Team) which has taken place and which has resulted in the present application. Overall, whilst it is noted that there are concerns from the Town Council with regard to impact on Heritage Assets (most notably the war memorial on Church Walk which is approx. 5.8 metres from the south-eastern corner of the furthest parking space), the current appearance of the site is considered not to enhance the character and appearance of the Conservation Area. The proposed scheme seeks to reinstate the grain and historic form of Windmill Row reflecting the pattern of historic burgage plots and the pattern of streets within the St Neots Conservation Area. This action is considered to protect the significance of the heritage asset (the Conservation Area) as required by Policy LP34 and part b of SN 1 of the Local Plan to 2036. Subject to the previously referred to conditions the development would sit comfortably alongside the adjoining development and is considered to preserve and enhance the character of the Conservation Area. Therefore, taking this assessment into account alongside the lack of objection from internal and external heritage specialists the proposal is considered to be acceptable with regard to its impacts on heritage assets and therefore accords with Policy LP34 and part b of policy SN 1 of the Local Plan to 2036 of Huntingdonshire's Local Plan to 2036, Policy A3 of the St Neots Neighbourhood Plan (2016) and the provisions of the NPPF (2021) and the National Design Guide (2021) in this regard.

- 7.14 Further to the above, Cambridgeshire County Council's Archaeology Team have been consulted on the proposals and, whilst they raise no objections they have stated that the area scheduled for development has a high level of archaeological potential as it lies within the medieval to post-medieval core of St Neots. They also raise a concern that the submitted Heritage Statement states that no significant archaeology has been discovered in adjacent investigations. However, notwithstanding this consideration they are satisfied that the application may be determined and that archaeological matters may be addressed by a suitable worded pre-commencement condition which shall be attached to any permission.

Residential Amenity

- 7.15 Policy LP14 of Huntingdonshire's Local Plan to 2036 states that a proposal would be supported where a high standard of amenity is provided for all users and occupiers of a proposed development and maintained for users and occupiers of neighbouring land and buildings. Officers have worked alongside

the applicant and the Council's Urban Design Team to ensure that these matters are addressed and Urban Design Officers have not raised any objection to the proposals on this basis.

- 7.16 In terms of the layout and location of the buildings in relation to adjacent dwellings and land, the closest relationship is the rear elevation of unit 1 with the side (east) elevation of number 28b High Street which is approx. 4.7 metres (from the rear 1.5 storey projection which has a ridge height of 6.2 metres) and which is a first floor flat. Officers have had sight of a floorplan for this dwelling and there are no windows in the side elevations which would be impacted by the arrangement of the new development in terms of available light. It should also be noted that there are already some relatively substantial commercial buildings as it exists and so the overall height of unit 1 (approx. 8.1 metres to ridge height of the two storey element) would not be harmful to this first floor flat. As the development extends southwards there is a greater degree of separation to the dwellings 22 a, b and c High Street (approx. 16.2 metres at the closest point) which is considered to be acceptable. Officers are unaware of the arrangement of these dwellings (which are likely to be flats) but under any consideration this separation distance would not breach the 25-degree test in the event that there are windows serving habitable rooms at ground floor level. The development achieves approx. 9 metres (at the closest point) to the 1.5 storey projection and 10.8 metres to the two-storey element with plots 16-18 Farrier Court (now 12, 14 and 15) which are not linear and so are not orientated directly back to back with the proposed development. Sectional details have been provided which illustrate the 25-degree Building Research Establishment (BRE) test as detailed in the Huntingdonshire Design Guide Supplementary Planning Document (2017) measured from the centre point of the bi-fold doors to the rear elevation of plots 16-18 Farrier Court and which shows that main daylight to these habitable rooms is not demonstrably affected by the proposed development. A very small element of the apex of the gable of the rear wing of plot 5 falls below the 25-degree line, however the failure is so small that the impact would be negligible in practice.
- 7.17 In terms of the impact on the dwellings on Smokey Mews and Windmill House Officers note that the rear elevation of Smokey Mews faces the proposed development. Officers have assessed the plans for the Smokey mews development (1000105FUL) and note that with the exception of flat 5 the windows serving habitable rooms all appear to be to the east elevation. Flat 5 has one window at ground floor level serving a bedroom. (The plans show more windows to this elevation but a site visit confirms that this is the only window in place). However, it should be recognised that owing to the existing layout (with the substantial commercial buildings directly opposite) that light available to this window would be limited and so the introduction of the dwellings

are unlikely to significantly worsen this situation. This is further supported by the detailed assessment provided by Urban Design Officers in regard to Windmill House (as below) which is directly to the south of 5 Smokey Mews.

- 7.18 It is considered that the development would fail the 25-degree BRE test as set out in the Site Layout Planning for Daylight and Sunlight a Guide to Good Practice second edition (BRE Digest 209 – 2011) in terms of its relationship with Windmill House. Measured from the centre point of existing windows on the front elevation of Windmill House there would be an obstruction level of approx. 49 degrees. However, it should be noted that the numerical values within the BRE guide are purely advisory and Paragraph 1.6 Appendix F notes the circumstances where alternative numerical tests could be used based on the special requirements of a proposed development or its location. Paragraphs F4 and F5 note 'in a mews in a historic city centre, a typical obstruction angle from the ground floor window level might be close to 40 degrees. This would correspond to a VSC of 18%, which could be used as a target value for development in that street if new development is to match the existing layout, and para F5 'to ensure that new development matches the height and portions of existing buildings, the Vertical Sky Component (VSC) and Annual Probable Sunlight Assessments (APSH) targets for these windows could be set to those for a 'mirror image' building of the same height and size, an equal distance away on the other side of the boundary'. In this case, Windmill Row forms a narrow mews, plots 4 and 5 are of similar scale to Windmill House opposite which would improve the current void of development within the street scene and reflect the historic arrangement of development within the Conservation Area and would, in the opinion of Officers, outweigh the limited loss of daylight and sunlight that would be received by Windmill House. It should be noted that the Local Planning Authority do not consider matters relating to Right to Light and the BRE guide (para 2.2.18) notes that it is for the designer of the new development to check that the proposals do not infringe on any rights of light that may have been established. It should also be noted that the occupants of Windmill House have been consulted on the proposals and no representations have been received at the time of determination.
- 7.19 In terms of the potential impact on garden areas/amenity land enjoyed by the occupants of 12, 14 and 15 Farrier Court (given the nature of the other residential dwellings and their layout there appears to be no other garden areas or amenity land adjacent to the development site). Owing to the separation distances (approx. 4.6 metres from the rear elevation of the 1.5 storey rear projection at the closest point), this would not be significantly harmful when considered alongside the arrangement of the existing buildings and solar orientation).

- 7.20 In terms of light available to the occupiers of the new dwellings when consideration is given to the assessment of Windmill House it follows that given the relatively linear pattern of development (though it is recognised Windmill House is set slightly further back in comparison with Smokey Mews to the north) and the similar building heights (particularly opposite units 1, 2 and 3 that there would be a suitable degree of light available to habitable rooms served by the ground floor windows to the front elevations of the proposed development. The first-floor windows to the front would not fail the 25-degree test. Unit 4 does not have any first-floor windows to the front but the first floor is served by rooflights in the front roof plane. Units 1-3 and 5-7 do not have any windows in the rear elevation but no habitable rooms in the main section of the house. Units 1, 2, 4, and 7 have a habitable room in the rear wing, but, with the exception of unit 7 these all have windows in the south elevation (such to protect the residential amenity of the occupants of dwellings to the rear). Unit 7 has a window in the north elevation. Units 1-3 and 5-7 all have second floor accommodation with natural light provided by rooflights. The garden areas (given the previously assessed distances and layout in relation to adjacent development) will also receive an adequate level of natural light. There will naturally be some degree of shading as is to be expected in developments of this nature but not to such a degree that it would be detrimental to the health and wellbeing of the occupants.
- 7.21 In terms of overlooking and loss of privacy, the previously referred to separation distances and the arrangement of the windows in the rear wings of the proposed dwellings and lack of rear first floor windows (with the exception of unit 4) would secure a high level of residential amenity to the occupants of the dwellings to the west (mainly Farrier Court). Unit 7 does have a window in the rear wing which looks towards the bathroom window of unit 6 (and there is a distance of approx. 6.8 metres between the two). However, the bathroom window would be secured as obscure glazed and non-opening up to a height of 1.7 metres above internal finished floor level which will avoid any direct views into the window of the habitable room to the rear of unit 7. It could be considered that this window to unit 7 would provide views to the rear garden area of unit 6, however, the main view would be to the southern elevation of the rear wing of unit 6, there is a generous depth of garden to unit 6 and 7 in relation to the adjacent plots and so this would not provide a direct view of the full extent of the garden. Further, given the close back to back arrangements of developments of this nature some degree of overlooking cannot be entirely avoided and it should be noted that Urban Design have not raised any concerns in respect of this. The same consideration applies to the side windows in the rear wings of units 1, 2 and 4 and their relationship with adjacent gardens.

- 7.22 Unit 4 does have a window in the first-floor rear elevation which serves the en-suite. This is because there are no windows to the first-floor front elevation of this unit (and so no means of escape for this habitable room). The applicant has confirmed that Building Control have been consulted and that this is an acceptable solution. The window is shown on the elevation drawing as a fire window and the means of opening (as with other windows) shall be secured by condition. It will also be conditioned as obscurely glazed. Officers consider that securing the means of opening (and any mechanism which allows it to be used as an escape route) is important such that its design does not give rise to overlooking to the surrounding developments. The rooflights have been assessed against the sectional details and these show that the height will be approx. 2 metres above floor level and so this, alongside the angle skywards would not result in an undue level of overlooking.
- 7.23 There is a reduced degree of separation to the dwellings to the east (Windmill House and the rear of the Smokey Mews flat which has the one window serving a bedroom in the west elevation. In this case, unit 4 is largely opposite Windmill House and partially opposite flat 5 Smokey Mews (and the ground floor window). The omission of first-floor windows in unit 4 prevents any serious degree of overlooking due to the location of the windows in flat 5, Windmill House and the fact that the first-floor window to unit 3 is set in from the side (south) elevation. Therefore, any views to these windows from the first floor of any of the units will be oblique and will not be harmful. In terms of the ground floor windows, those to the rear (west) elevation given their location and subject to the boundary treatments (which will be secured by condition) will not be harmful. Officers have considered the limited degree of separation between units 3 and 4 and flat 5 Smokey Mews and Windmill House. Given the location of the window serving the bedroom at Smokey Mews there is not a window directly opposite – instead the door to unit 4 and access to the ginnel of unit 3 faces this window. Unit 4 sits at a slight angle opposite Windmill House (though this angle would not limit available views) and unit 5 is directly opposite with approx. 5 metres between the two. The relationship between the windows to the front of unit 5 and Windmill Row are also considered to be acceptable. It should also be considered that historically there would have been dwellings in this location and any minimal harm caused by the reintroduction of these would be outweighed by the benefits of reinstating the traditional burgage plot.
- 7.24 In terms of other matters, HDC's Environmental Health Team have been consulted and, as well as contamination matters (addressed in the proceeding sections of this report) they have also assessed matters relating to noise and reviewed the assessments relating to these matters and the demolition and construction phase plans. Environmental Health raise no

objections subject to conditions to secure a noise mitigation and ventilation scheme and adherence to the demolition and construction phase plans.

- 7.25 Overall, taking the above factors into consideration, subject to relevant conditions with regard to finished floor levels, obscure glazing, means of window openings and the Environmental Health requirements, the proposal is considered to be acceptable with regard to its impact on residential amenity and therefore accords with Policy LP14 of Huntingdonshire's Local Plan to 2036 and the NPPF (2021) and National Design Guide (2021) in this regard.

Parking Provision and Highway Safety

- 7.26 The application site is in a sustainable location given its position in St Neots Town Centre. Therefore, there is easy access to shops, services and leisure activities within walking distance of the site as well as access to public car parking. Therefore, the level of parking provision is not as crucial as it might be were it in a more isolated location. It should also be recognised that Huntingdonshire District Council does not have specific requirements for the level of parking to be provided as part of a development established within a policy.

- 7.27 In this case HDC's Urban Design Team and Cambridgeshire County Council's Highways Team have been consulted. Urban Design are supportive and are satisfied that the detail submitted shows that vehicles (including emergency vehicles) can be accommodated. In terms of highway safety, CCC Highways initially asked (under the earlier scheme) for further clarity on if the three parking spaces would be allocated (thus reducing the amount of vehicle movements associated with the poor existing access and advising that if this were the case they would raise no objections on highway safety grounds). Following this confirmation CCC Highways were consulted again and raise no objections (subject to conditions). They conclude that the allocation of the three parking spaces (as detailed in the Design and Access Statement) will reduce the probability of vehicles entering the site on the off chance of locating an available space. CCC accept that the access is not of a standard which would be required today given its width and poor visibility. However, it is concluded that the reduction in movements in comparison with its current use would be an improvement. They do raise the point that any overspill parking would need to be accommodated elsewhere and that it is for the LPA to consider this. As detailed earlier in this section, the sustainable location and availability of public car parks means that the level of parking associated with the development is considered to be acceptable.

- 7.28 In terms of other matters, Officers note that cycle storage is provided in the rear courtyards of each dwelling. Policy LP17 of

the Local Plan states that a proposal which includes residential development will be expected to provide at least one clearly identified secure cycle space per bedroom. The Design Guide specifies that this should be covered cycle storage. Broadly speaking the proposals appear to meet this requirement but a condition shall be attached to any permission such to secure full details of the proposed cycle storage to ensure its suitability in the promotion of more sustainable modes of transport. HDC Operations (Waste Team) have also indicated that communal bins would be preferred to individual bins such to avoid any congestion on the High Street on collection days. They have advised that this is a matter that can be addressed following any approval and subsequent development.

- 7.29 St Neots Town Council have raised specific concerns with regard to loading, turning, congestion, access and limited parking provided. The parking matters are addressed above and loading and turning will be assessed as part of the deferred vehicle tracking (which will be assessed by Urban Design Officers). There is no policy position to secure additional parking on the site and the provision has been assessed against the location. Policies PT1 (Sustainable Travel) and PT2 (Vehicle Parking Standards for Residential Development) seek to ensure that opportunities for sustainable travel modes are maximised (including cycling) and that all development proposals which include an element of residential development, including change of use to residential must provide adequate space for vehicle parking to meet the expected needs of residents and visitors.
- 7.30 Officers consider that the provision of cycle storage and location of the development (in the town centre) promotes sustainable transport methods and accords with policy PT1. Careful consideration has been given to the requirements of PT2. And, whilst the aims of the policy are noted and the level of parking the Policy aims to achieve is not realised under this scheme, it should also be regarded that this site forms part of a site allocated for redevelopment under the Local Plan. Providing parking for each dwelling and additional space for visitors would be extremely challenging to achieve given its location. Further, as detailed by CCC Highways, the existing access is not up to modern standards and intensification of its use (due to increased parking within the site) has the potential to be harmful to highway safety. Due to the historic character of the area and the fact that the access is between two established buildings there is no scope to alter this access. Vehicular access would also not be available from Samuel Emery Mews (owing to the earlier referenced condition attached to the Samuel Emery Mews development). For the reasons detailed earlier in this assessment the LPA would also not pursue additional parking given the location. Overall, therefore it is considered that on balance, the opportunities to re-develop this site and the benefits of this, far outweigh any harm which would be created by the

limited parking. In fact, the provision of additional parking and increased vehicle movements could be harmful to the overall character of the area and present a highway safety impact, therefore, Officers consider that a refusal on this basis would not be justified.

- 7.31 Overall, taking the above matters into account the proposal is considered to be acceptable with regard to parking provision and its approach to sustainable travel and highway safety, it therefore broadly accords with Policies LP16 and LP17 of Huntingdonshire's Local Plan to 2036, PT1 and PT2 of St Neots Neighbourhood Plan (2016) the NPPF (2021) and the National Design Guide (2021) in this regard.

Flood risk

- 7.32 The application site lies within Flood Zone 2. Parts e, f and g of Policy SN 1 details that successful development of the site with require the provision of a Flood Risk Assessment and agreement from Anglian Water and the Environment Agency (EA) that wastewater flows can be accommodated along with a further agreement from the EA that the requirements of the Water Framework Directive would not be compromised. Officers note that the Town Council have raised concerns with regard to drainage and potential for flood risk. Anglian Water, the EA and the Lead Local Flood Authority (LLFA) have all been consulted and have reviewed the submitted documents. None have raised objections to the development, with Anglian Water confirming that flows can be accommodated (there is capacity at the waste water treatment works), the EA confirm that they are satisfied with this position and the LLFA state that surface water can be accommodated (subject to condition). Therefore, subject to condition the development is considered to be acceptable with regard to its approach to surface and waste water management and would not result in an increased risk of flooding in the locality. It therefore accords with Policies LP5 and LP15 of the Local Plan to 2036, Policy P4 of the St Neots Neighbourhood Plan 2014-2029 (2016) and the NPPF (2021) in this regard.

Biodiversity

- 7.33 Policy LP30 of Huntingdonshire's Local Plan to 2036 states that a proposal should ensure no net loss in biodiversity and provide a net gain where possible. In this case a Bat Roost Assessment and Protected Species Survey prepared by Green Environmental Consultants was provided as part of the earlier permission in principle application (20/01812/PIP). The officer report for this application details that no evidence of bat roosts were found and no other protected species on site. It also advises that no further surveys were required but that biodiversity enhancement measures are recommended. In this case the earlier assessment as completed in November 2020 and generally have a 'shelf life' of 2 years. However, in this case Officers have adopted a

pragmatic approach. This is largely due to the fact that the assessment was valid at the time of submitting the application for full technical details consent which was only withdrawn due to the adjustment of the red line. This confirmed that no species were located and that no further assessments would be required. The submitted Biodiversity Method Statement (prepared February 2022 and submitted with this application) is still within date. However, notwithstanding this consideration an informative note shall be added to any permission such that if any habitats of protected species of specimens are located during the course of development works shall cease pending the advice of a skilled Ecologist.

- 7.34 In this case, a Biodiversity Method Statement prepared by Greenlight Environmental Consultancy has been provided in support of this application (as advised above) and the measures detailed within the statement are considered to be broadly acceptable but do not specify a timeline for implementation. Therefore, subject to condition to secure these details and to secure adherence to the mitigation measures the development would not result in a loss in terms of biodiversity and a net gain would be achieved.
- 7.35 Therefore, subject to conditions, the proposal is considered to accord with Policy LP30 of Huntingdonshire's Local Plan to 2036 and the NPPF (2021) in this regard.

Impact on Trees

- 7.36 There is no tree cover within the site but there are some trees adjacent (most notably to the east) which could be affected by the proposals and which, given their location in the Conservation Area are afforded protection. A Tree Survey and Impact Assessment prepared by Roavr Group accompanied the earlier application and HDC's Arboricultural Officer had been consulted. Under that earlier application they were broadly satisfied with the submission and raised no objections but did note that the Tree Protection Plan did not address the removal of the existing hard surface and creation of the parking area, nor did it show the proposed layout. However, notwithstanding this consideration the proposal was broadly acceptable and the Arboricultural Officer was satisfied that such matters could be addressed by the provision of a revised Tree Protection Plan. Whilst the Arboricultural Officer has not provided comment on this new submission, given that the site remains the same, there is no reason to consider that this position would have changed. Therefore, subject to condition the development is considered to be acceptable with regard to its impact on trees and therefore accords with Policy LP31 of Huntingdonshire's Local Plan to 2036 and the NPPF (2021) in this regard.

Contamination/Air Quality

7.37 Part d of Policy SN 1 requires that an Air Quality Assessment and Low Emissions Strategy be provided in order to secure a successful development. As such the application is accompanied by an assessment prepared by Aval Consulting Group which has been reviewed by Environmental Health. Environmental Health conclude that from the information provided and data which the Local Authority hold from monitoring in the area it is considered that the proposals would not lead to a breach in national objectives or an unacceptable risk from air pollution. They do also point out that current advice from public health experts is that health impacts of air quality should be minimised, even if there is no risk that air quality standards will be breached. As such, Environmental Health (EH) recommend that consideration is given to:

- *promoting active travel and ensuring good cycling and walking infrastructure (preferably away from roads) to reduce reliance on vehicle use,
- *the provision of electric vehicle rapid charge points/infrastructure,
- *access to public transport
- *good property insulation
- *low emission design

7.38 Whilst the LPA is not in a position to secure all of the above matters (as no Policy in place to support these), there are some matters which would be dealt with given the location (walking, cycling and public transport) and recognised insulation standards will be dealt with by way of Building Regulations. They have also recommended the inclusion of the mitigation measures detailed within Appendix D of the submitted assessment which will be secured by condition.

7.39 EH have also reviewed the site in terms of other potential contamination impacts and raise no objections subject to conditions such to deal with site investigation prior to commencement of the development (aside from demolition) the submission of a remediation scheme and to deal with any unexpected contamination.

7.40 Therefore, subject to relevant conditions the proposed development is considered to be acceptable with regard to its approach to air quality and contamination and therefore accords with Policy LP37 and part d of SN 1 of Huntingdonshire's Local Plan to 2036 and the NPPF (2021) in this regard.

Other matters

Accessible and adaptable homes

- 7.41 Policy LP25 of Huntingdonshire's Local Plan to 2036 which requires all new dwellings to comply with optional Building Regulation requirement M4(2) 'accessible and adaptable homes', unless it can be demonstrated that site specific factors make this impractical or unviable. This shall be secured by condition.

Water efficiency

- 7.42 Part j of Policy LP12 of the Local Plan relates to sustainable design and construction methods and ensures that a development makes efficient use of energy, water and other resources, such that all new homes comply with the optional building regulation requirement for water efficiency. This shall be secured by condition.

Developer contributions

Unilateral Undertaking for wheeled bins

- 7.43 Part H of the Developer Contributions SPD (2011) requires a payment towards refuse bins for new residential development. A Unilateral Undertaking form for wheeled bin signed by the applicants and dated 26th of May 2023 has been received. The development therefore accords with Policy LP4 of the Local Plan to 2036 in this regard.

Community Infrastructure Levy

- 7.44 The development will be CIL liable in accordance with the Council's adopted charging schedule; CIL payments will cover footpaths and access, health, community facilities, libraries and lifelong learning and education. A completed Community Infrastructure Levy Form has been provided. The development therefore accords with Policy LP4 of Huntingdonshire's Local Plan to 2036 and will contribute to Policy SS3 of the St Neots Neighbourhood Plan (2019) in this regard.

Conclusion

- 7.45 The proposed development is considered to be compliant with the relevant national and local policy as it is:
- Acceptable in principle

And it:

- Would not be harmful to the character or appearance of the area;
- Is acceptable with regard to its impact on the designated heritage assets;
- Would not have a significantly detrimental impact upon the amenity of neighbours;
- Would not be detrimental to highway safety in the locality;

- Is acceptable with regard to its approach to flood risk and would not result in an increased risk of flooding in the locality;
- Is acceptable with regards to the impact on biodiversity;
- Is acceptable with regard to the impact on trees;
- Would not be harmful in terms of contaminated air or land;
- There are no other material planning considerations which lead to the conclusion that the proposal is unacceptable.

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

- Cycle and bin storage
- Materials and architectural details
- Hard and soft landscaping (including boundary treatments, bollards and parking area)
- Obscure glazing/means of opening
- Finished floor levels to be level access on to Windmill Row
- Noise mitigation and compliance with Demolition Plan
- Implementation timeframe for biodiversity enhancements
- Compliance with Air Quality Impact Assessment
- Limited permitted development rights
- Contaminated land and remediation scheme
- Archaeological matters
- Highway conditions (demarcation of parking)
- LLFA conditions (surface water, maintenance of SuDS, surface water during construction)
- Biodiversity matters
- Compliance with LP25 (accessible and adaptable homes)
- Compliance with LP12 (resources)

7.46 Informative notes:

- Community Infrastructure Levy
- NPPF
- Fee for Conditions
- Protected species found during works
- Cadent/National Grid Gas apparatus
- LLFA – pollution control

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CONTACT OFFICER:

Enquiries about this report to **Kevin Simpson Development Management Officer** – kevin.simpson@huntingdonshire.gov.uk

SCHEDULE OF PLANNING APPLICATIONS – 2 May 2023

No.	Reference	Development	SNTC Decision	Notes
S1	23/00647/HHFUL	Mr Wiggett 8 Ford Close Eaton Ford St Neots Erection of single storey side and rear extension	Approve	In keeping with locality. Improves Property.
S2	23/00641/HHFUL	Mr & Mrs Gowers 19 Dukes Road Eaton Socon St Neots 2-storey side extension	Approve	Improves Property. Satisfactory proposal in terms of scale and pattern of development.
S3	23/00615/HHFUL	Mr Aslan 10 Rycroft Avenue St Neots PE19 1DT Proposed single storey extension to the rear.	Approve	In keeping with locality. Improves Property.
S4	23/00660/HHFUL	Mr Nunn 25 Cambridge Gardens St Neots PE19 1PG Proposed single storey extension to the front	Approve	Minimum impact on neighbours.
S5	23/00505/FUL 23/00506/LBC	Mr A Sharp Campbell McCrae Ltd 23 High Street St Neots PE19 1BU Demolition of existing outbuildings and construction of offices	Approve	Subject to approval of HDC Conservation and Heritage Officer.
S6	23/00609/FUL	Mr K Odunaiya Idera Real Estate Ltd Units 1 And 2 Windmill Row St Neots Demolition of derelict outbuildings and residential development of 7 dwellings	Object	Adequacy of parking/loading/turning Traffic congestion. Effect on listed building and conservation area. Design, appearance, and materials. Scale of the development. Committee members still have concerns over the lack of parking bays for the proposed development of 7 dwellings, vehicular access to the High Street, access for emergency vehicles and refuse collection vehicles, pedestrian safety, drainage and flooding and the effect on the conservation area, in particular the War Memorial located close by.
S7	23/00617/HHFUL	Katy Stafferton 126 St Neots Road Eaton Ford St Neots Erection of a single storey side extension.	Approve	Satisfactory proposal in terms of scale and pattern of development. Makes efficient use of its site.

SCHEDULE OF PLANNING APPLICATIONS – 2 May 2023

No.	Reference	Development	SNTC Decision	Notes
S8	23/00674/HHFUL	Dr P Wright 48 Avenue Road St Neots PE19 1LH Rear single storey extension with associated landscaping. Loft conversion and new side window for loft staircase.	Approve	Improves the property.
S9	23/00652/REM	Urban and Civic on behalf of Wintringham Partnership LLP Wintringham Park Cambridge Road St Neots Application for Reserved Matters Approval relating to 17/02308/OUT for grey, green and blue infrastructure to include: the construction of extensions to the Western and Eastern Primary Routes, the creation of attenuation ponds, hard and soft landscaping, the creation and upgrade of footways and cycleways, the installation of a pumping station and rising main, and all ancillary works, associated infrastructure and engineering works. Includes works outside of the defined Key Phase 1 boundary.	Noted	

Chairperson

Development Management Committee



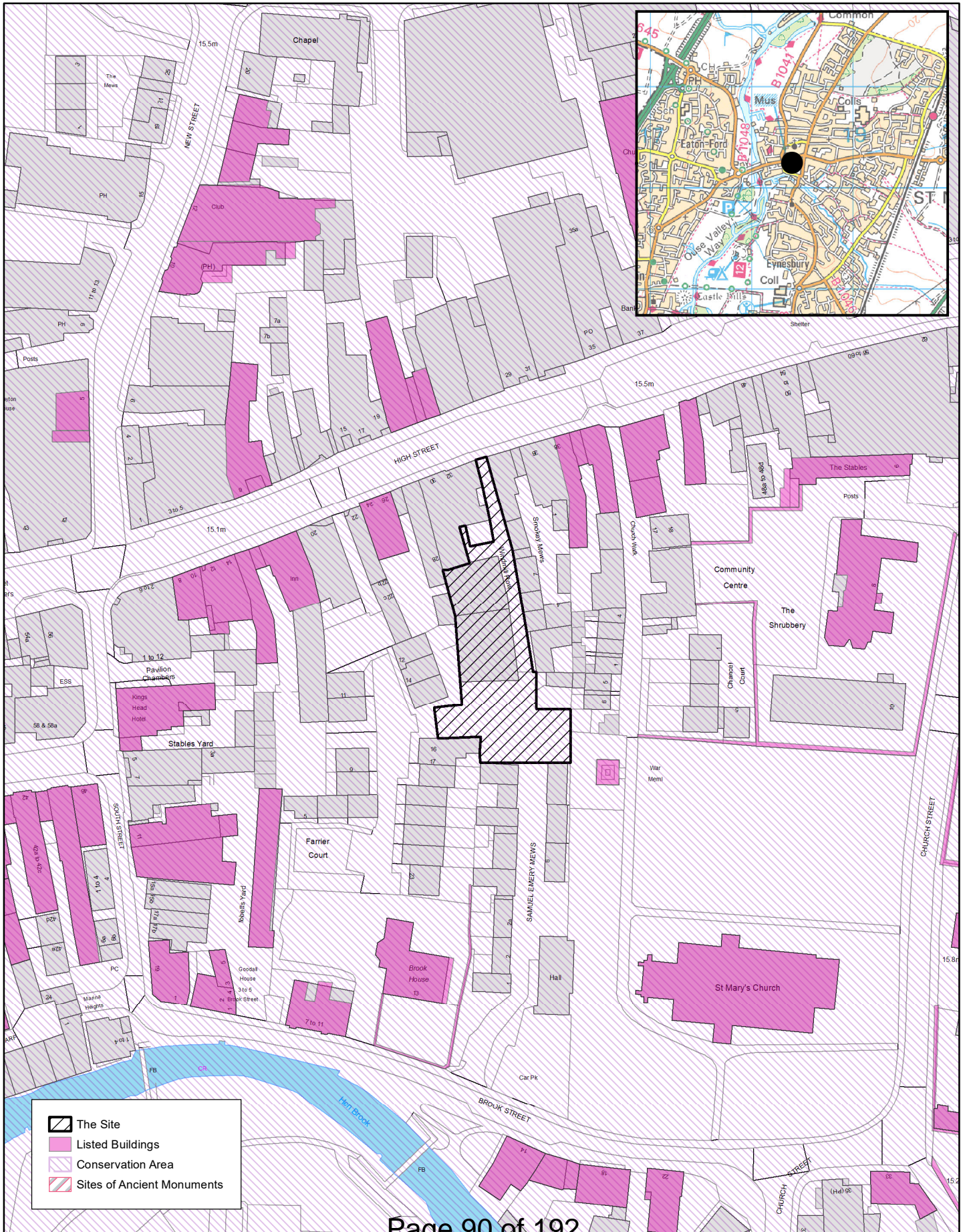
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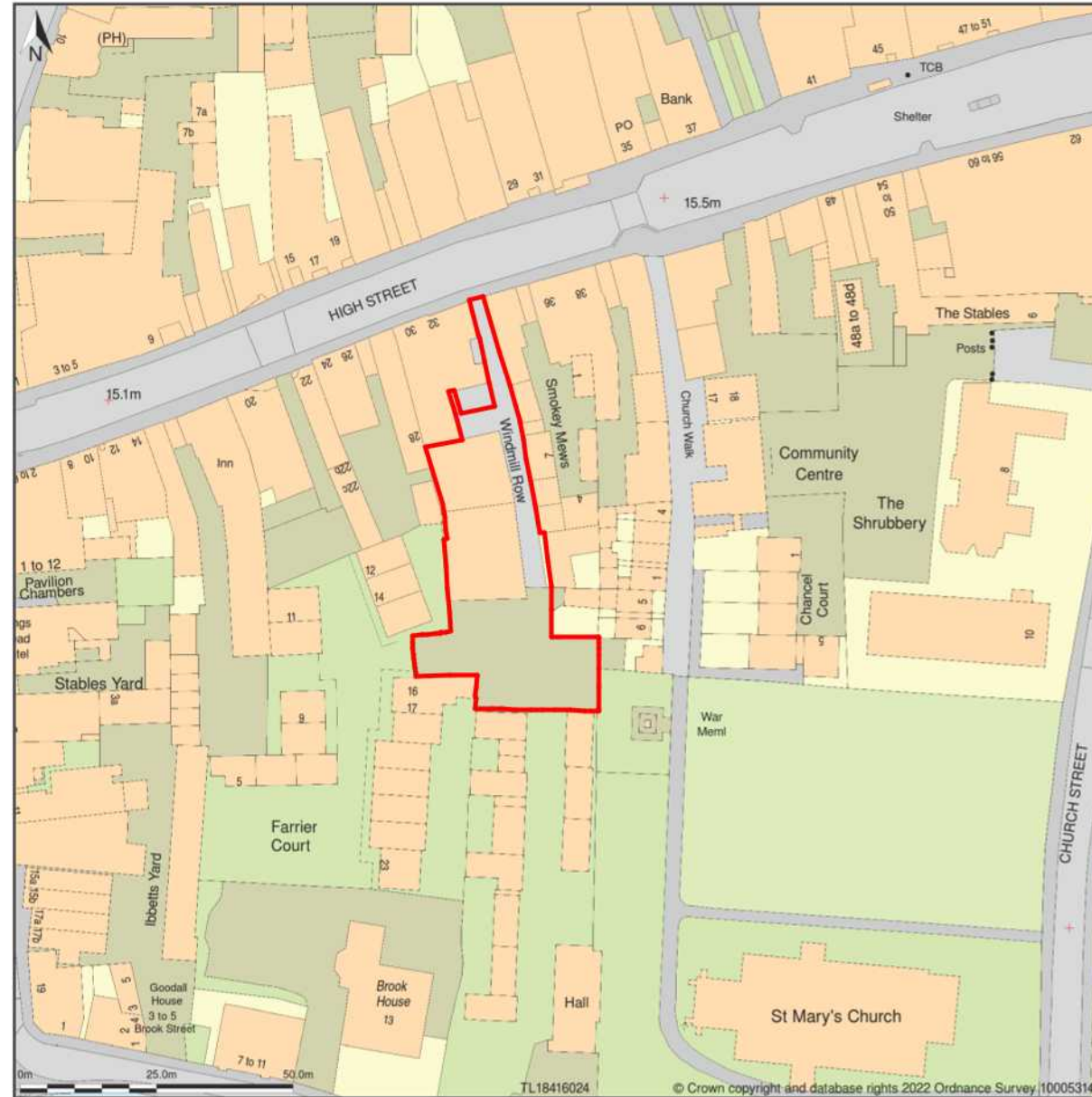
Date Created: 05/06/2023

Location:St Neots

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Ordnance Survey HDC 100022322



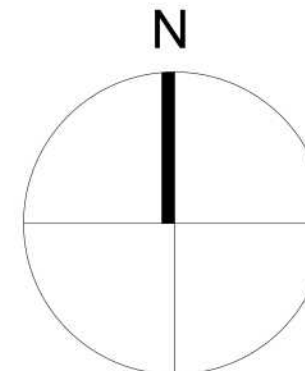
Windmill Row, St. Neots, Cambridgeshire, PE19 1JF



Location Plan shows area bounded by: 518310.94, 260144.92 518510.94, 260344.92 (at a scale of 1:1250), OSGridRef: TL18416024. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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SKETCH



Applicant Site Boundary

Rev	Details	Date
P3	Updated to Planners Comments	RS 15/12/22
P2	Updated to Planners Comments	RS 25/11/22
P1	Updated To Planners Comments	RS 26/10/22
	Planning Issue	RS Oct 22

Client
Newland Development Ltd.

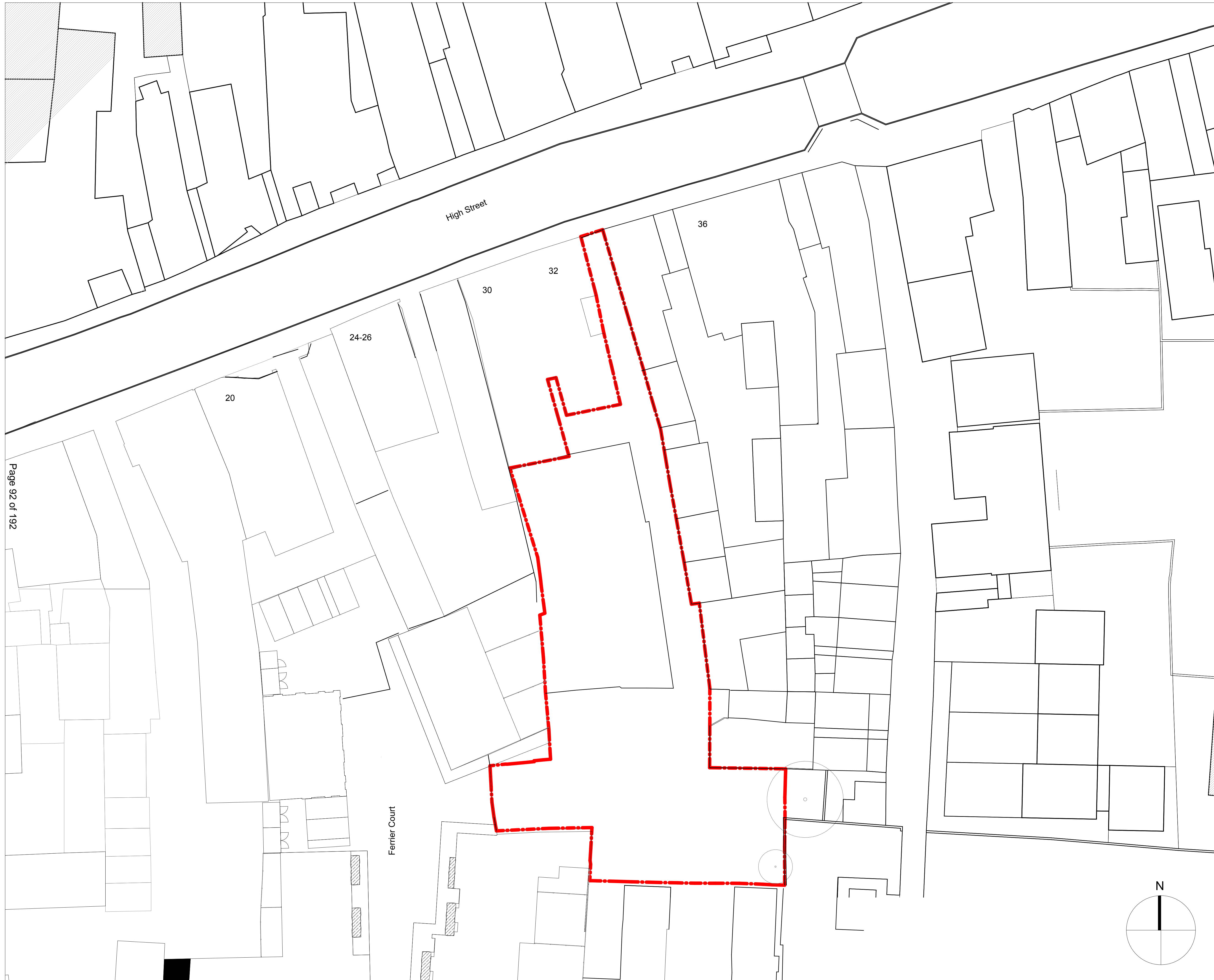
Project
Windmill Row

Project Address
Rear of 32, 30, 30a High St, St
Neots, Cambridgeshire, PE19 1JF

Title:
Site Location Plan

Scale:
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1035-A_ZZ_XX_DR-1000 P3

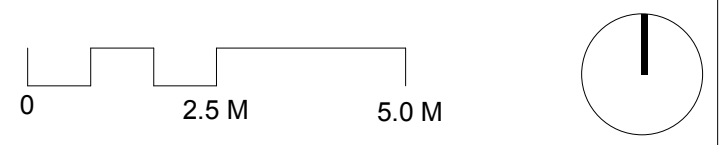


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— Applicant Site Boundary

P3	Updated to Planners Comments	RS	15/12/22	
P2	Updated to Planners Comments	RS	25/11/22	
P1	Updated To Planners Comments	RS	26/10/22	
-	Planning Issue	RS	Oct 22	
Rev	Details	Drwn	Chkd	Date

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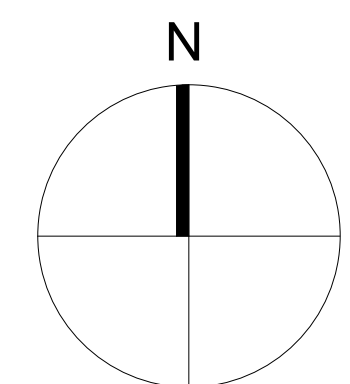
Cheltenham, UK t +44 (0)7 398 312 805 e strinatidesign@gmail.com

Client
Newland Development Ltd.
Project
Windmill Row

Title:
Existing Site Plan

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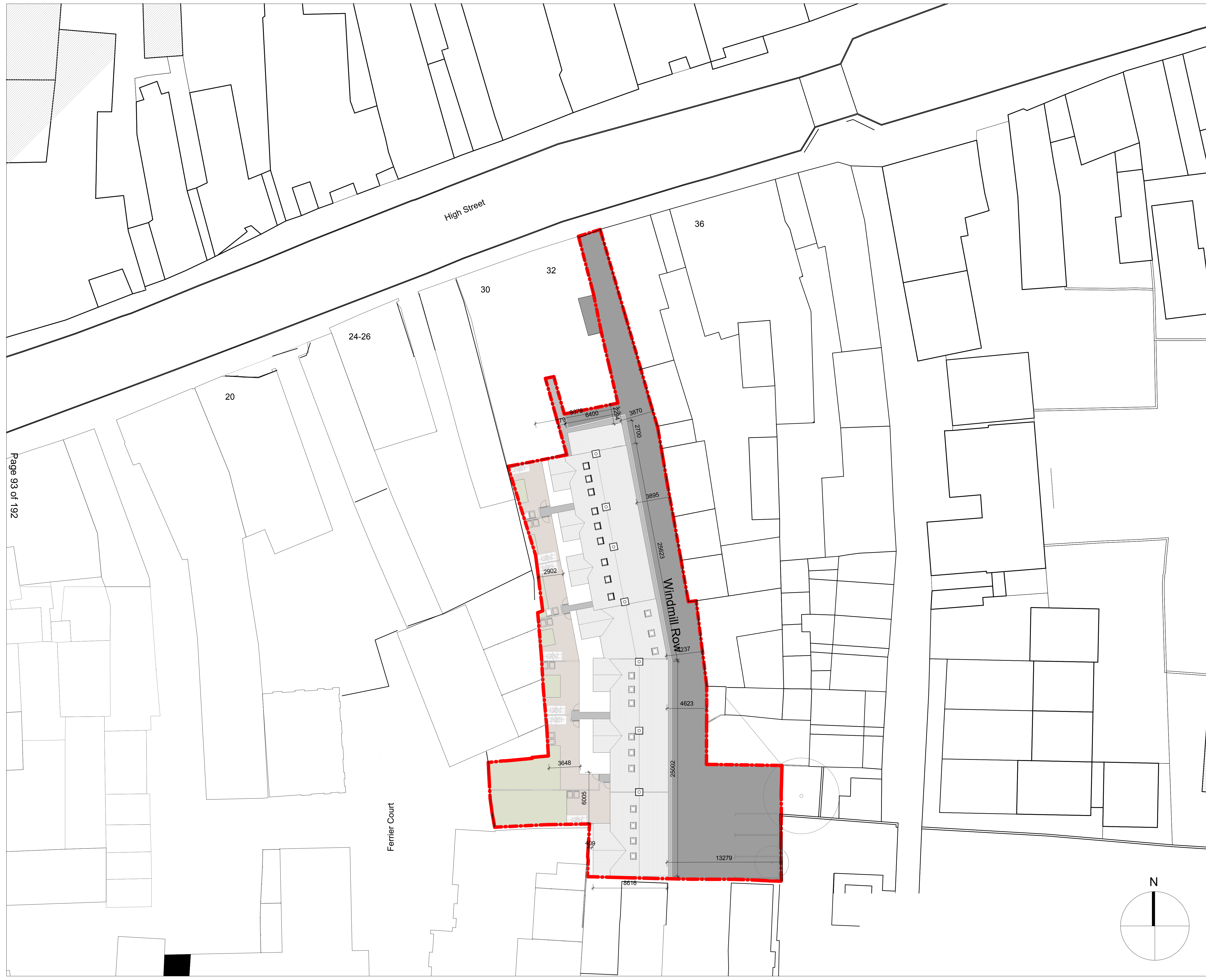
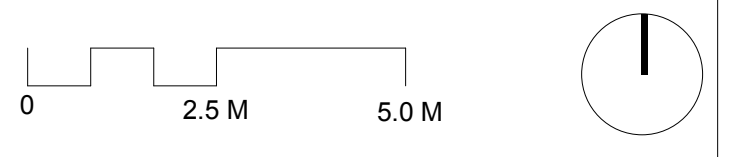
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- Applicant Site Boundary
- Tegula block paving
- Brindle Block Paving
- Grass/ Landscaping
- Hard Standing / Patio
- FH Fire Hydrant
- MB Meter boxes are located in the ginnels. Note that Meter boxes are to be inset and flush with the ginnel wall.

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P4	Updated to Planners Comments	RS	07/04/23	
P3	Updated to Planners Comments	RS	15/12/22	
P2	Updated to Planners Comments	RS	25/11/22	
P1	Updated To Planners Comments	RS	26/10/22	
-	Planning Issue	RS	Oct 22	
Rev	Details	Drwn	Chkd	Date

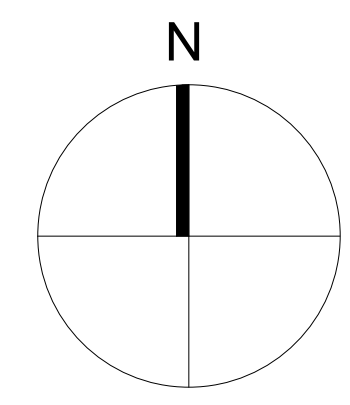
Strinati Design
 Cheltenham, UK t +44 (0)7 398 312 805
 e strinatidesign@gmail.com

Client
Newland Development Ltd.
 Project
Windmill Row

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Proposed Site Plan

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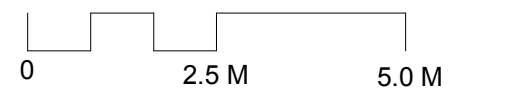
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— Applicant Site Boundary



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Existing / Proposed Street Elevation

P4	Updated to Planners Comments	RS	07/04/23
P3	Updated to Planners Comments	RS	15/12/22
P2	Updated to Planners Comments	RS	25/11/22
P1	Updated To Planners Comments	RS	26/10/22
-	Planning Issue	RS	Oct 22
Rev	Details	Drwn	Chkd Date

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Client
Newland Development Ltd.
Project
Windmill Row

Title:
Existing & Proposed Street Elevations

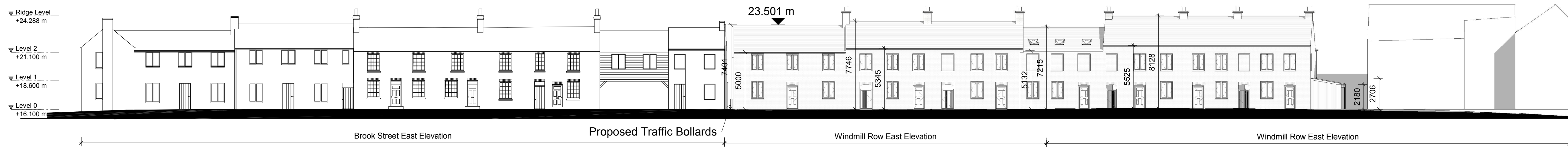
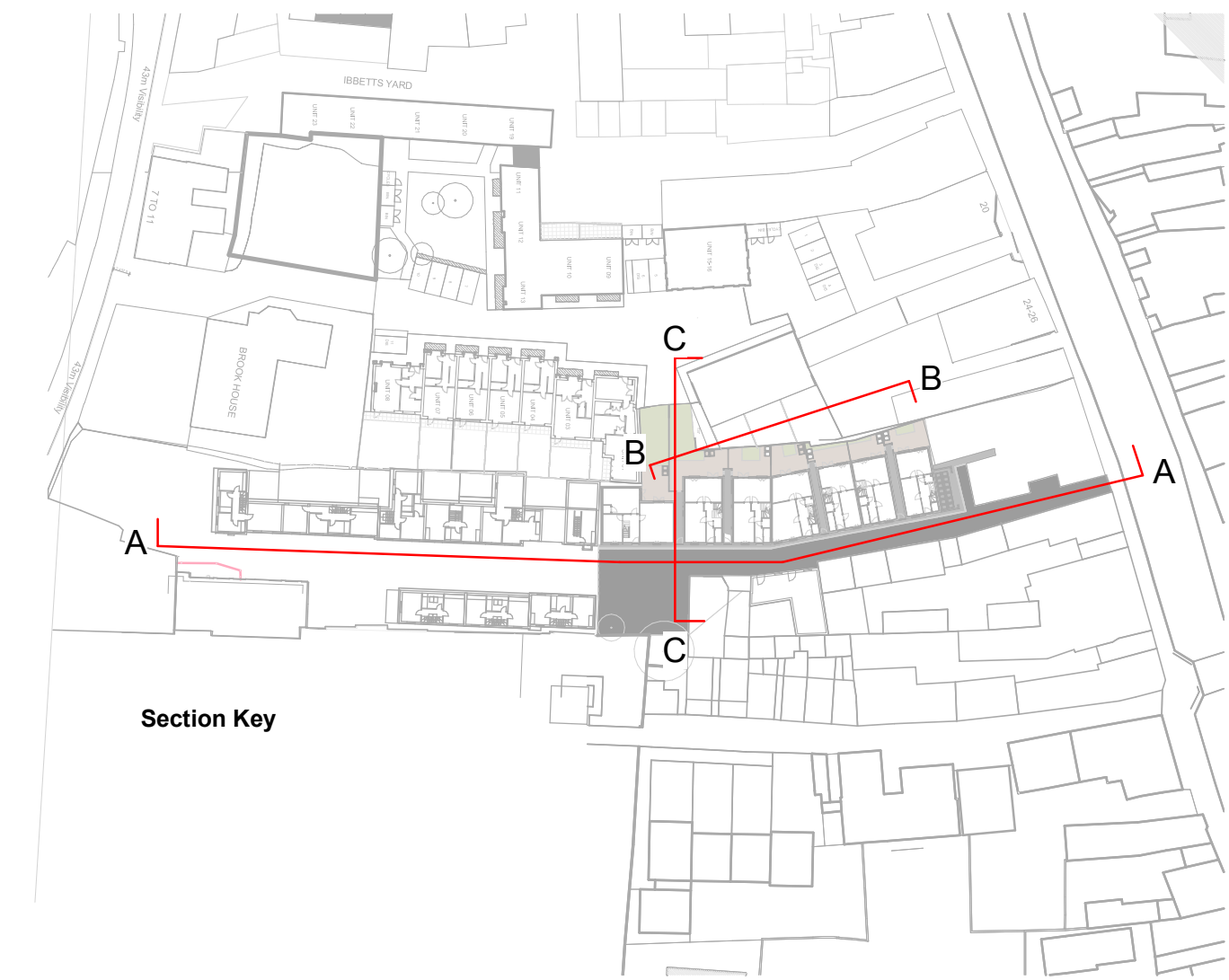
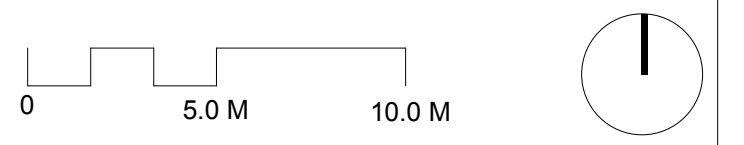
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1035-A-EE_ZZ_DR-1300 P4

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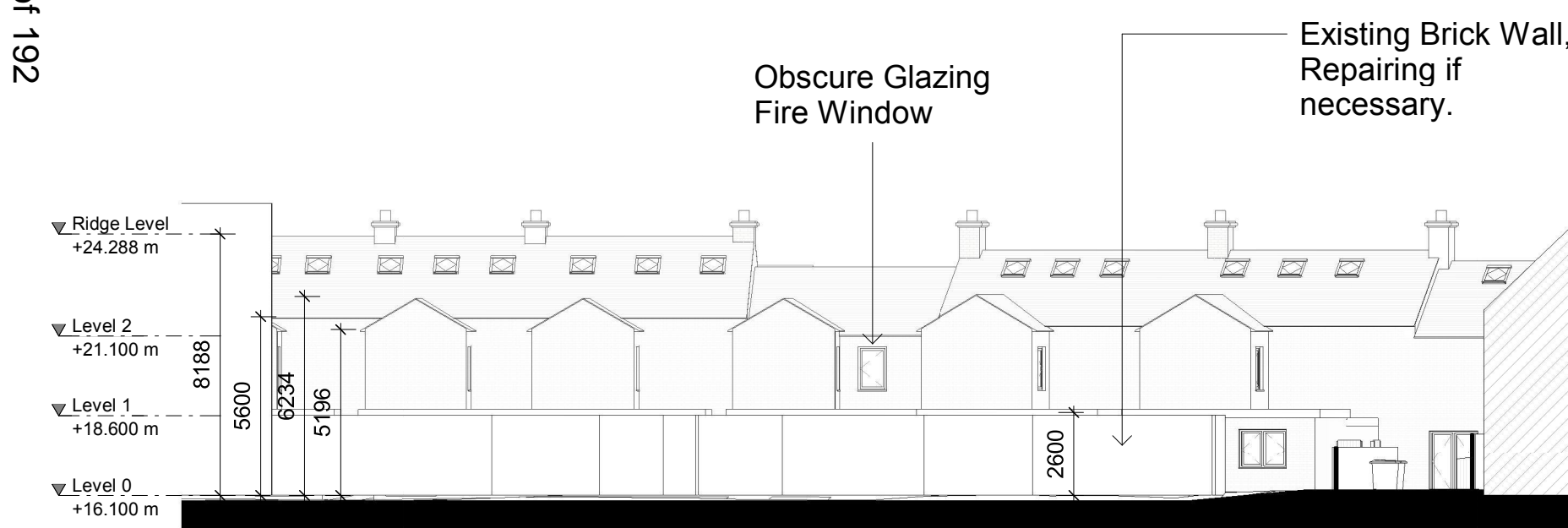
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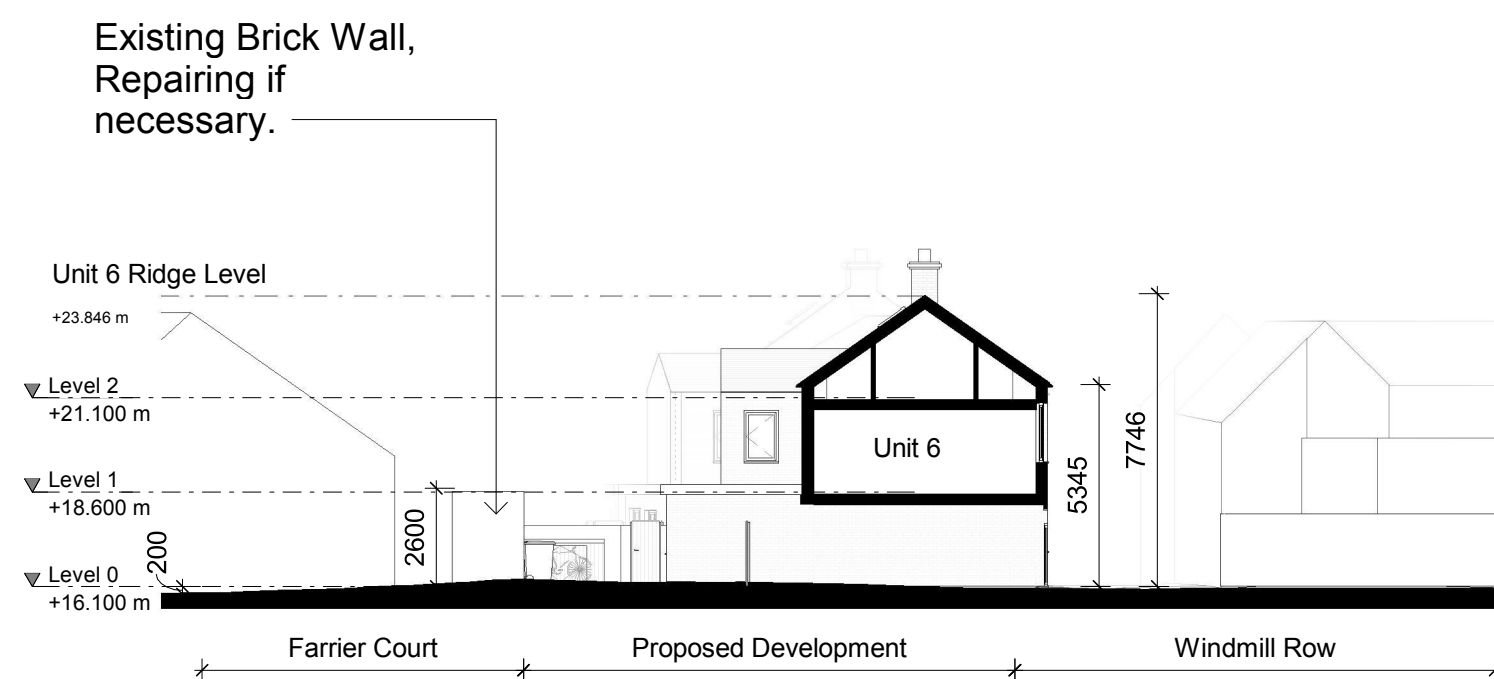


Contiguous Elevation A-A
1 : 200

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Section B-B
1 : 200



Section C-C
1 : 200

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P3	Updated to Planners Comments	RS	15/12/22
P2	Updated to Planners Comments	RS	25/11/22
P1	Updated To Planners Comments	RS	26/10/22
-	Planning Issue	RS	Oct 22
Rev	Details	Drwn	Chkd Date

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Client
Newland Development Ltd.
Project
Windmill Row

Title:
Proposed Contiguous Street Elevation

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1035-A-EE_XX_DR-1550 P4

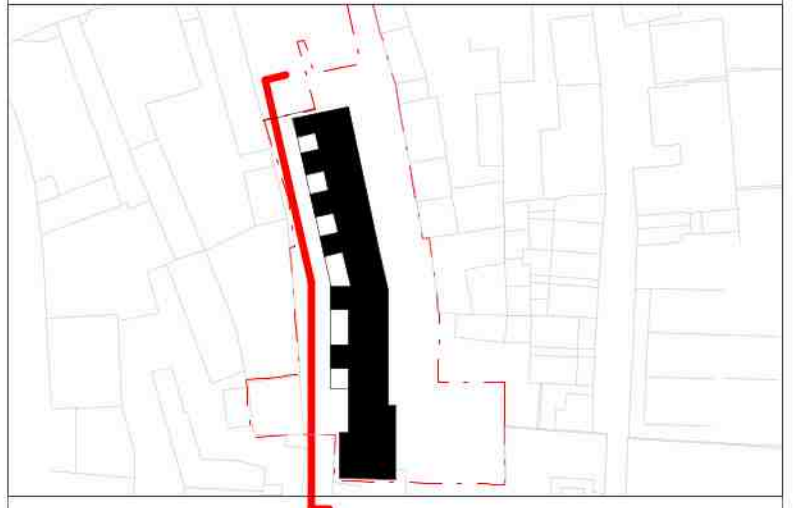
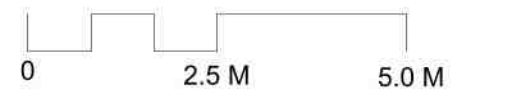


West Elevation (West)

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P1	Updated to Planners Comments	RS	07/04/23
-	Planning Issue	RS	Oct 22
Rev	Details	Drwn	Chkd Date

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Client: Newland Development Ltd. Project: Windmill Row

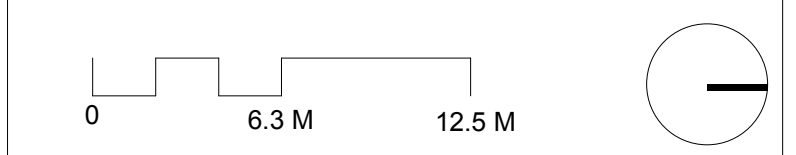
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- ➔ Pedestrian Access

P3	Updated to Planners Comments	RS	15/12/22	
P2	Updated to Planners Comments	RS	25/11/22	
P1	Updated To Planners Comments	RS	26/10/22	
-	Planning Issue	RS	Oct 22	
Rev	Details	Drwn	Chkd	Date

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Client
Newland Development Ltd.
 Project
Windmill Row

Title:
Proposed Ground Floor Site Plan – Wider Context

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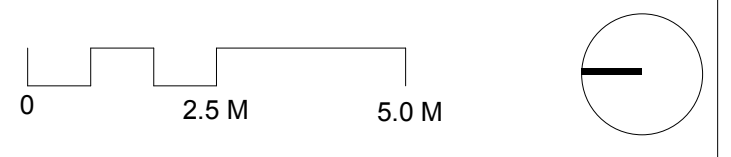
1035-A-ZZ_XX_DR-1101 **P3**



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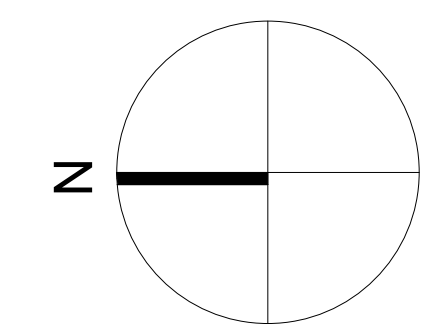
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-	Planning Issue	RS	Oct 22	
Rev	Details	Drwn	Chkd	Date

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 e strinatidesign@gmail.com

Client
 Newland Development Ltd.
 Project
 Windmill Row

Title:
 Ground Floor Plan
 Scale:
 1:100 @ A1 : 1:200 @ A3

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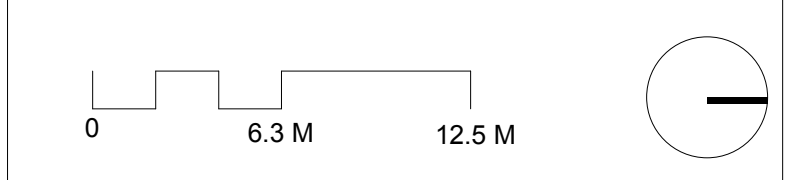


Farrier Court

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P3	Updated to Planners Comments	RS	15/12/22	
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P1	Updated To Planners Comments	RS	26/10/22	
-	Planning Issue	RS	Oct 22	
Rev	Details	Drwn	Chkd	Date

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 e strinatidesign@gmail.com

Client
Newland Development Ltd.
 Project
Windmill Row

Title:
 Proposed First Floor Site Plan – Wider Context

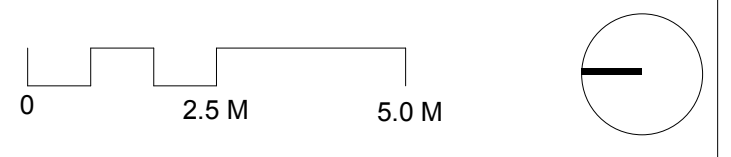
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1035-A-ZZ_XX_DR-1102 **P3**

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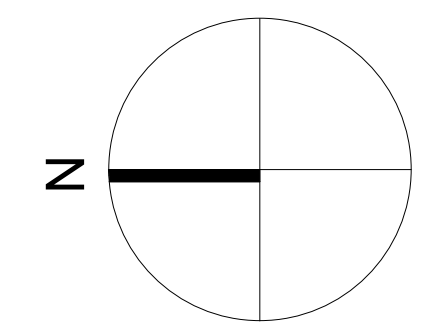
- Applicant Site Boundary
- Tegula block paving
- Brindle Block Paving
- Grass/ Landscaping
- Hard Standing / Patio
- FH Fire Hydrant
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P4	Updated to Planners Comments	RS	07/04/23	
P3	Updated to Planners Comments	RS	15/12/22	
P2	Updated to Planners Comments	RS	25/11/22	
P1	Updated To Planners Comments	RS	26/10/22	
-	Planning Issue	RS	Oct 22	
Rev	Details	Drwn	Chkd	Date

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 Cheltenham, UK t +44 (0)7 398 312 805
 e strinatidesign@gmail.com

Client
Newland Development Ltd.
 Project
Windmill Row

Title:
First Floor Plan
 Scale:
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Farrier Court

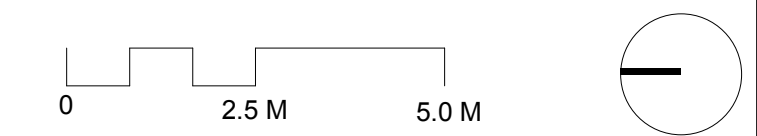


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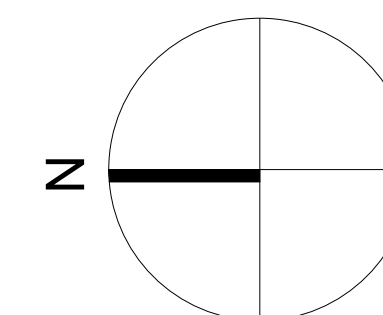
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-	Planning Issue	RS	Oct 22	
Rev	Details	Drwn	Chkd	Date

Strinati Design
 Cheltenham, UK t +44 (0)7 398 312 805
 e strinatidesign@gmail.com

Client
Newland Development Ltd.
 Project
Windmill Row

Title:
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1035-A-ZZ_02_DR-1202 **P4**

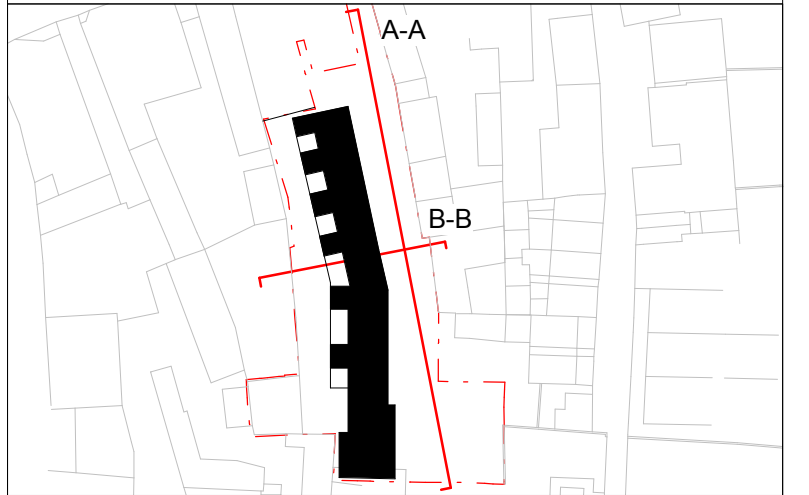
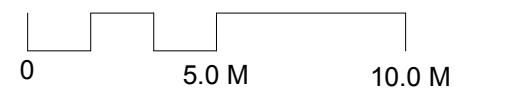


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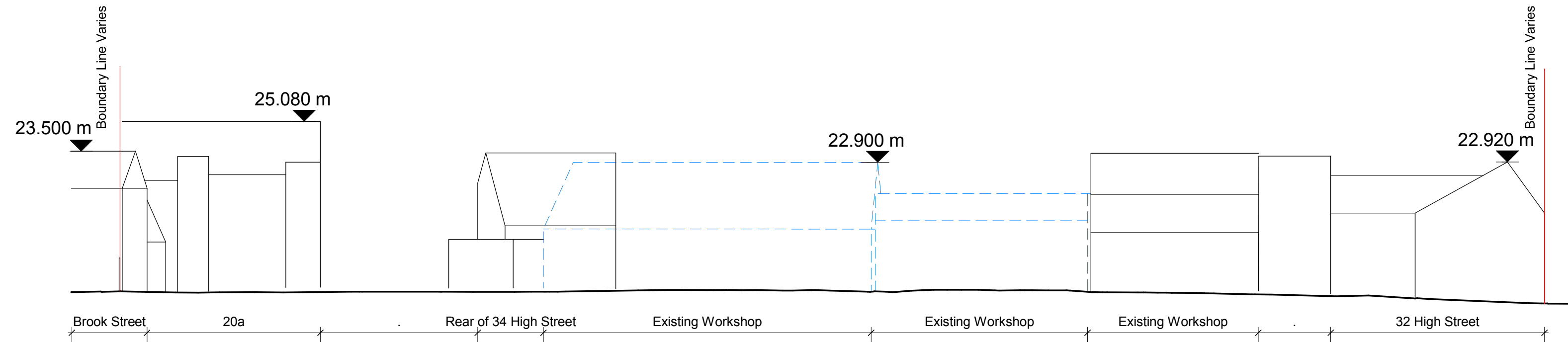
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SKETCH

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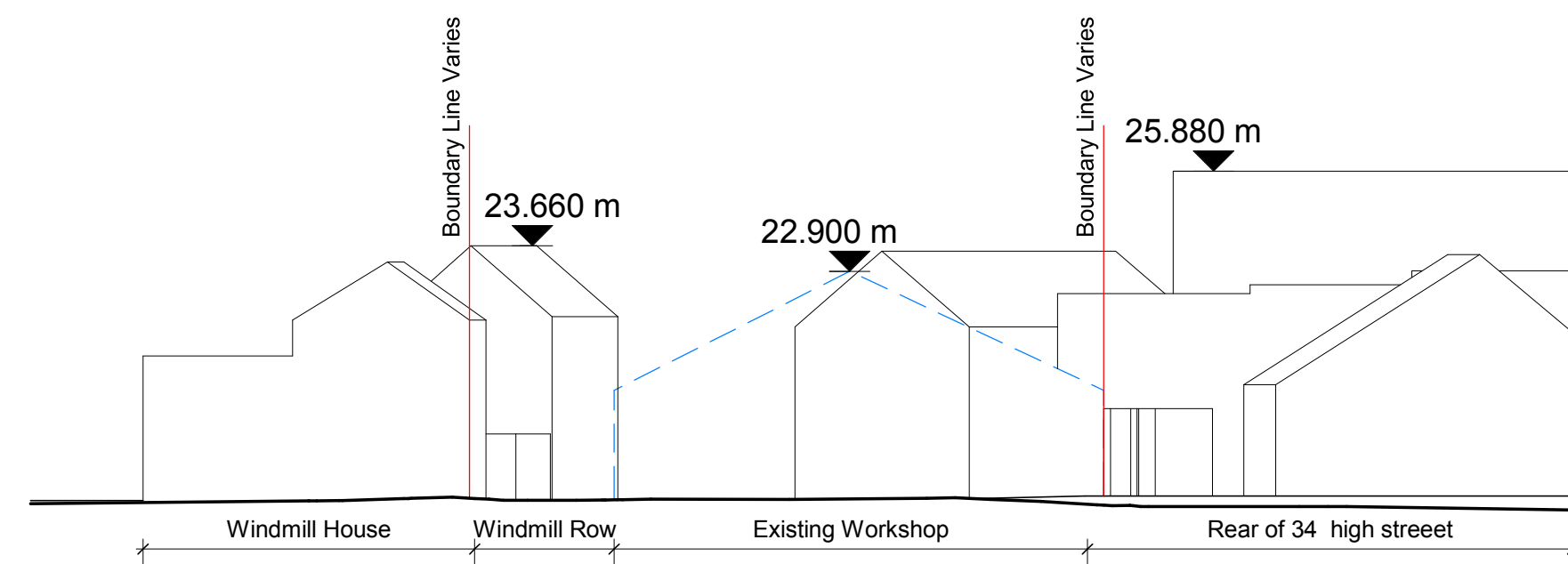
- Applicant Site Boundary
- - - Demolished



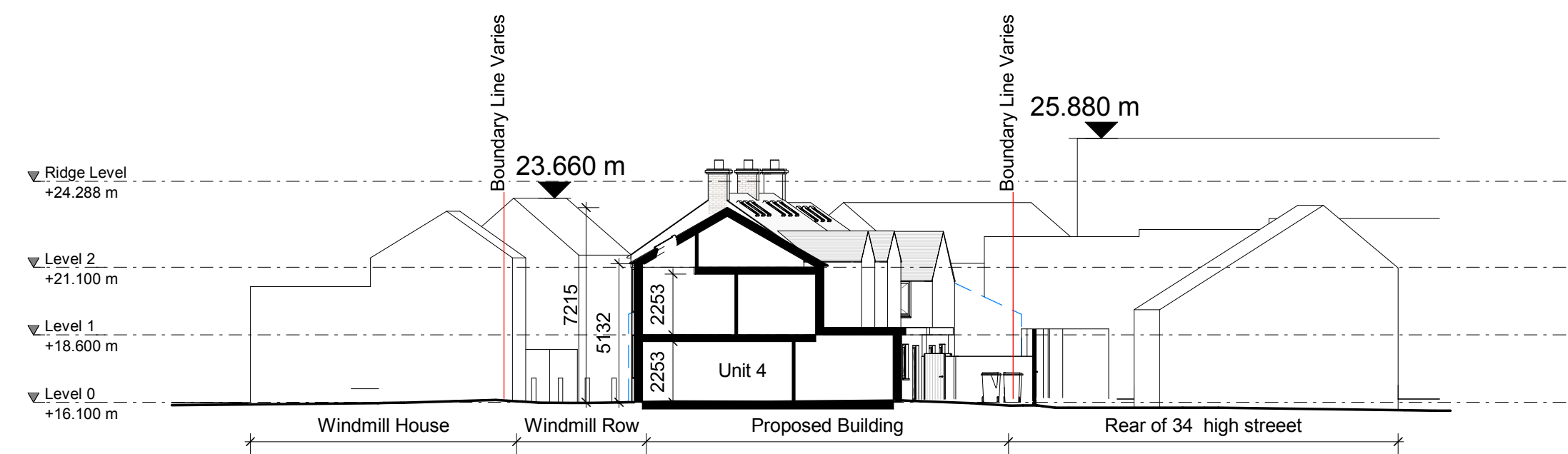
Existing Section A-A (View from Windmill Road Cottage)



Proposed Section A-A (View from Windmill Road Cottage)



Existing Section B-B



Proposed Section B-B - Relationship between Windmill Row Cottage & The Proposed Development

P4	Updated to Planners Comments	RS	07/04/23	
P3	Updated to Planners Comments	RS	15/12/22	
P2	Updated to Planners Comments	RS	25/11/22	
P1	Updated To Planners Comments	RS	26/10/22	
-	Planning Issue	RS	Oct 22	
Rev	Details	Drwn	Chkd	Date

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Client
Newland Development Ltd.
 Project
Windmill Row

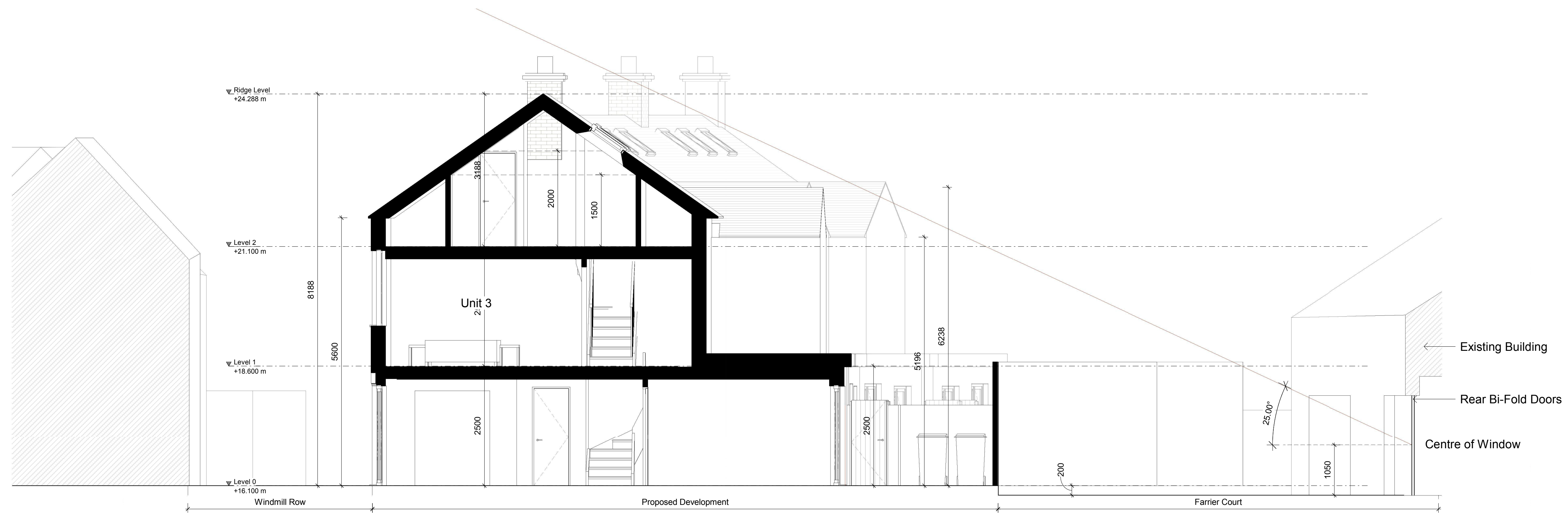
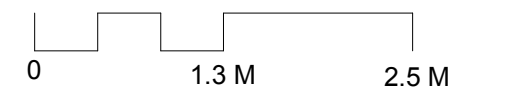
Title:
 Existing & Proposed Site Sections

Scale:
 1:200 @ A1 : 1:400 @ A3

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Typical Cross Section

P4	Updated to Planners Comments	RS	07/04/23
P3	Updated to Planners Comments	RS	15/12/22
P2	Updated to Planners Comments	RS	25/11/22
P1	Initial Issue	RS	26/10/22
Rev	Details	Drwn	Chkd Date

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Client
Newland Development Ltd.
Project
Windmill Row

Title:
Typical Cross Section

Scale:
1:50 @ A1 : 1:100 @ A3

1035-A-ZZ_XX_DR-1601 P4

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DEVELOPMENT MANAGEMENT COMMITTEE 19 JUNE 2023

Case No: 22/00649/FUL

Proposal: A new build, two-storey four-bedroom detached dwelling.

Location: Land at White Roses, Sawtry Road, Glatton, PE28 5RZ

Applicant: Mr Neil Varnham

Grid Ref: 515592 (E) 285889(N)

Date of Registration: 28.06.2022

Parish: Glatton

RECOMMENDATION - REFUSE

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

1. DESCRIPTION OF SITE AND APPLICATION

Site and surrounding area

- 1.1 The application relates to land to the side of White Roses, a Grade II listed thatched cottage. The site was formerly part of the side garden of White Roses but was sold off separately following the grant of planning permission for a new dwelling in 2013 (planning application reference 1301187FUL). The site is within the Glatton Conservation Area with access from Sawtry Road.
- 1.2 The site is a broadly rectangular shaped area of land and measures 0.09 hectares. It has a frontage width of approximately 19 metres tapering to 16 metres at the rear and depth of 55 metres. The ground level varies between 18.5m AOD and 18.9m AOD with a gentle slope away from Sawtry Road.
- 1.3 The area is characterised by a variety of dwelling sizes, types and form ranging from thatched cottages to traditional and contemporary detached dwellings. The general character of the area is residential with large, detached properties recessed behind vegetated front hedges and low close-boarded fences, accessed by driveways, some of which are gravelled with open-plan frontages.

- 1.4 The site is located within Flood Zone 3 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.

Proposal

- 1.5 This application seeks subdivision of the site and the erection of a 7.50 metre high two-storey detached dwelling with 4 bedrooms. The dwelling is proposed with three off-street parking spaces to the front of the plot and the site plan details additional soft landscaping is to be provided along the boundary of the application site and White Roses. Access to the site would be obtained via the Sawtry Road frontage in a form of in and out arrangement via a short driveway.
- 1.6 The application is supported by an Arboricultural Report, Flood Risk Assessment and Design, Heritage and Access Statement and Ecology Report.
- 1.7 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
- 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, Woodlands, Hedges and Hedgerows
- LP34: Heritage Assets and their Settings
- LP37: Ground Contamination and Groundwater Pollution

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

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

4. PLANNING HISTORY

- 4.1 1301187FUL – Permission granted for detached dwelling on land adjacent to White Roses 17 Sawtry Road, on 18 November 2013.

5. CONSULTATIONS

- 5.1 **Glatton Parish Council** – Recommend approval of the development.
- 5.2 **CCC Highway Authority – No objection:** The proposed development appears to be infill development of a single dwelling. The site plan indicates an in and out arrangement with parking and turning also on site. The precise location of the highway boundary should be located prior to any works commencing.
- 5.3 **Environment Agency – No objection:** We have reviewed the Flood Risk Assessment (FRA) with regard to tidal and designated main river flood risk sources only. We consider that

the main source of flood risk at this site is associated with watercourses under the jurisdiction of the Internal Drainage Board (IDB). As such, we have no objection to the proposed development on flood risk grounds. However, the IDB should be consulted with regards to flood risk associated with watercourses under their jurisdiction and surface water drainage proposals.

In all circumstances where flood warning and evacuation are significant measures in contributing to managing flood risk, we expect local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions.

Sequential test - advice to LPA

We have not objected to this application on flood risk grounds, but this does not remove the need for you to apply the sequential test and to consider whether it has been satisfied. Where a flood risk assessment shows the development can be made safe throughout its lifetime without increasing risk elsewhere, there will always be some remaining risk that the development will be affected either directly or indirectly by flooding. A failure to satisfy the sequential test can be grounds alone to refuse planning permission.

- 5.4 **HDC Trees – Objection** – Objects on the grounds of the proposed layout/positioning and the resulting impact on neighbouring trees. There are concerns surrounding off-site trees NT1 Ash and NT2 Pear. NT1 is already in decline and the proposed extent of no-dig surfacing is likely to speed up the decline further.

The British Standard states that *New permanent hard surfacing should not exceed 20% of any existing*. No figures have been provided against this criterion but looking at the plans, the no-dig area is greater than 20%. The proposed building footprint is within the RPA of NT2, which is in conflict with the advice within The British Standard para 5.3.1.

I would request that the no-dig driveway is removed from under NT1 Ash, and that the building footprint is either moved outside the RPA of NT2 or an engineering solution is provided with an assessment of the impact along with any mitigating detail.

- 5.5 **HDC Conservation Officer – No objection** - The proposed dwelling would face the street and sit comfortably within the street scene, its set-back location helping to mitigate its visual scale and massing. It will not rival the primacy of the thatched cottage within the Conservation Area. The proposed access to the new dwelling will reflect the established character of the frontages elsewhere on Sawtry Road.

The proposed design of the dwelling borrows some features from historic buildings but is of a modern character and appearance. This follows the general character of this part of the conservation area which consists of 20th Century ribbon development along Sawtry Road with intermittent historic buildings subsumed into the recent built form.

The proposed development is unlikely to harm the special interest of the listed building, or the character and appearance of the Glatton Conservation Area provided suitable materials are used in construction.

6. REPRESENTATIONS

- 6.1 One neighbour representation has been received commenting as follows: - This looks a very well thought out development, sympathetically designed and totally in keeping with the pretty village of Glatton and the conservation area in which it sits.

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 and Ecology
- Trees
- Accessible and Adaptable Homes
- Water Efficiency
- Developer Contributions
- Other Matters

Principle of Development

- 7.2 Policy LP9 classifies Glatton as a Small Settlement and supports infill residential development within these settlements. This approach takes account of the separate roles and character of the different areas and forms part of the development plan strategy to actively manage patterns of growth, focus significant

development in locations that are or can be made sustainable, and make the fullest possible use of public transport, walking and cycling. This is in line with the National Planning Policy Framework 2021 (NPPF) which encourages the provision of more housing within towns and settlements and encourages the re-use of land which has previously been developed.

- 7.3 The application site was formerly part of the garden area for White Roses Cottage with a frontage to Sawtry Road and lies within the Small Settlement of Glatton, where the general principle of housing is acceptable. The host property forms part of a row of dwellings with a side garden, which has a frontage onto Sawtry Road, which possesses a verdant and spacious character and appearance. Gardens are not included within the NPPF definition of previously developed land. However, the NPPF does not preclude the development of such land subject to other policy considerations within the HDC Local Plan. The HDC Local Plan also refers to residential development being acceptable on underused urban sites. However, this policy also requires development not to have a detrimental effect on the environment.
- 7.4 Furthermore, the site is considered to be within the built-up area of Glatton and is accessible to services, facilities and public transport. There is capacity within existing infrastructure to accommodate the proposed development and there are no physical or environmental constraints to restrict development on the land. The proposal is therefore acceptable in principle as infill development within designated Small Settlement Area.
- 7.5 Notwithstanding the fact that the principle of development is considered acceptable an assessment of the scheme against policies having regard to flood risk, design, parking, and means of access as well as amenity of the occupiers of adjoining premises have to be considered.

Flood Risk

- 7.6 As set out in the introductory section of this report, the application site is at a high risk of flooding.
- 7.7 National guidance and Policy LP5 of the Local Plan 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)).
- 7.8 The application site is situated in Flood Zone 3 based on the Environment Agency (EA) Floods Maps and the Strategic Flood Risk Assessment (2017), as being within the 1 in 100-year flood

extent; the flood extents for both mapping systems follow the same staggered line with the highway being within flood Zone 1. The flood risk to this area arises from the Conington Brook, however it is understood that the channel capacity of the Brook is for a 1 in 50-year return period with freeboard to the lowest land levels.

- 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 The proposed development is located in Flood Zone 3 as classified by Page 37 of 156 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.

Application of the Sequential Test and Exception Test

- 7.13 It is acknowledged that the EA has not raised an objection on flood risk grounds however, as per their comments, it is for the LPA to consider the need to apply the sequential test and

consider whether it has been satisfied. The residential dwelling proposed here in Flood Zone 3 does require a sequential test.

- 7.14 The application is not accompanied by a sequential test for flooding. The submitted Flood Risk Assessment (FRA) states that based upon the permission granted in 2013 it is considered that the proposed development passes the Sequential Test.
- 7.15 The applicant has also stated that the new dwelling would have wider sustainability benefits by adding to the Council's 5-year housing supply and that the development will be safe and not increase flood risk elsewhere, therefore the Exception test is passed on these grounds.
- 7.16 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 one dwelling 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.
- 7.17 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.
- 7.18 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 (HELAA's); - Local property agents' listings; - Historic windfall rates, where appropriate.
- 7.19 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.

- 7.20 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.
- 7.21 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.
- 7.22 It is recognised that the development represents a redevelopment opportunity in a sustainable location. The previous unimplemented planning permission was assessed under the previous Local Plan, which has been superseded by the HDC Local Plan to 2036. The unimplemented permission does not constitute a realistic fall-back position for the applicant. It must also be emphasised that, it does not necessary follows 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.
- 7.23 This application has similarities to application 20/01209/FUL for an extension to No.5 Crown Street in St. Ives to provide 1 no. 1 bed flat and 1 no. 2 bed flat with under croft 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.
- 7.24 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.”

- 7.25 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.”
- 7.26 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.
- 7.27 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.
- 7.28 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.”
- 7.29 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.
- 7.30 The FRA states that the site would remain dry during a 1 in 100-year fluvial event. The Applicant has indicated that the flood zones outlined on the Environment Agency Flood Maps for Planning, show that Sawtry Road adjacent to the development is not within Flood Zone 3. As such, based upon the carriageway level of between 18.69m AOD and 18.80m AOD an estimate of the flood level during the 1% annual probability (1 in 100 chance each year) event is 18.7m AOD. Ground levels in the area of the proposed dwelling are typically above the 1% annual probability (1 in 100 chance each year) flood level. The Applicant has gone further and stated that there is a discrepancy between the flood extents on the Environment Agency Flood Maps for Planning and the site topographic survey. Most of the western part of the site is higher than the carriageway level of Sawtry Road and therefore should not be within Flood Zone 3. The Applicant has also stressed that there is no evidence of the site being flooded.
- 7.31 No objections have been received from the Environment Agency (EA). However, it should be noted the EA does not consider whether the sequential test has been passed.

- 7.32 Overall, it is considered that the proposed development for a new dwellinghouse 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

Heritage Assets

- 7.33 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, requires Local planning Authorities (LPA) to have special regard to the desirability of preserving listed buildings or their setting. Section 72 of the same Act imposes a statutory duty on LPAs to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. Policy LP34 (Heritage Assets and their Settings) of the Local Plan reflects this duty and requires that development must protect and, where appropriate enhance, the character and appearance of a conservation area. Chapter 16 of the NPPF sets out the Government's national policies on the conservation of the historic environment. The NPPF states 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 (Para 199) and 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 (Para 200). Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal (Para 202).

Setting of the Adjacent Listed Building

- 7.34 Planning records show that the historic cottage was first extended in 1945 under Planning Permission W8.45 when a modestly sized flat roofed bathroom, washroom and bedroom were added. In 1970 under planning permission H78.70 a large flat roof extension was added off the back of the 1945 flat roof extension and a garage was built. These flat roof rear extensions were added before the building was protected and listed in August 1988.
- 7.35 It is acknowledged that the garden serving the listed thatched cottage is large particularly in comparison to the size of the dwelling it serves. The cottage sits in the southern corner of its plot and its garden extends approximately 22m out to the side of the dwelling to the northwest western boundary. The length of the plot from street fronting boundary to rear boundary is around

55m with the rear garden backing onto countryside. Given the size of the garden and the extent of space on its north west side, it is felt that the plot can accommodate the proposed dwelling and sit comfortably with the listed property and the street. The proposed dwelling would front the street and sit within the street scene and is not considered to appear cramped within the plot. The listed building will retain space around it and will not be imposed upon by the proposed dwelling. Special regard has therefore been given to maintaining an appropriate relationship with the Listed Building.

- 7.36 From the street, White Roses presents itself as an attractive small, thatched cottage fronting Sawtry Road. However, owing to the mass of modern flat roof extensions from the mid-20th century, the charm it presents from the front elevation is sadly not repeated at the back of the property. As a result of this it is not felt the house relates well to the garden land on its northwest side. While there are windows looking out from the modern flat roof extensions over the side garden area, there is no strong interrelationship between the house and garden to the side.
- 7.37 Furthermore, there is no access leading out from the listed property to the side garden area and the view from the house across the garden is of a modern dwelling beyond. Similarly, looking across the garden towards the cottage the impression of the cottage is one of the dominating mass of modern unsightly rear extensions and the listed building is not presented well from this angle. In view of this, and in the case of this specific listed building, the proposed new dwelling may actually benefit the setting of the listed cottage as it would go some way to screening the incongruous modern rear extensions, so they are no longer viewed quite so face on. The nature in which the proposed dwelling would be set back from the positioning of the listed cottage would allow the gable end of the historic thatched element of the listed building and its historic form to be seen strongly in the street scene but would obscure sight of the modern rear extensions.
- 7.38 In this specific case it is therefore felt the proposed dwelling would not harm the setting of this cottage or harm the architectural appreciation of the cottage. The setting of the cottage will be changed by this proposal, but it is not felt the loss of the area of garden will harm the building's setting or harm how the best aspects of the cottage are presented. The boundary between the new dwelling and the listed cottage is to be a hedged boundary which will complement the setting of the listed cottage and make for an attractive new boundary between the listed cottage and the new dwelling.

Character and Appearance of the Glatton Conservation Area

- 7.39 The listed cottage sits at the south eastern end of the Conservation Area; the boundary to the Conservation Area in this location takes in the road in front of the house (not the property on the opposite side of the road) and takes in some of the garden. The character and appearance of the Conservation Area in this locality is defined by the listed cottage, mature planting, and the hedge along the boundary with Sawtry Road. The current hedge restricts views from the street into the garden but also limits views from the street of the north side of the cottage. The cottage however sits slightly forward of the hedged boundary and allows attractive views of the cottage within the street scene; the impact of the cottage's rear extensions have therefore been mitigated from the street at this angle which enables the traditional proportions of the original thatched cottage to be best appreciated. It is not felt these views of the cottage and the character and appearance of the Conservation Area in this locality will be harmed by this proposal as the thatched cottage is still going to project out next to a hedged boundary with the new dwelling to be set 12.5m back within the plot so it will not rival the standing the thatched cottage has within the street scene. The break in the hedge to facilitate the new in and out driveway is going to alter the character of the site however, there will still be an established hedged boundary fronting the street and the retention of this feature can be secured by condition.
- 7.40 As indicated above, the site and its immediate surroundings have a sylvan character, with there being a considerable number of trees of mixed species and hedging in or immediately adjoining the site, which contribute to the character and appearance of the Glatton Conservation Area. The trees also provide significant amenity value within the street scene and Conservation Area of Glatton. There is a large Ash tree alongside the north western boundary of the application site which is considered to have a high amenity value.
- 7.41 Accompanying the application is an Arboricultural Report with tree constraints plan and tree protection details. The Tree Officer has assessed the application and although indicated that he has no objection to the proposed tree removals, overall, the trees on site closest to the road offer low public visual amenity and those trees that do provide positive landscape benefits are located to the rear of the site and most of these are retained and not impacted upon. Notwithstanding the above, the Tree Officer has indicated that the removal of Tree (T9142) is unnecessary, and this tree does not need to be removed in order to achieve the layout.
- 7.42 Overall, it is Officers view that the proposed development could not take place without prejudicing the long-term future of the existing mature trees within the site and along the shared boundaries of the site which make important contribution to the

visual amenities of the area. This is further discussed below at paragraph 7.69 – 7.72 in the report.

Design, scale and appearance on the street scene

- 7.43 Policies LP11 and LP12 of the HDC Local Plan respectively require high quality design in all new development and for proposals to respect and relate to the character and context of their location. These policies are expanded upon in the Council's Supplementary Design Guidance (SDG) which requires that residential development should be complementary in design and be subordinate in size and scale to the existing dwelling. The impact of a development is assessed giving regard to the bulk, scale and design of the proposal and how it harmonises with the site and the wider locality.
- 7.44 Sawtry Road is an established residential location characterised by detached dwellings within large plots in a variety of architectural styles. Dwellings in Sawtry Road are set back from the highway with distinctive deep grass verges and linear layout pattern of development creating a sense of openness. There has been some development in the area, where smaller dwellings have been extended or replaced by larger dwellings. The proposed development is considered in light of similar developments in the vicinity in addition to the established character of the area.
- 7.45 The building line within this part of Sawtry Road is irregular with the dwellings in a semi-staggered layout albeit in a linear form. The proposed detached dwelling would be sited back within the plot and away from the street scene. This this would help to maintain the more open, verdant character with the retention of the existing soft boundary treatments. Although there would be in and out access arrangement at the Sawtry Road frontage of the site however, it is considered that this would not detract significantly from the character of the area.
- 7.46 The dwelling has been designed as a simple dwelling with double gable on the side elevations which is considered appropriate to the locality. The ridge height is to be 7.5m which is similar height to the host dwelling (the adjacent listed cottage). This is desirable so that its scale will be similar however, it would not over-dominate the listed property. Although the height exceeds the height of the previous dwelling approved in 2013, it is considered acceptable. The rear projection garden room, has also been designed to have a subordinate appearance which complies with the Design Guide and as such, reduces the massing of the property and provides a sense of space between the built form.
- 7.47 The proposed external materials would be buff brick and off-white render timber and slate roof. The facades would be

finished in brick and render, with timber, glazing with decorative panel features. This would result in a dwelling with contemporary design. The materials could be secured by condition.

- 7.48 It is therefore considered that the siting, scale and design of the proposed development is appropriate and will not have an adverse impact upon the character and appearance of the Conservation Area.
- 7.49 Overall, the proposal is considered to respond positively to its context within the surrounding built form and contributes positively to the area's character and identity. The proposal is therefore considered to accord with Policies LP11 and LP12 of the Local Plan, the Huntingdonshire Design Guide (2017), the National Design Guide and the NPPF (2021) in this regard.

Residential Amenity

- 7.50 The impact of the proposed development on residential amenity of neighbouring dwellings and the amenities of the future occupants is considered in terms of the impact on access to day/sun/sky light and privacy, outlook and overbearing. Policy LP14 of the Local Plan applies and seeks to provide a good standard of design in all new development. The Council's Design Guide supplements Policy LP14 and expects that development should not cause loss of light or be unduly dominant from adjoining properties, as a result of either the length of projection, the height or the proximity of the development. The Policy reflects the guidance at paragraph 130 of the NPPF, which seeks amongst other things to 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 of development.
- 7.51 The proposed dwelling would be sited at a distance of approximately 8.2m from the side elevation of the listed building and the boundary between the two plots is to be defined by a hedge with a 1.8m high close boarded fence between the rear gardens. There are no windows on the flank elevation apart from a single door within the south eastern elevation. Given this relationship it is not considered that the proposal will adversely affect the living conditions of the occupants of White Roses.
- 7.52 The proposed dwelling is to be sited approximately 1.0m from the common boundary with The Gables (No. 15, which is to the north west) and is to be slightly closer to the highway than The Gables. The distance between the flank wall of the new dwelling and The Gables will be approximately 5.3m. Whilst there will be some miniscule overshadowing and loss of light to windows within the front elevation of The Gables, it is not considered that this will be unacceptable when having regard to the 45-degree rule as set out within the Design Guide. The dwelling would not

impact adversely on the occupiers of The Gables with regard to overlooking, loss of privacy or loss of light to warrant the refusal of planning permission.

- 7.53 Given the established residential character of the area, with the proposed dwelling fronting onto Sawtry Road it is not considered that the development would result in any unacceptable levels of noise and general disturbance as a result of the proposal. Neither would the new dwelling impact upon the peaceful enjoyment of each property to warrant a refusal of planning permission.
- 7.54 It is therefore Officer opinion that the proposal will not have a significantly harmful impact upon the existing residential amenity and therefore no objections are raised in this regard.
- 7.55 With regard to impact on the future occupants of the proposed dwellings, Policy LP14 of the HDC Local Plan requires all new development to provide satisfactory environment for the occupiers of both the existing and new development. Having regards to the National Housing Space Standards it is considered that there would be sufficient floorspace within the proposed dwelling. The proposed rear garden/amenity space for the development as shown on the site layout plan would be sufficient including, parking spaces and associated landscaping.
- 7.56 Overall, it is considered that a high standard of amenity would be provided for all users of the development and maintained for neighbours. The development is considered acceptable in terms of overshadowing, overlooking, overbearing impact, loss of privacy, loss of light and would not have a significant detrimental impact upon residential amenity. The proposal is therefore considered to be in accordance with Policy LP14 of the Local Plan and paragraph 130(f) of the NPPF (2021).

Highway Safety, Parking Provision and Access

- 7.57 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.
- 7.58 Cambridgeshire County Council as the Local Highways Authority have reviewed the proposals and advised there is no objection to that proposal, which appears to be infill development of a single dwelling subject to the imposition of conditions relating to highway safety.
- 7.59 The submitted site plan indicates an in and out arrangement with parking and turning within the site. The proposal provides three parking spaces for the new dwelling. The driveway and turning

area for the new dwelling appear adequate and would enable vehicles to manoeuvre within the site to allow entry and exit in forward gear.

- 7.60 The suggested conditions from the Local Highway Authority relating to no gates to be erected across the approved access, construction details of the crossover, and drainage details are noted and considered reasonable.
- 7.61 It is therefore considered that the proposal will not have an adverse impact upon highway safety. The proposal is therefore considered to accord with Policy LP17 of the Local Plan and the NPPF (2021) in this regard.
- 7.62 Policy LP16 of the Local Plan and the Huntingdonshire Design Guide (2017) seek the provision of secure and covered cycle parking on the basis of 1 space per bedroom. The proposed development would therefore require the provision of 4 cycle parking spaces, which has not been shown on the submitted site layout plan however, there is ample space on the site and could be provided. The Design and Access Statement confirms that secure cycle parking would be provided on site through a timber-clad cycle store, either to the front or rear of the new dwelling (integrated with refuse and recycling collection). This could be dealt with subject to the imposition of planning condition.
- 7.63 Subject to conditions the proposed development is considered to accord with Policy LP17 and LP16 of the Local Plan and the NPPF (2021) in this regard.

Biodiversity and Ecology

- 7.64 Policy LP30 of the Local Plan requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated. Policy LP30 of the Local Plan also requires development proposals to ensure no net loss in biodiversity and provide a net gain in biodiversity where possible.
- 7.65 The proposed development site has an area of approximately 0.09ha and is dominated by managed amenity grassland with features of short sward. There is a small area containing shrub and hardstanding with many scattered trees on the site. There are hedgerows on the south-western and north-western boundaries, while fencing is present along the south-eastern and north-eastern boundaries. A block of broadleaved woodland is present behind the rear, north-eastern boundary of the site. Residential properties flank the site, while the front south-western boundary of the property borders a road.
- 7.66 The application is accompanied by a Preliminary Ecological Appraisal (PEA), identifies the potential issues with ecological receptors on or adjacent to site in respect of amphibians, trees

and hedgerows, invasive species, breeding birds and bats. The PEA has concluded that the development could proceed without adversely impacting the aforementioned ecological receptors, subject to the recommendations detailed in the report.

- 7.67 With regard to biodiversity, the report identifies that the development also presents an opportunity to enhance the habitats available to wildlife on site. This include the provisioning of bat and bird nest boxes on site to provide improved roosting and nesting opportunities into the long-term future of the site.
- 7.68 Subject to compliance condition the proposed development is considered to accord with Policy LP30 of the Local Plan and paragraph 174 d) of the NPPF (2021).

Trees

- 7.69 Policy LP31 of the Local Plan 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.
- 7.70 There are a number of trees and shrubbery within and along the shared boundaries of the site. The application is accompanied by an Arboricultural Report, which indicate that a number of trees would be removed as part of the proposals. These trees are not considered to be of particular merit as detailed in the tree survey. The report goes further and indicate that where necessary, replacement trees and planting would be provided as part of mitigation strategy to offset any trees lost as part of the proposals.
- 7.71 The HDC Tree Officer has assessed the application and has raised an objection on the grounds of the proposed layout/positioning and the resulting impact on neighbouring trees. The trees in question are the surrounding offsite trees NT1 Ash and NT2 Pear. NT1 is already in decline and the proposed extent of no-dig surfacing is likely to speed up the decline further. The British Standard states that new permanent hard surfacing should not exceed 20% of any existing. No figures have been provided against the criteria set in the British Standards. The Officer has gone further and indicated that although no information has been provided, the submitted plans appear to indicate that the no-dig area is greater than 20%. As such, the proposed building footprint would be within the root protection area (RPA) of NT2, which is in conflict with the advice within The British Standard para 5.3.1. Furthermore, the removal of tree NT9142 is considered unnecessary as the development proposed could be safely accommodated within the site.
- 7.72 It is therefore considered that insufficient information has been submitted to demonstrate that the proposed dwelling could be

sited without having significant adverse impact on off-site trees, which contribute significantly to the visual amenities of the area. The proposal is therefore in conflict with the objectives of Policy LP31 of the Local Plan and paragraph 174 b) of the NPPF (2021) in this regard.

Accessible and Adaptable Homes

- 7.73 Policy LP25 of the Local Plan 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.
- 7.74 The applicant has confirmed in the Design and Access Statement that the proposed development is designed in accordance with and will be built in accordance with the M4(2) standards.
- 7.75 A condition would 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

- 7.76 Policy LP12 of the Local Plan requires proposals that include housing to comply with the optional building regulation for water efficiency, as set out in Approved Document G.
- 7.77 The applicant has confirmed in the Design and Access Statement that the proposed development is designed in accordance with and will be built in accordance with the LP12 (j) standards.
- 7.78 A condition would 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

- 7.79 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.

Community Infrastructure Levy (CIL):

- 7.80 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.

Conclusion and Planning Balance

- 7.81 Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.
- 7.82 In assessing applications, it is necessary to first consider whether the proposal accords with the Development Plan as a whole, notwithstanding non-compliance that may occur with individual policies, and having regard to the reasoning for those policies together with others in the Local Plan.
- 7.83 In this case, it is considered that the proposed development would fail the sequential test for flooding, would likely cause unjustified harm to trees located off-site along the shared boundaries of the site, which would lead to the loss of the trees which contribute to the visual amenities of the Glatton Conservation Area. 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.
- 7.84 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 one 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.
- 7.85 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.
- 7.86 Therefore, it is recommended that the application be refused.

8. RECOMMENDATION - REFUSE for the following reasons:

- 8.1 The proposed development for a new dwellinghouse would fail the sequential test for flooding contrary to Policy LP5 of the Huntingdonshire's 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.

- 8.2 In the opinion of the Local Planning Authority, insufficient information has been submitted to demonstrate that the proposed development could take place without prejudicing the long-term future of the existing mature trees off the site, which make important contribution to the visual amenity of the area. Specifically, as a result of the close proximity of the proposed house to the two trees (NT1 Ash and NT2 Pear Tree), as shown on the submitted Tree Protection Plan (Drawing No. 4532.Glatton.BBA.TPP), this is likely to lead to the loss of these trees. Such loss / damage would detract from the character, appearance and visual amenity of the area. The development would therefore be contrary to Policy LP31 of the Huntingdonshire's Local Plan to 2036 and paragraph 174 of the NPPF (2021).
- 8.3 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 Huntingdonshire's Local Plan to 2036.

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CONTACT OFFICER: Richard Sakyi
Senior Development Management Officer

Development Management Committee



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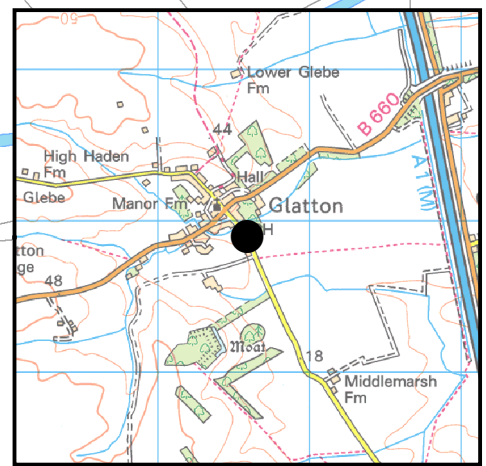
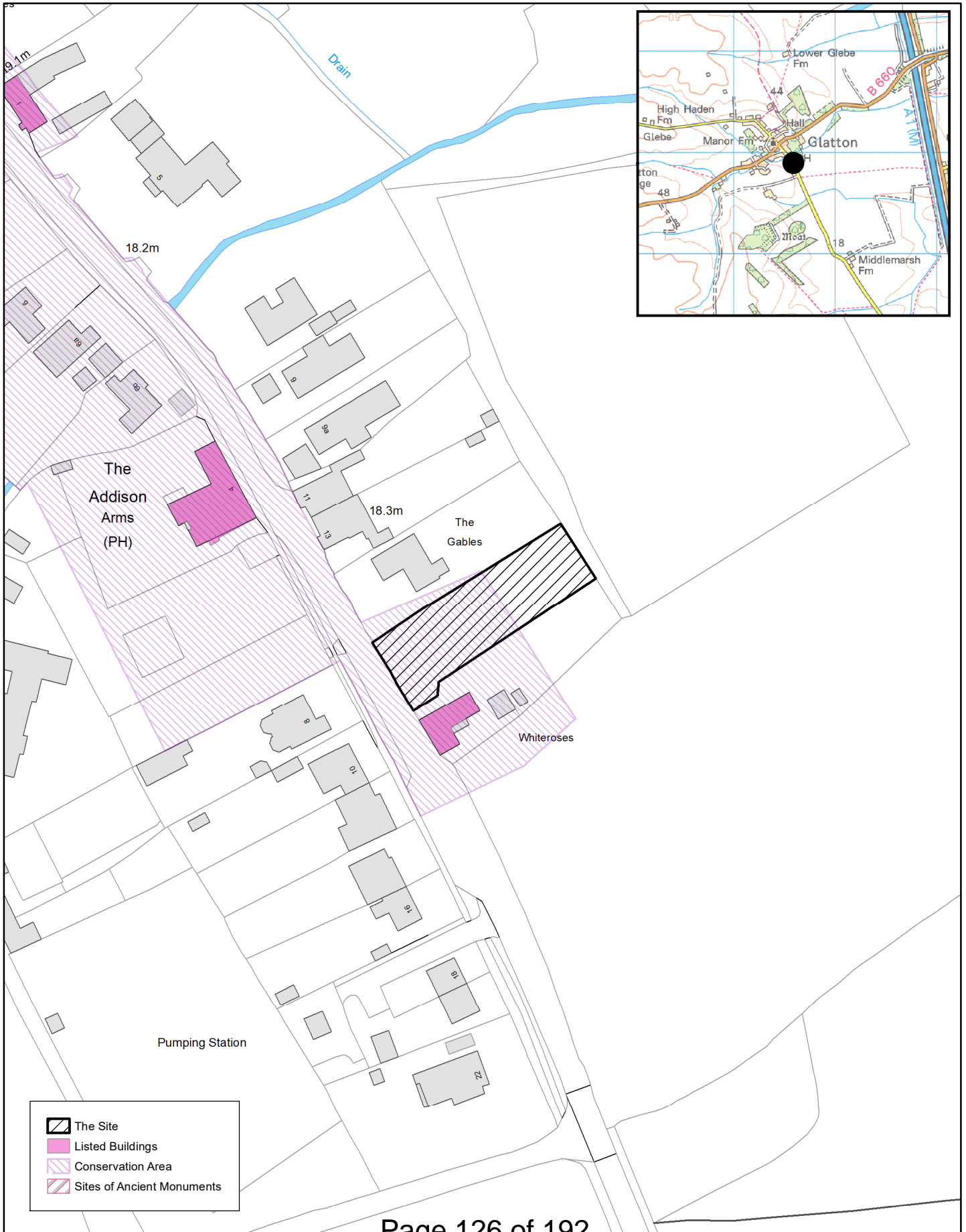
Date Created: 05/06/2023

Application Ref:22/00649/FUL

Location: Glatton



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- Key**
- Existing construction
 - Proposed demolition
 - Proposed construction

P3 20/06/2022 For planning
revision issue date amendment

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 17 Sawtry Road
 Glatton PE28 5RZ

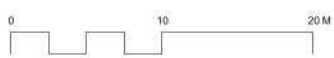
client
N. Varnham

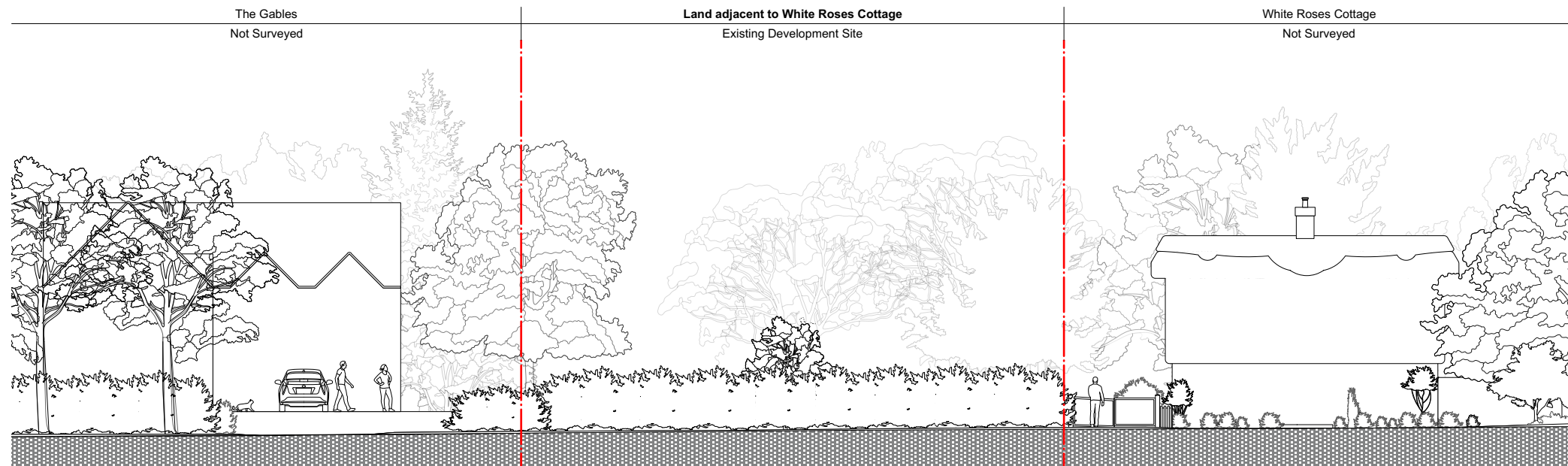
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scale	paper size	revision	drawn by	checked by		
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purpose of issue
For Planning

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Existing Front (South West) Street Scene

notes
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Key
 Existing construction
 Proposed demolition
 Proposed construction

P4 09/03/2022 For planning
revision issue date amendment

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client
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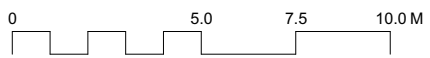
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Existing Elevations
Street Scene
Front (SW)

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scale	paper size	revision	drawn by	checked by
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Proposed Front (South West) Street Scene

notes
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Key
 Existing construction
 Proposed demolition
 Proposed construction

P6 09/03/2022 For planning
revision issue date amendment

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client
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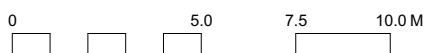
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Proposed Elevations
 Street Scene
 Front (SW)

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scale	paper size	revision	drawn by	checked by
1:200	A3	P6	KH	LB

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Key

- Existing construction
- Proposed demolition
- Proposed construction

E - EXISTING

C - Cladding
EC01

D - Doors
ED01

W - Windows
EW01

R - Roof
ER01

A - Additional
EA01

P - PROPOSED

C - Cladding
 PC01 Brickwork, buff-brick
 PC02 Render, off-white
 PC03 Timber
 PC04 Timber

D - Doors
PD01 Timber

W - Windows
PW01 Timber

R - Roof
 PR01 Slate, grey
 PR02 Wildflower roof

A - Additional
PA01 Aluminium, grey

P6 26/05/2022 For Planning
revision issue date amendment

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client
N. Varnham

drawing title
Proposed Elevations
Front (South West)

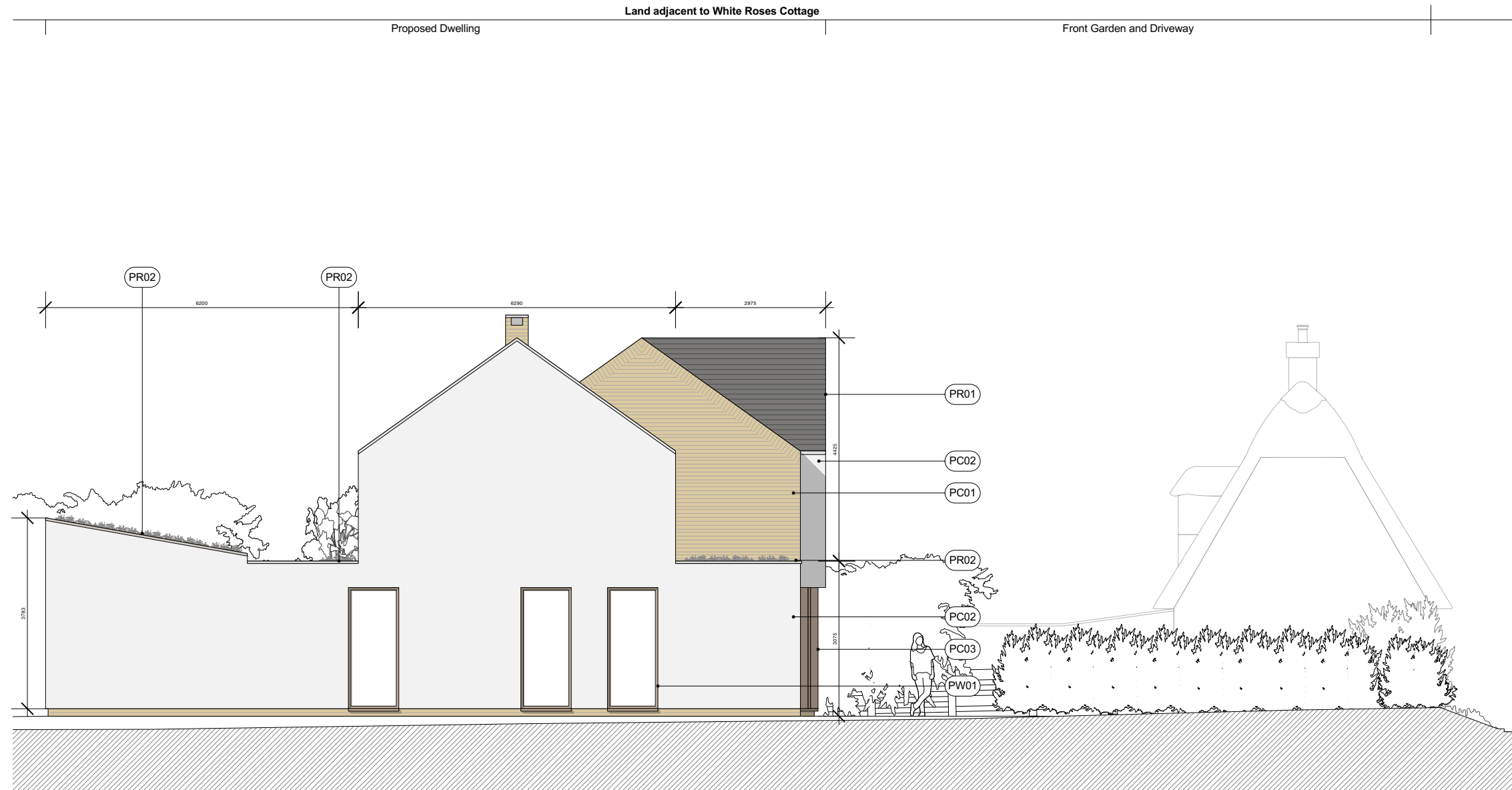
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scale	paper size	revision	drawn by	checked by
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For Planning

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Key

- Existing construction
- Proposed demolition
- Proposed construction

E - EXISTING

C - Cladding
EC01

D - Doors
ED01

W - Windows
EW01

R - Roof
ER01

A - Additional
EA01

P - PROPOSED

C - Cladding
PC01 Brickwork, buff-brick
PC02 Render, off-white
PC03 Timber
PC04 Timber

D - Doors
PD01 Timber

W - Windows
PW01 Timber

R - Roof
PR01 Slate, grey
PR02 Wildflower roof

A - Additional
PA01 Aluminium, grey

P6 26/05/2022 For Planning
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Glatton PE28 5RZ

client

N. Varnham

drawing title

Proposed Elevations
Side (North West)

project	originator	zone	level	type	role	drawing no.
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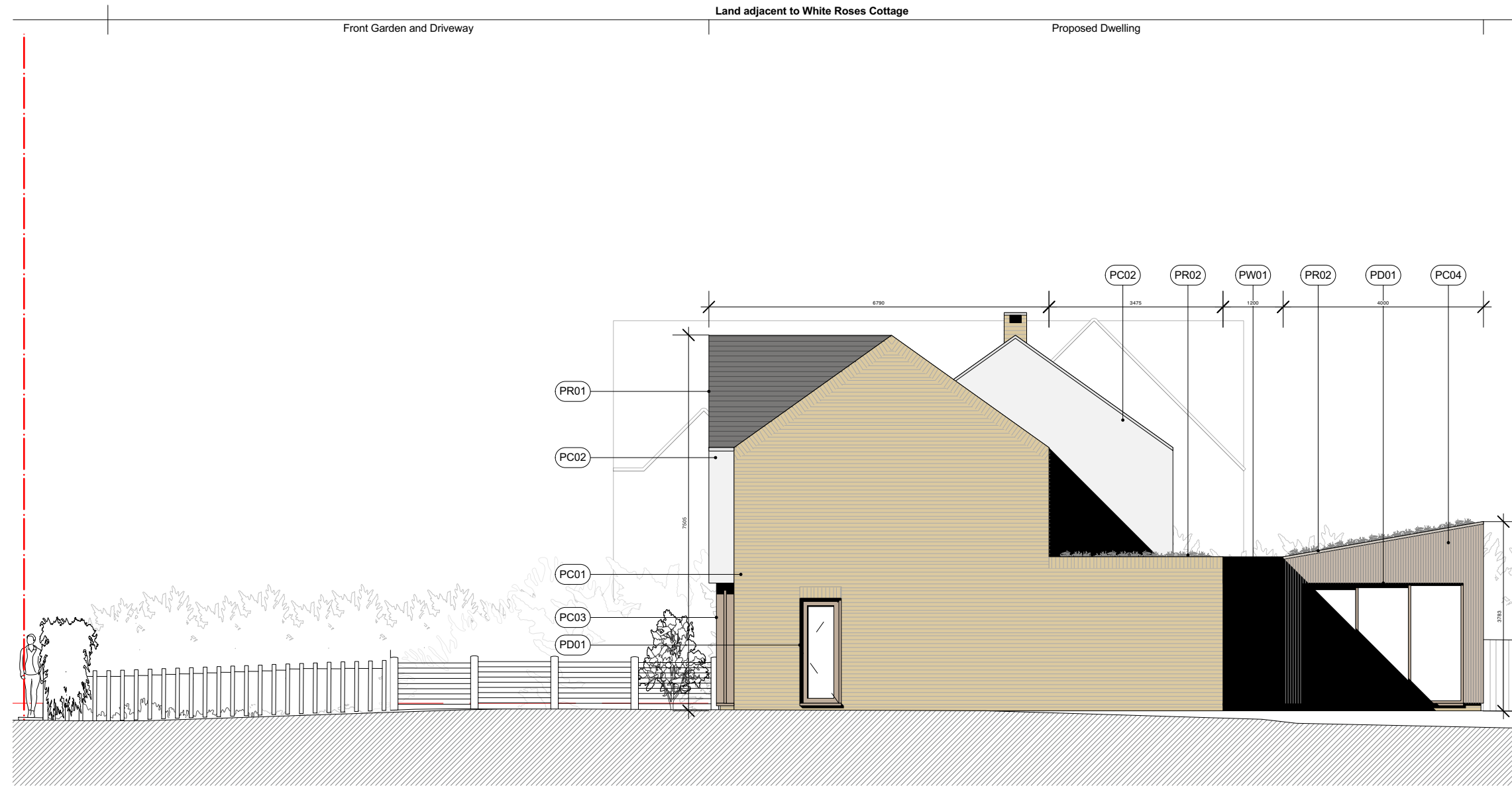
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purpose of issue

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- Key**
- Existing construction
 - Proposed demolition
 - Proposed construction

E - EXISTING

- C - Cladding**
EC01
- D - Doors**
ED01
- W - Windows**
EW01
- R - Roof**
ER01
- A - Additional**
EA01

P - PROPOSED

- C - Cladding**
PC01 Brickwork, buff-brick
PC02 Render, off-white
PC03 Timber
PC04 Timber
- D - Doors**
PD01 Timber
- W - Windows**
PW01 Timber
- R - Roof**
PR01 Slate, grey
PR02 Wildflower roof
- A - Additional**
PA01 Aluminium, grey

P6 26/05/2022 For Planning
revision issue date amendment

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project information
Land adjacent to White Roses
 17 Sawtry Road
 Glatton PE28 5RZ
 client
N. Varnham

drawing title
Proposed Elevations
 Side (South East)

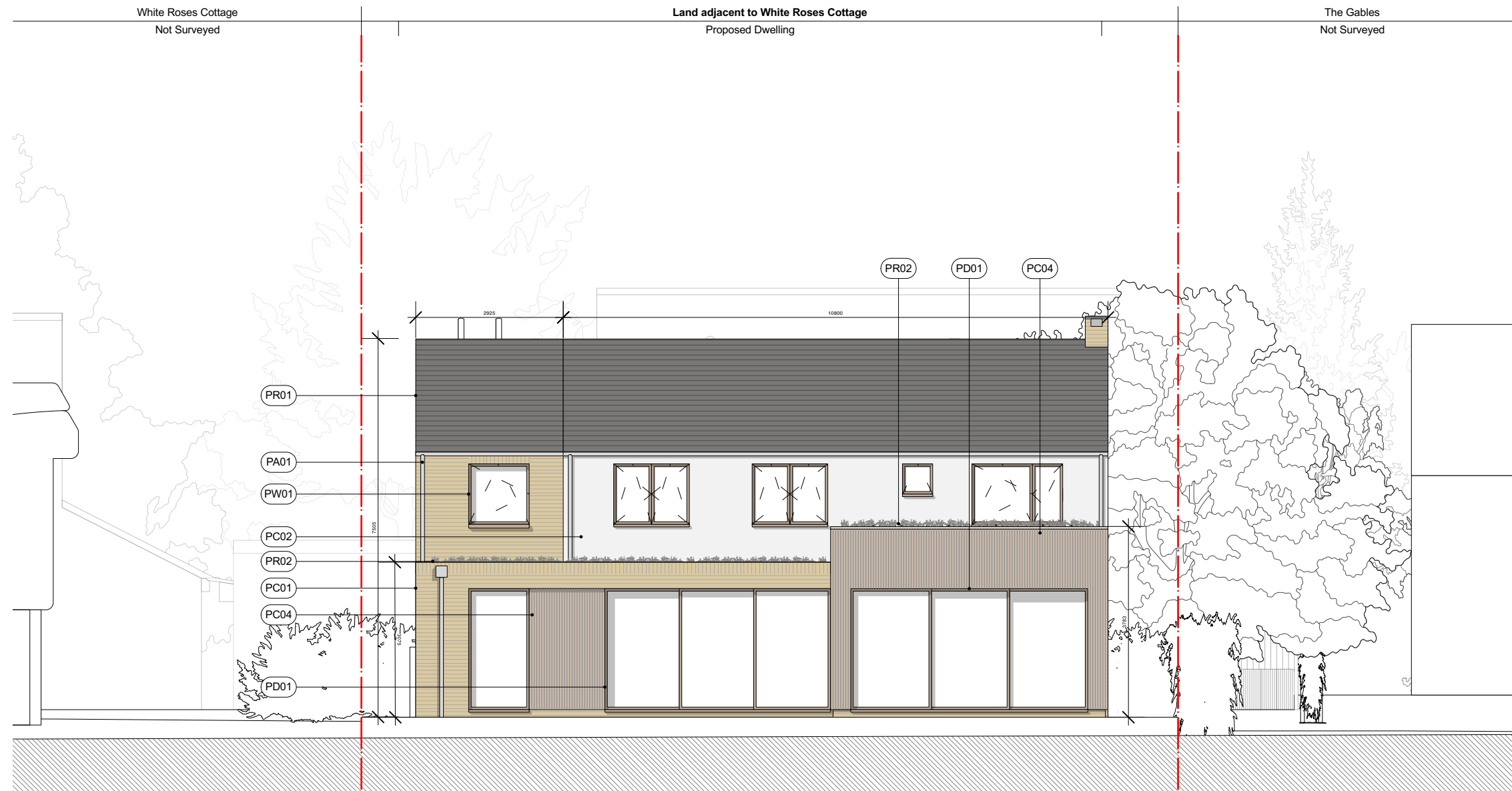
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purpose of issue
For Planning

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- Key**
- Existing construction
 - Proposed demolition
 - Proposed construction

E - EXISTING

- C - Cladding**
 EC01
- D - Doors**
 ED01
- W - Windows**
 EW01
- R - Roof**
 ER01
- A - Additional**
 EA01

P - PROPOSED

- C - Cladding**
 PC01 Brickwork, buff-brick
 PC02 Render, off-white
 PC03 Timber
 PC04 Timber
- D - Doors**
 PD01 Timber
- W - Windows**
 PW01 Timber
- R - Roof**
 PR01 Slate, grey
 PR02 Wildflower roof
- A - Additional**
 PA01 Aluminium, grey

P6 26/05/2022 For Planning
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project information
Land adjacent to White Roses
 17 Sawtry Road
 Glatton PE28 5RZ

client
N. Varnham

drawing title
Proposed Elevations
Rear (North East)

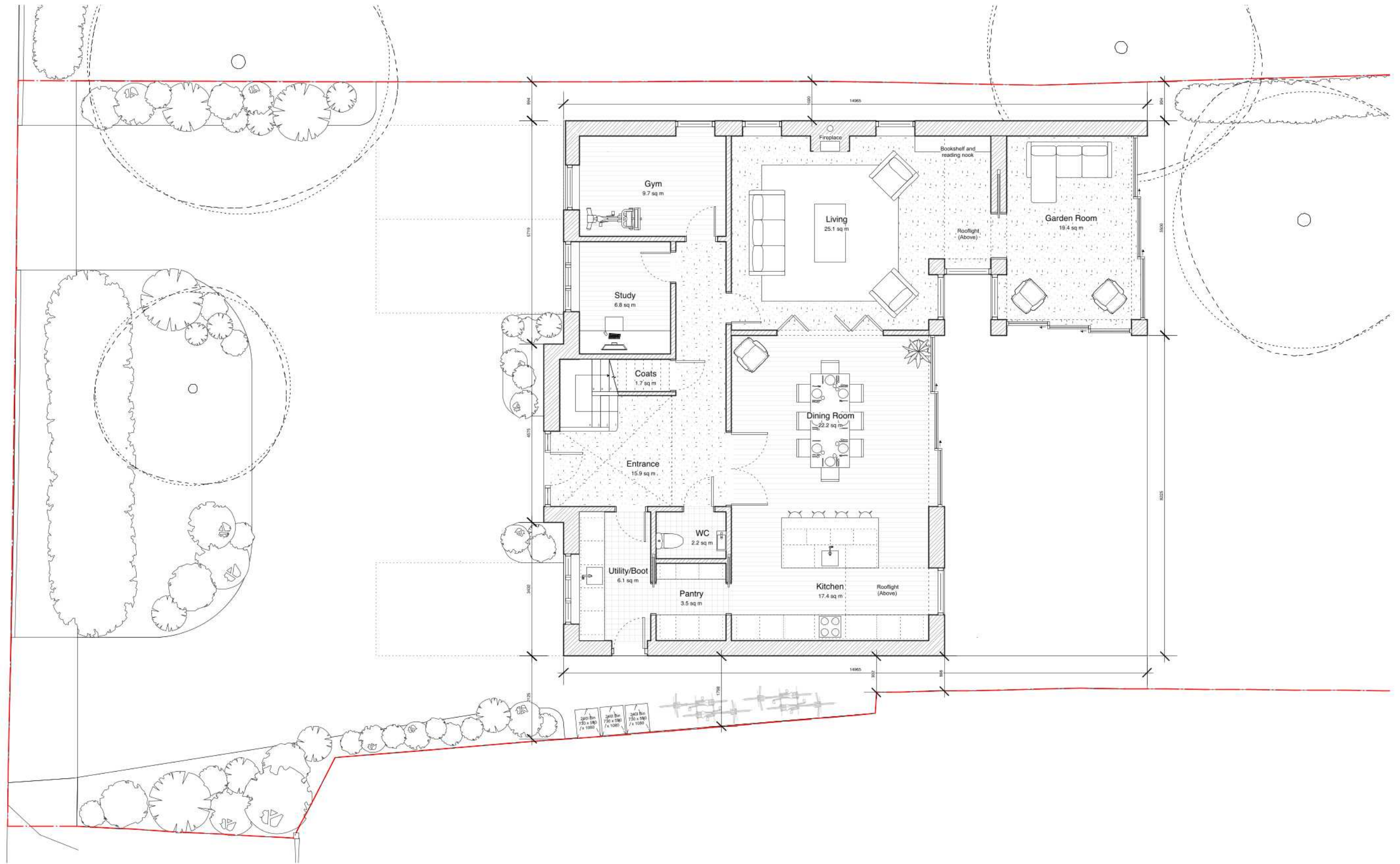
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129 - BBA - 00 - ZZ - DR - A - 02306						

scale	paper size	revision	drawn by	checked by
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P8	26/05/2022	For Planning
revision	issue date	amendment

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Key

- Existing construction
- Proposed demolition
- Proposed construction

project information

Land adjacent to White Roses
17 Sawtry Road
Glatton PE28 5RZ

client

N. Varnham

purpose of issue

For Planning

drawing title

Proposed Plans
Ground Floor

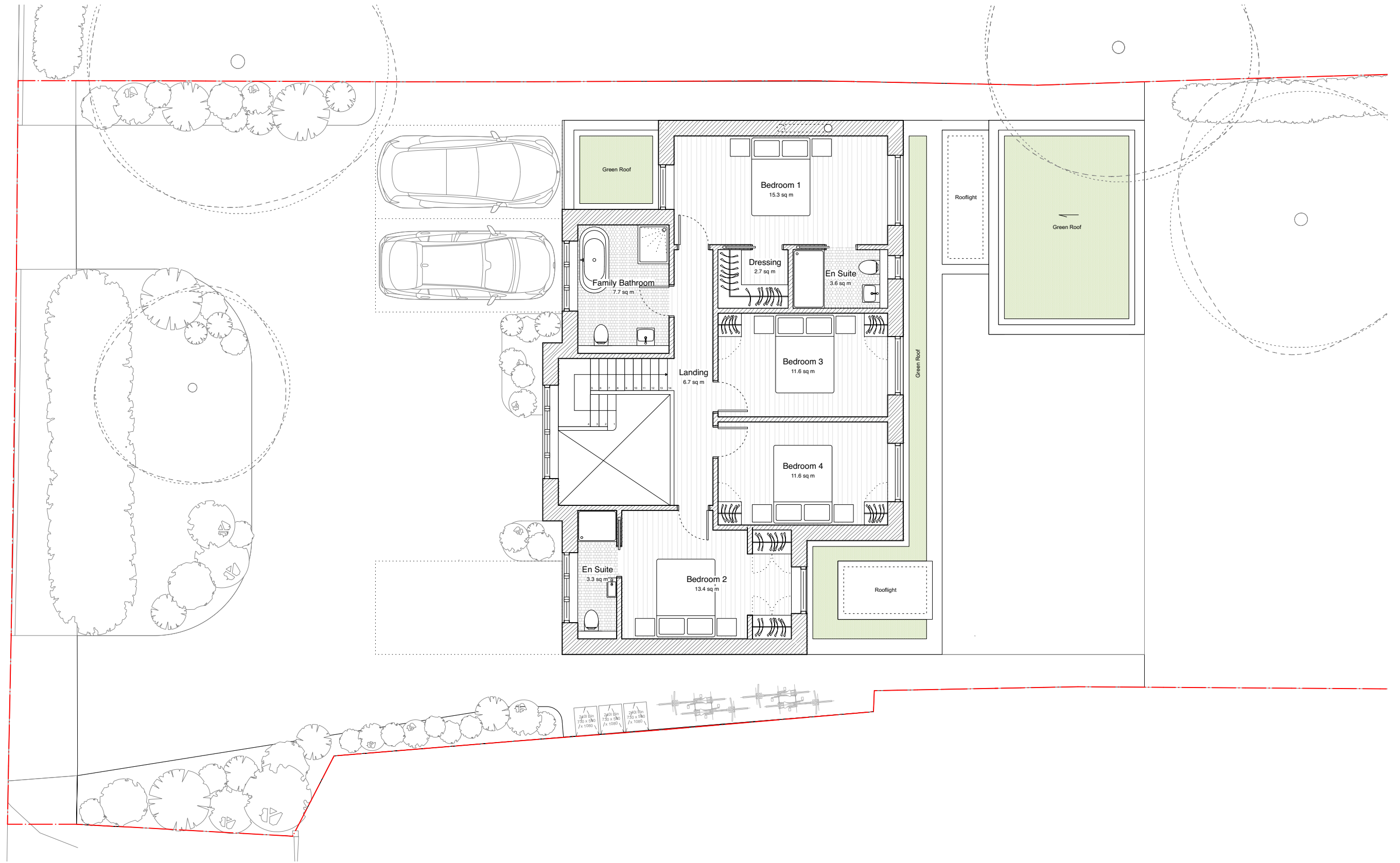
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129 - BBA - 00 - GF - DR - A - 02100						

scale	paper size	revision	drawn by	checked by
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P7	09/03/2022	For planning
revision	issue date	amendment

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 If in doubt, ask, before putting any work in hand.

Key

- Existing construction
- Proposed demolition
- Proposed construction

project information
 Land adjacent to White Roses
 17 Sawtry Road
 Glatton PE28 5RZ

client
 N. Varnham

purpose of issue
 For Planning

drawing title
 Proposed Plans
 First Floor

project	originator	zone	level	type	role	drawing no.
129 - BBA - 00 - 01 - DR - A - 02101						

scale	paper size	revision	drawn by	checked by
1:100	A3	P7	KH	LB

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DEVELOPMENT MANAGEMENT COMMITTEE 19th JUNE 2023

Case No: 22/01580/FUL

Proposal: DEMOLITION OF EXISTING BUILDING AND ERECTION OF NEW FOUR-STOREY BUILDING COMPRISING 30 NO. RETIREMENT FLATS WITH ASSOCIATED COMMUNAL FACILITIES AND EXTERNAL LANDSCAPING, TOGETHER WITH RE-USE OF EXISTING VEHICULAR PARKING FACILITIES ON ADJACENT SITE.

Location: CENTENARY HOUSE, ST MARYS STREET,
HUNTINGDON, PE29 3PE

Applicant: MR TOM SHADBOLT

Grid Ref: 523936 271541

Date of Registration: 19.07.2022

Parish: HUNTINGDON

RECOMMENDATION - REFUSE

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

1. DESCRIPTION OF SITE AND APPLICATION

Site and Surroundings

- 1.1 The site is located on the prominent corner of St Mary's Street and Castle Moat Road, Huntingdon. The existing building is of a V-shape and of 2 storeys. The existing use is (B1) office.
- 1.2 The site is located within the Huntingdon Conservation Area and is in close proximity to a number of Listed Buildings and a Scheduled Monument:
 - Castle Hills Motte and Bailey and Mill Common
 - Medieval Bridge (Grade I)
 - Castle Hills House (Grade II*)
 - Church of St Mary (Grade I)
 - Terrace properties on The Walks North (Grade II)
- 1.3 It is also located within the Huntingdon Air Quality Management Area.

Proposal

- 1.4 This application seeks approval for the demolition of the existing building of Centenary House and the erection of a four-storey building comprising 30 no. market retirement flats (24 one-bedroom and 6 two-bedroom) with associated communal facilities and external landscaping, together with the re-use of existing vehicular parking facilities on the adjacent site at Centenary House, St Marys Street, Huntingdon.
- 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;
 - Planning Statement;
 - Design and Access Statement;
 - Heritage Statement;
 - Highways Statement;
 - Noise Impact Assessment;
 - Air Quality Assessment;
 - Access Strategy Assessment;
 - Daylight and Sunlight Study (Neighbouring Properties) and
 - Affordable Housing Statement.

2. NATIONAL GUIDANCE

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

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

3. PLANNING POLICIES

- 3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
- LP1: Amount of Development
 - LP2: Strategy for Development
 - 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
 - LP21: Town Centre Vitality and Viability
 - LP22: Local Services and Community Facilities
 - LP24: Affordable Housing Provision
 - LP25: Accessible and adaptable homes
 - LP26: Specialist Housing
 - LP29: Health Impact Assessment
 - LP30: Biodiversity and Geodiversity
 - LP31: Trees, Woodland Hedges and Hedgerows
 - LP34: Heritage Assets and their Settings
 - LP35: Renewable and Low Carbon Energy
 - LP37: Ground Contamination and Groundwater Pollution
- 3.2 Huntingdon Neighbourhood Plan 2018-2026 - adopted September 2019:
- Policy NE3: Setting of Huntingdon
 - Policy BE1: Design and Landscaping
 - Policy BE2: Local Distinctiveness and Aesthetics
 - Policy BE3: Heritage Assets
 - Policy TT1: Sustainable Transport
- 3.3 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
 - St Ives Neighbourhood Plan - application for designation of a neighbourhood area (Mar 2019)

- St Ives Conservation Area Character Assessment (2007)

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 0101486FUL - Insertion of replacement windows - Approved.
- 4.2 0300796FUL - Installation of air conditioning units -Approved.
- 4.3 0600624ADV - Display of fascia signs - Approved.
- 4.4 1301406ADV - Installation of signage - Approved.5.

4. PLANNING HISTORY

5. CONSULTATIONS

- 5.1 Huntingdon Town Council – Recommends approval.

While the proposed development is significantly larger than the existing building, it is in keeping with the nearby Pathfinder House and Cromwell Court properties. Members support the provision of additional residences in this area. It is positive to see the inclusion of electric vehicle charging points in the development.

- 5.2 National Highways – No objection. Due to the location and nature of the proposed development, it is considered unlikely to have an impact on the Strategic Road Network (SRN).
- 5.3 Environmental Agency - No comments
- 5.4 Anglian Water - Raised no objections to the proposal subject to informatives.
- 5.5 Cambridgeshire Constabulary - Recommended various crime reduction measures be incorporated.

5.6 Cambridgeshire County Council's Highway Authority - No objection in principle subject to conditions. The visibility splays indicated on 216/2022/010 rev P3 and 216/2022/011 rev P2 are better than the existing splays although probably in excess of that required given the slower speeds when negotiating the adjacent junction. And the service tracking for the site looks to be adequate. The existing office use when assessed TRICS could attract far more movements than that proposed and is therefore acceptable with regards to any impact on the highway. The car parking element remains the same as present. It is noted that there are crossings in the vicinity to link the parking to the main site.

5.7 Cambridgeshire County Council's Lead Local Flood Authority - Object to the proposal.

Para 163 of the NPPF requires planning applications to be supported by a site-specific flood risk assessment. Such an assessment should include a surface water strategy and must demonstrate that the proposed development incorporates sustainable drainage systems (SuDS) unless there is clear evidence that this would be inappropriate. As a flood risk assessment/surface water strategy has not been submitted there is insufficient information to determine the impacts of the proposal.

5.8 Cambridgeshire County Council's Rights of Way Officer - Public Footpath No. 14, Huntingdon runs along/abuts the eastern boundary of the proposed car park to the south of Castle Moat Road. No objections, subject to the imposition of a condition ensuring no fencing/steel hoop barriers shall be erected on or within 0.5m of any public rights of way.

5.9 Cambridgeshire County Council's Archaeology Team - The site lies in an area of high archaeological potential, sitting within the historic core of Huntingdon. No objections, however, due to the high 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. Therefore recommend a condition.

5.10 Huntingdonshire District Council's Environmental Health Team - Object to the proposal due to the proposed use and proximity to the road.

Air Quality: Due to the location, number of proposed units (and sensitive windows facing the source), and taking into consideration the 2019 (pre-Covid) levels were within 10% of the Objective, more information is required to demonstrate that residents will not be subjected to unacceptable levels of pollution from living in the proposed development.

Noise: Impact of the area on future occupants of the proposed development. The noise impact assessment (NIA) has predicted noise levels at the properties and proposes a glazing and insulation scheme to ensure internal sound levels meet the recommended levels within BS8233 and the World Health Organisation. However, as soon as any resident partially opens their window they will be exposed to sound levels in the region of 20dB in excess of the guidelines, with rooms on facades 1 and 2 (facing Castle Moat Road) predicted to experience sound levels internally of up to 50dBLAeq,8hour at night with windows partially open, and those facing St Marys Street predicted to experience sound levels internally of up to 44dBLAeq,8hour at night with windows partially open. The predicted max for all facades with noise sensitive windows proposed would be 66dBLAmax internally with windows partially open. This is considered unacceptable and likely to exceed the Significant Observed Adverse Effect Level as it would be disruptive to residents who would have to keep windows closed most of the time because of the noise, a potential for sleep disturbance resulting in difficulty in getting to sleep, premature awakening and difficulty in getting back to sleep.

Further clarification is sought on how the applicants are proposing to mitigate the internal sound levels and what options have been considered and discounted if mechanical ventilation is proposed (especially if this is for every habitable room).

5.11 Huntingdonshire District Council's Conservation Officer - Object to the proposal.

The proposal site stands within the Conservation Area on a sensitive location close to a number of features which are important to the Conservation Area and contribute positively to its significance as a heritage asset including the Scheduled Monument Castle Hills Motte and Bailey and Mill Common opposite and the Grade I Listed Medieval Bridge. It also has an impact on the wider settings of the Listed Buildings, Castle Hills House (Grade II*) St. Mary's Street, the Listed Buildings on High Street approached from St.Mary's Street, including the Church of St Mary (Grade I), the terrace of Listed Buildings (The Walks North) west of the proposal site, as well as the terrace of historic unlisted buildings west of the proposal site (The Walks East) and the terrace of late 19th century houses along St Mary's Street. The proposal therefore has an impact on the character, appearance and significance of the Conservation Area and on the settings of a number of heritage assets.

Surrounding buildings to north, south, east and west, except Pathfinder House, are single or two storey residential buildings and generally of traditional construction and materials, a number dating from the 18th and 19th centuries. The proposed new building does not reflect the scale or proportions or style of the

existing buildings which contribute to the character of the heritage assets but appears to take its cues for scale and height from the anomaly in the location, Pathfinder House, although the proposed design does not follow that building either. The proposed design includes features such as the four storey glazed feature at the corner of the proposed building, the clutter of elements along the elevations and the glazed and panelled areas of the roof, which increase the impact of the building, imposing it as a particularly intrusive element into the street scene and the foreground of views towards the town, High Street and St. Mary's Street, westwards along St. Mary's Street and towards The Walks East and The Walks North, as well as into the background of the historic green spaces of Mill Common and Castle Hills, the Scheduled Monument on Castle Hills and the Grade I Listed Medieval Huntingdon Bridge.

The National Planning Policy Framework 2021 states that a Local Planning Authority should "look for opportunities for new development within Conservation Areas... and within the setting of heritage assets, to enhance or better reveal their significance." (Para 206). The removal of the existing, flat roofed, two storey modern utilitarian building which is unsympathetic to the character of the location may be considered an enhancement. However, its replacement with the proposed building also of an unsympathetic design but taller and larger in scale does not enhance or better reveal the significance of the Conservation Area or settings of heritage assets as required by the NPPF.

Although the demolition and replacement of the existing building is in principle supported, the replacement building proposed is considered to be harmful to the significance of the heritage assets affected and the character and appearance of the Conservation Area and the settings of the heritage assets. The harm is limited in extent therefore it is considered to be less than substantial as set out in the NPPF, but there is no clear and convincing justification for the harm, and no public benefit sufficient to outweigh the harm is identified in the application. The proposal therefore does not fulfil the requirements of the NPPF nor the 1990 Act and recommendation is not to support the proposal.

5.12 Huntingdonshire District Council's Urban Design Officer - Object to the proposal.

Whilst it is accepted that there may be an opportunity for a limited element of 4 storey accommodation adjacent to Pathfinder House, it is considered the majority of the site should reflect the existing lower 2 and 3 storey scale of development in St Marys Street, The Walks East and the approved British Red Cross development to the south given the site context and Conservation Area.

A site section and street scene should be provided N-S to inform the scale of this frontage.

The projecting cantilevered circular drum forms a bulky and incongruous addition to the building and is poorly integrated within the overall facade given it projects over the adjacent open space and effectively floats above it.

The square proportions of the front/west elevation create a contrived facade that would appear incongruous from elevated views from the Pathfinder Link Road, Mill Common and when seen in context to adjacent development at The Walks East to the north.

The 3 and 4 storey scale of the St Marys Street frontage would form a poor scale relationship with the existing terrace houses opposite and Cromwell Court adjacent. The building would dominate the St Marys Street scene and appear to tower over existing properties in views looking west.

Overlooking and overbearing impacts - The proposed massing is shown to result in overbearing impacts and loss of daylight and sunlight to ground and first floor rooms in Nos. 2 and 3 St Marys Street opposite. The existing 2-storey office building has windows on the south elevation to Castle Moat Road which presently overlook the rear garden of No. 10 The Walks East. The taller height together with the introduction of balconies is likely to increase perceived overlooking impacts whilst the taller 4 storey height may also give rise to overbearing impacts. Amendments to the scale of this frontage together with amendments to arrangement of balconies is recommended.

Amenity Space - the depth of the individual balconies will make these spaces largely unusable for future occupants - the HDC Design Guide SPD requires that where possible balconies should be a minimum of 1.5m deep in order to accommodate a table and chairs. Deeper balconies at upper floor level would also help reduce the perceived height of the building.

Hard and soft landscaping - The redevelopment of the site provides the opportunity to improve the interface to Castle Moat Road by introducing defensible threshold planting in front of this elevation together with a low hedge to improve privacy to ground floor rooms, clearly define the public and private areas of the site and reflect the approved boundary treatment facing Castle Moat Road in front of the British Red Cross site.

Cycle Storage - The proposed cycle parking provision would fall significantly below local plan policy requirements (with just 27% of the requirement provided). Consider creative ways of achieving the required quantum of cycle parking spaces given that the development is on the edge of the town centre, this could be a mix of ground floor integral spaces and external secure covered spaces. It is recommended that the proposals make provision for covered and secure mobility scooter / buggy storage together with

the necessary charging provision, this could be within small integral ground floor room

Courtyard / refuse storage - The proposed courtyard area to the rear of the building forms a cramped arrangement and is dominated by the refuse storage with little opportunity for soft landscaping meaning this space is likely to form a poor outlook from the ground floor communal lounge. Recommended that the bins be integrated into the fabric of the building close to the site access. Details of refuse collection arrangements and refuse vehicle access (including tracking plans) should be provided.

Car Park - The proposals should seek to improve and enhance the appearance and interface of the car park to adjacent streets and footpaths - particularly the northern edge to Castle Moat Road and eastern edge to The Walks East. A reduction of 1 space for example would provide the opportunity to introduce hedge planting around the northern and eastern edges of the car park as well as additional areas of soft landscaping between groups of spaces.

- 5.13 Huntingdonshire District Council's Emergency Planning Advisor - No comments as it does not fall within the flood zones.

6. REPRESENTATIONS

- 6.1 During the course of the application, seven letters of objection were received, alongside a signed petition, raising concerns over the following matters:
- Scale and design;
 - Impact on heritage assets;
 - Impact on neighbouring properties amenities;
 - Highway safety and parking;
 - Impact on trees;
- 6.2 One letter of representation, neither supporting nor opposing the proposal was submitted noting that is good to have new flats in the neighbouring, subject to noise and disturbance impacts during demolition/construction.

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:
- The principle of development
 - Design and visual amenity
 - Residential amenity
 - Highway safety
 - Flood risk and surface water
 - Biodiversity
 - Trees
 - Accessible and adaptable Homes
 - Water efficiency
 - Developer Contributions

Principle of Development

- 7.6 The site is located within the settlement of Huntingdon, which the adopted Huntingdonshire Local Plan to 2036 identifies as a Key Service Centre. The site is also located within the town centre boundary of Huntingdon.
- 7.7 As such, Policies LP7 (Key Service Centres) and LP21 (Town Centre Vitality and Viability) are considered relevant. The proposal involves the demolition of an existing build being used as offices (Use Class E(g)(i)) and the erection of a four-storey building comprising 30 no. market, retirement flats (24 one-bedroom and six two-bedroom) with associated works at Centenary House, St Marys Street. Policy LP26 (Specialist Housing) is also considered relevant given the proposed use.

- 7.8 Policy LP7 of the adopted Local Plan states that a proposal for housing development in addition to those allocated in the Local Plan will be supported where it is appropriately located within a built-up area of an identified Spatial Planning Area.
- 7.9 Policy LP21 of the adopted Local Plan states that the town centre of Huntingdon will be supported as sustainable locations for shopping, working, service and leisure uses which attract a wide range of people throughout the day and evening to strengthen the centre's role as a vibrant, accessible focus for meeting local needs.
- 7.10 While the proposal would result in the loss of 960sqm of office space in a town centre location, it is noted that permitted development rights allow the conversion of up to 1,500sqm of office floor space to residential without the requirement of planning permission. Furthermore, paragraph 86 of the National Planning Policy Framework (NPPF) recognises the important role that residential development plays ensuring the vitality of town centres.
- 7.11 With regards to the proposed use, Policy LP26 (Specialist Housing) of the adopted Local Plan states that a proposal for self-contained specialist housing will be supported where it will:
- (a) be easily accessible to shops, services, community facilities, public transport and social networks appropriate to the needs of the occupiers;
 - (b) be integrated with the wider community;
 - (c) incorporate a mix of tenures including affordable homes in accordance with Policy LP24 (Affordable Housing Provision);
 - (d) facilitate a high quality of life for residents;
- 7.12 In regard to criterion a) of Policy LP26: Given the site is located within the town centre boundary of Huntingdonshire which includes a range of shops and services within walking distance, the Local Planning Authority are satisfied that the proposal meets the above criteria.
- 7.13 In regard to criterion b) of Policy LP26: As the site is located within the town centre of Huntingdon in a built-up area with various community facilities in close proximity, the proposal is considered to be integrated with the wider community effectively.
- 7.12 In regard to criterion c) of Policy LP26: The key assessment against this criterion is the applications compliance with Policy LP24 (Affordable Housing Provision).
- 7.13 Policy LP24 of the adopted Local Plan states that a proposal will be supported where it delivers a target of 40% affordable housing on a site where 11 homes or 1,001m² residential floorspace (gross internal area) or more are proposed. It is also goes on to state that where it can be demonstrated that the target is not viable due to specific site conditions or other material considerations affecting

development of the site an alternative dwelling or tenure mix or a lower level of provision may be supported.

- 7.14 The proposal does not include the provision of any affordable homes.
- 7.15 The applicant has submitted an accompanying affordable housing statement that argues that the 'existing building could be converted under 'Permitted Development' rights to give a scheme of some twenty individual properties'. The applicant also argues that 'the potential to the site occupied by twenty residential properties without the requirement for any formal grant of planning permission is a material consideration in the determination of the application for the replacement of the existing building with the purpose-built scheme under consideration. As such, the current proposals should be considered as representing a net increase in ten properties, and where the principle of 'net increase' is well established both in the interpretation and application of Local Plan Policy LP23 and national guidance'. The submitted statement also argues that the benefits of providing specialist housing addressing the aims of Policies LP24 and LP26 and would outweigh the harm of no affordable housing.
- 7.16 A 'fallback position' is what is a development or use which is likely to occur if the planning permission is refused, for example a development which is already permitted or can be built under permitted development rights. In this case, the applicant is arguing that an alternative scheme could be built under permitted development.
- 7.17 A fallback position is a material consideration for the Local Planning Authority when assessing the merits of any planning proposal.
- 7.18 A Court of Appeal Judgement *Mansell v Tonbridge and Malling Borough Council* [2017] EWCA Civ 1314, Lindblom LJ confirmed the legal considerations in determining the materiality of the 'fall back' position as a planning judgement were as follows:
- The basic principle is that for a prospect to be a real prospect it does not have to be probable or likely, a possibility will suffice.
 - There is no rule of law that in every case the 'real prospect' will depend, for example, on the site having been allocated for the alternative development in the development plan or planning permission having been granted for that development, or on there being a firm design for the alternative scheme, or on the landowner or developer having said precisely how he would make use of any permitted development rights available to him under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (The GPDO). In some cases, that degree of clarity and commitment

may be necessary; in others, not. This will always be a matter for the decision-maker's planning judgement in the particular circumstances of the case in hand.

- 7.19 The key part to understanding what weight to afford the potential permitted development fallback position is whether there is a realistic prospect for the alternative scheme to be built.
- 7.20 In this case, the relevant permitted development rights being referred to by the applicant is: Class O (offices to dwellinghouses) Part 3, Schedule 2 of The Town and Country Planning (General Permitted development) (England) Order 2015.
- 7.21 Development under Class O is assessed against the following conditions:
O.2a) transport and highways impacts of the development,
O.2b) contamination risks on the site,
O.2c) flooding risks on the site,
O.2d) impacts of noise from commercial premises on the intended occupiers of the development and
O.2e) the provision of adequate natural light in all habitable rooms of the dwellinghouses.
- 7.22 The applicant has provided drawings detailing how the existing building could be converted under 'Permitted Development' rights. The applicant has not provided any other information in how the conversion would meet the above assessment criteria for Class O.
- 7.23 Officers have concern regarding conditions O.2d) and O.2e).
- 7.24 Given the sites location within Huntingdon Town Centre, on a busy road with other commercial uses nearby, and noting the Environmental Health Team's objecting regarding noise impact of the area of the future occupants of the proposed development, Officers are not convinced based on the submitted information that a conversion could satisfy condition O.2d).
- 7.25 Taking into account the existing buildings siting and orientation, the close proximity of Pathfinder House and Cromwell Court to the site, Officers are not convinced that ground floor units 4, 5 and 10 and first floor units 15 and 20 would benefit from adequate natural light in all habitable rooms of the dwellings.
- 7.26 Officers note that the applicant has not sought confirmation through a prior approval application for this potential fallback position.
- 7.27 Officers do not agree with the net increase argument put forward by the applicant given the above concern.

- 7.28 In consideration of all that is in front of officers in regard to this permitted development fallback, Officers are of the view that there is not a realistic prospect for the alternative scheme of twenty dwellings to be built and therefore afford limited weight to this material consideration.
- 7.29 While Officers recognise the benefits of the proposed development in terms of providing needed specialist housing, it is not considered to justify the lack of affordable housing in this instance, with Policy LP26 aiming to ensure that specialist housing development contributes to a range of attractive housing options for older people and Policy LP24 noting that there is a significant need for affordable housing within Huntingdonshire as demonstrated through the Cambridge sub-region Strategic Housing Market Assessment (SHMA). Furthermore, the applicant has not provided any evidence to demonstrate that delivery of 40% affordable housing within the site is not viable.
- 7.30 It is noted that paragraph 65 of the NPPF states that exemptions to the major development requirements of providing at least 10% affordable home ownership include specialist purpose-built accommodation for the elderly - however, the NPPF also recognises that the Local Plan is the starting point for decision-making and planning law requires that applications be determined in accordance with the development plan.
- 7.31 As such, Officers do not consider the proposal complies with the requirements of Policy LP24 and subsequently does not satisfy criteria (c) of Policy LP26, nor Policy LP24 of the adopted Local Plan.
- 7.32 In regards to criterion d) of Policy LP26: Based on the plans provided, the Local Planning Authority are satisfied that the proposal would facilitate a high quality of life for residents, both within the individual units and within the communal areas and facilities. It is also noted that an outdoor amenity space at street level is proposed, alongside the provision of a roof garden.
- 7.33 The application fails to demonstrate that the principle of development is acceptable. Whilst the proposal would provide specialist housing in a sustainable location, it fails to include any affordable housing provision, for which there is a significant need. The proposal is therefore contrary to policies LP24 and LP26 part c) of the adopted Huntingdonshire Local Plan to 2036.

Design, Visual Amenity and impact on the surrounding area and Heritage Assets

- 7.34 The site is located within the Huntingdon Conservation Area and is in close proximity to a number of Listed Buildings and a Scheduled Monument:

- Castle Hills Motte and Bailey and Mill Common
 - Medieval Bridge (Grade I)
 - Castle Hills House (Grade II*)
 - Church of St Mary (Grade I)
 - Terrace properties on The Walks North (Grade II)
- 7.35 Section 72 of the Planning (LBCA) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 7.36 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.
- 7.37 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...’The NPPF goes on to state that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including securing its optimum viable use.
- 7.38 Policy LP34 of the Local Plan and Policy BE3 of the Huntingdon Neighbourhood Plan aligns with the statutory provisions and NPPF advice.
- 7.39 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.
- 7.40 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.
- 7.41 Both the Conservation Team and Urban Design Team have been consulted as part of the application and object to the proposal.

- 7.42 The site is located on a prominent corner entering Huntingdon Town Centre at the junction of Castle Moat Road and St Mary's Street. The proposal involves the demolition of the existing two-storey office building and the erection of a four-storey building to house 30 retirement apartments (24 one-bedroom and six two-bedroom) with associated communal facilities and external landscaping at Centenary House, St Mary's Street, Huntingdon.
- 7.43 The proposal comprises a U-shaped, flat roof, four-storey building with a 28.5m frontage to Castle Moat Road and a 27.3m frontage to St Mary's Street. The building steps down to three-storeys along part of the St Mary's Street frontage immediately adjacent to Cromwell Court. The proposed building includes a large, fully glazed, curved feature at the external corner of the building on the junction of the Ring Road and St Mary's Street. Whilst it is accepted that there may be an opportunity for a limited element of 4 storey accommodation adjacent to Pathfinder House to reinforce this key building on the junction with the Ring Road, it is considered the majority of the site should reflect the existing lower 2 and 3 storey scale of development in St Marys Street, The Walks East and the approved British Red Cross development to the south given the site context and Conservation Area.
- 7.44 Surrounding buildings to north, south, east and west, except Pathfinder House, are single or two storey residential buildings and generally of traditional construction and materials, a number dating from the 18th and 19th centuries. The proposed new building would not reflect the scale or proportions or style of the existing buildings which contribute to the character of the heritage assets and appearance of the surrounding area but appears to take its cues for scale and height from, Pathfinder House, although the proposed design does not follow that building either. It is considered the 3 and 4 storey scale of the St Marys Street frontage would form a poor scale relationship with the existing terrace houses opposite and Cromwell Court adjacent. The building would dominant the St Marys Street scene and appear to tower over existing properties in views looking west.
- 7.45 The uncharacteristic scale of the proposed building would be accentuated by the siting of the cantilevered circular glazed drum feature on the corner elevation, which begins at first floor level and exceeds the height of the main building - a maximum height of 14.2m. This is considered to form a bulky and incongruous addition to the building which is poorly integrated within the overall façade. The square proportions of the front/west elevation are also considered to create a contrived facade that would appear incongruous from elevated views from the Pathfinder Link Road, Mill Common and when seen in context to adjacent development at The Walks East to the north.
- 7.46 The style of the existing building is considered to be at odds with the historic buildings around it, which form the character of the

Huntingdon Conservation Area and its appearance and therefore is not considered to contribute positively to the character or appearance of the Conservation Area. As such, the Local Planning do not consider its loss to be harmful to the Huntingdon Conservation Area. However, its replacement with the proposed building also of an unsympathetic design but taller and larger in scale does not enhance or better reveal the significance of the Conservation Area or settings of heritage assets.

- 7.47 The Council's Conservation Officer has concluded that the proposal would result in less than substantial harm to the nearby heritage assets and the Huntingdon Conservation Area.
- 7.48 The proposal would provide specialist housing, and this is considered a public benefit. Officers do not consider this public benefit is sufficient to outweigh the harm that is identified.
- 7.49 By virtue of the scale, bulk and design of the proposed building, the proposal would result in harm to the character and appearance of the streetscenes of St Mary's Street and Castle Moat Road and the surrounding area. Furthermore, the proposal would result in less than substantial harm to the significance of nearby heritage assets and the Huntingdon Conservation Area. Given the proposal does not include any clear or convincing justification for the harm nor any public benefit sufficient to outweigh the harm, the proposal is considered to be contrary to Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies NE3, BE1, BE2 and BE3 of the Huntingdon Neighbourhood Plan, Policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Sections 12 and 16 of the National Planning Policy Framework in this regard.

Residential Amenity

Amenity of neighbouring properties

- 7.50 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. It requires that development proposals ensure 'adequate availability of daylight and sunlight for the proposed use, minimizing the effects of overshadowing and the need for artificial light'. Furthermore paragraph 130 of the National Planning Policy Framework states that decisions should ensure that developments which promote health and well-being, with a high standard of amenity for existing and future users.
- 7.51 The application has been accompanied by a Noise Impact Assessment, an Air Quality Impact Assessment and a Daylight and Sunlight Assessment.
- 7.52 The closest neighbouring residential properties that are likely to be impacted upon as a result of the proposed development are

- those at Cromwell Court, St Mary's Street, the properties at Castlepoint Residences, the properties along the north side of St Mary's Street and Nos. 8, 9 and 10 The Walks East, Huntingdon.
- 7.53 The proposed development is not considered to result in any detrimental overbearing or overshadowing impacts on the neighbouring residential properties at Cromwell Court as it would be approximately 7m from the side elevation of the existing building and would only marginally exceed the height of the neighbouring property as shown on the submitted streetscene drawing. Furthermore, the proposal would be separated by the public highway from the remaining nearby residential properties.
- 7.54 At its closest point, the proposed development would be approximately 11.8m from the boundary to No. 9 The Walks East with windows to habitable rooms and balconies on first, second and third floors on the north elevation addressing St Mary's Street. Whilst the proposal is considered to result in some overlooking impacts on the neighbouring property, the impacts are considered to be limited given the orientation of the proposed windows and balconies and the private rear amenity space of the neighbouring property, which would be partially screened by the existing boundary treatment (high level brick wall) of No. 9 The Walks East.
- 7.55 The existing 2-storey office building has windows on the south elevation to Castle Moat Road which presently overlook the rear garden of No. 10 The Walks East. The northern boundary of the neighbouring property is also relatively open with a low level fence and is therefore open to overlooking impacts from pedestrians along the public highway of Castle Moat Road. However, the taller height together with the introduction of balconies is likely to increase perceived overlooking impacts whilst the taller 4 storey height may also give rise to overbearing impacts.
- 7.56 The scheme is accompanied by a daylight and sunlight assessment carried out in accordance with the numerical tests set out in the BRE Site Layout Planning for Daylight and Sunlight: a guide to good practice, 3rd Edition 2022 and assesses the impact to immediate surrounding properties at 1-5 St Marys Street, 7, 9 and 10 The Walks East, Pathfinder House and the approved proposals for land at the Former Britch Red Cross Society, Castle Moat Road.
- 7.57 The tests indicate that the proposal would have relatively low impact on the light received by neighbouring properties and non-compliance is limited to the ground and first floor windows in Nos. 2 and 3 St Marys Street and to one ground floor bedroom window in the building to be erected on the site of the former British Red Cross building.
- 7.58 No. 2 St Marys Street - The findings of the tests show the proposals would result in a loss of skylight (Vertical Sky Component test - VSC) received by the ground floor lounge

- windows which would have a reduction of 0.77 or 23% of current levels. The bedroom bay windows would also receive a reduction of between 0.71 and 0.78 or 22% of current levels.
- 7.59 No. 3 St Marys Street - the VSC received by ground floor lounge windows would have a reduction 0.77 or 23% of current levels. Daylight distribution within the lounge would reduce by 0.7 or 30%, whereas the first-floor bedrooms would reduce by 0.75-0.78 or 22% and 25%.
- 7.60 Land at former British Red Cross Society (approved application 18/00212/FUL and 19/00299/NMA) - tests show the bedroom window (No 202) suffers a reduction in VSC of 0.78 or 22% and reduction in daylight distribution of 0.77 or 23%.
- 7.61 Overall, the tests show the proposals would result in a reduction in skylight (VSC) beyond the accepted 27% and 0.8 times its former value and Daylight Distribution beyond the accepted 0.8 times its former value as set out in the BRE guide (para 2.2.21 2011 version). Whilst the reduction in VSC is relatively minor for effected windows, the reduction in daylight distribution - particularly to the ground and first floor rooms in No. 2 St Marys Street would be significant. This reduction in daylight distribution would be noticeable by current occupants and would lead to perceived overbearing impacts.
- 7.62 The proposed massing is therefore shown to result in overbearing impacts and loss of daylight and sunlight to the ground and first floor rooms of Nos. 2 and 3 St Marys Street.
- 7.63 The proposed development by virtue of its scale and mass would result in overbearing impacts and loss of daylight and sunlight to the ground and first floor rooms of Nos. 2 and 3 St Marys Street. The proposal is therefore considered contrary to Policy LP14 of the Huntingdonshire Local Plan to 2036, paragraph 130 (f) of the NPPF 2021 which seeks a high standard of amenity for existing and future place users and the guidance within part 3.7 Building Form of the Huntingdonshire Design Guide Supplementary Planning Document (2017).

Amenity for future occupiers

- 7.64 The supporting text for Policy LP14 states: Development management decisions will consider noise impacts in an integrated manner alongside other potential impacts of the proposed development and will have regard to the Noise Policy Statement for England where appropriate. Required mitigation may include considerations such as the siting of buildings, landscaping and building design. Minimisation of disturbance through obtrusive light, poor air quality, odour and dust emissions are also important in providing a reasonable quality of life for occupiers and to safeguard biodiversity and the quality of the environment.

Air Quality

- 7.65 The site is located within the Huntingdon Air Quality Management Area and as such an Air Quality Impact Assessment has been submitted. Given the sites location at a prominent highway junction in close proximity to a set of traffic lights resulting in regular stationary vehicles, the number of proposed units (and sensitive windows facing the source), and taking into consideration the 2019 (pre-Covid) levels were within 10% of the Objective, Environmental Health officers have advised that the application is not supported by sufficient information to demonstrate that the future residents will not be subjected to unacceptable levels of pollution from living in the proposed development.

Noise

- 7.66 The application has also been accompanied by a Noise Impact Assessment. The submitted assessment concludes that the proposed glazing and insulation scheme would ensure the internal sound levels meet the recommended levels within BS8233 and the World Health Organisation.
- 7.67 However, given the number of street-level properties in close proximity to the public highway, the proposed development would exceed the Significant Observed Adverse Effect Level, resulting in disruption to residents who have to keep windows closed most of the time because of noise - a potential for sleep disturbance resulting in difficulty in getting to sleep, premature awakening and difficulty getting back to sleep. Where developers rely on closed windows to achieve suitable internal noise levels, alternative ventilation may be considered as a last resort. However, insufficient information has been provided on the proposed scheme (referencing the Titon Sonair F+ Mechanical Input Ventilator) to demonstrate that it can achieve air changes comparable to a partially open window.
- 7.68 Insufficient information has been submitted to demonstrate that the residents/occupants of the proposed development would be safeguarded against unacceptable levels of air and noise pollution. The proposal is therefore contrary to Policy LP14 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework in this regard.

External Amenity

- 7.69 With regards to amenity space for the occupants/residents of the proposed development, each unit is to be served by a small private balcony which measures 0.7m deep on the Castle Moat Road

frontage and 1m deep on the St Marys Street frontage. Units at ground floor have access to individual threshold spaces of the same dimensions which are enclosed by bronze perforated panels. An approximately 160sqm roof terrace is proposed at 3rd floor level on the northeast corner.

- 7.70 The proposed individual balconies would not be of an adequate depth to ensure these private external amenity spaces are usable and of an acceptable size for future occupants. The proposal is therefore contrary to the HDC Design Guide SPD (page 171) which requires that where possible balconies should be a minimum of 1.5m deep in order to accommodate a table and chairs.

Parking Provision and Highway Safety

- 7.71 Policy LP16 (Sustainable Travel) aims to promote sustainable travel modes and supports development where it provides safe physical access from the public highway.
- 7.72 Policy LP17 states a proposal will be supported where it incorporates appropriate space for vehicle movements, facilitates accessibility for service and emergency vehicles and incorporates adequate parking for vehicles and cycles.
- 7.73 The proposal involves the re-use of an existing hard surfaced area on the corner of Castle Moat Road and Mill Common for the provision of off-street car parking. The proposed area would be accessed via an existing access point off Mill Common - an unclassified road subject to a 30mph speed limit, and would provide 22 dedicated off-street car parking spaces for the proposed development. The submitted Highways statement also indicates that additional temporary parking provision is available to the rear of the proposed development which will be shared with delivery vehicles.

Car Parking

- 7.74 The proposal is within Huntingdon Town Centre and therefore within a sustainable location that provides various services and facilities of a day-to-day nature,. There is also excellent public transport links The proposal includes 22 dedicated off-street car parking spaces and additional temporary parking provision if required. Given the sustainable location of the site, officers consider the proposal complies with aims of policies LP16 and LP17 of the of the Huntingdonshire Local Plan to 2036 in regard to car parking.

Cycle Parking

- 7.75 One cycle storage space is required per bedroom, per property. The submitted Highways Statement indicates that a dedicated facility proposed for cycling would be provided to the rear of the site - however, sufficient details have not been provided as part of this application. A condition would be imposed on any planning permission granted to ensure that specific details are agreed with the Local Planning Authority prior to first occupation of the proposal. Subject to the inclusion of the above condition, Officers consider the proposal complies with aims of policies LP16 and LP17 of the of the Huntingdonshire Local Plan to 2036 in regard to cycle parking.

Highway Safety

- 7.76 Cambridgeshire County Council's Highway Authority have raised no objections to the proposed development in principle noting that the proposal would result in less movements than the existing use of the site and would utilise an existing area of off-street car parking with suitable crossing points to access the proposed development.
- 7.77 Amended plans have been received during the course of the application providing additional information in relation to the access point to the rear of the property, servicing tracking and pedestrian and vehicular visibility splays. Cambridgeshire County Council Highways Authority have reviewed the amended documentation and raised no objections. Conditions would be imposed on any planning permission granted to ensure development is carried out in accordance with the amended/additional information.
- 7.78 Officers therefore consider the proposal would not have an adverse impact upon highway safety in accordance with policies LP16 and LP17 of the of the Huntingdonshire Local Plan to 2036.

Flood Risk and Drainage

- 7.79 The application site lies within Flood Zone 1 which means that it has a low probability of fluvial flooding. The proposal involves the erection of 30 residential apartments - which is classified as 'More Vulnerable' development. This type of development is considered to be acceptable in Flood Zone 1 and accordingly Exception or Sequential Tests are not required.
- 7.80 Paragraph 163 of the National Planning Policy Framework requires planning applications to be supported by a site-specific flood risk assessment which should include a surface water strategy and must demonstrate that the proposed development incorporates sustainable drainage systems (SuDS), unless there is clear evidence that this would be inappropriate. Furthermore,

- 7.81 Policy LP5 of the adopted Local Plan states that a proposal will only be supported where all forms of flood risk have been addressed.
- 7.82 The application has not been accompanied by a Flood Risk Assessment/Surface Water Strategy and therefore, the Local Planning Authority and the Cambridgeshire County Council's Lead Local Flood Authority have insufficient evidence to assess the proposal in terms of flood risk.
- 7.83 The applicant argues that a Flood Risk Assessment is not required as the site in question is not identified as being at risk from either sea, river or surface water flooding by either the Env Agency or LPA's own SFRA. However, the LLFA have re-iterated that they require a drainage strategy is submitted irrespective of the flood risk to the site, as any alterations to the impermeable area within the site will have an impact on the surface water flood risk within the site and to the surrounding areas.
- 7.84 Insufficient information has been submitted to assess the proposal in terms of flood risk. The application has not been accompanied by a Flood Risk Assessment/Surface Water Strategy. The proposal is therefore contrary to Policies LP5, LP6 and LP15 of Huntingdonshire's Local Plan to 2036 and Section 14 of the National Planning Policy Framework (2021).

Biodiversity

- 7.85 Paragraph 174 of the NPPF (2021) states Planning policies and decisions should contribute to and enhance the natural and local environment 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.
- 7.86 Given the location of the site in a well-lit and built-up area of Huntingdon Town Centre, it is considered that the site is low in ecological value. The proposal involves the replacement of an existing building on roughly the same footprint with associated development taking place on existing areas of hard surfacing and would ensure no net loss in biodiversity as required by Local and National Planning Policies.
- 7.87 Whilst the proposals at this stage do not indicate any measures for biodiversity enhancement there is considered to be scope for biodiversity net gain to be achieved and this would be secured with the implementation of a planning condition on any planning permission granted. Furthermore, conditions would be imposed on any planning permission granted to secure specific details of hard and soft landscaping proposals. In this instance, it is considered

that the provision of common enhancement measures such as bat and bird boxes would likely result in a biodiversity net gain.

- 7.88 Subject to the imposition of a biodiversity enhancements condition, it is considered that the development would have no detrimental long-term impacts on protected species and is capable of achieving a net gain in biodiversity in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036 and Section 15 of the National Planning Policy Framework in this regard.

Trees

- 7.89 Policy LP31 of the Huntingdonshire Local Plan to 2036 sets out 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. The National Planning Policy Framework states that trees make an important contribution to the character and quality of urban environments and can help mitigate and adapt to climate change and decisions should ensure that existing trees are retained wherever possible.
- 7.90 A condition would be imposed on any planning permission granted to secure and agree a Tree Protection Plan to ensure the protection of existing trees east of the proposed building on the boundary to Cromwell Court, St Mary's Street.
- 7.91 With regards to proposed hard and soft landscaping, the redevelopment of the site provides the opportunity to improve the interface to Castle Moat Road by introducing defensible threshold planting in front of this elevation together with a low hedge to improve privacy to ground floor rooms, clearly define the public and private areas of the site and reflect the approved boundary treatment facing Castle Moat Road in front of the British Red Cross site. Notwithstanding the submitted plans it is considered that there is also an opportunity to introduce hedge planting around the northern and eastern edges of the car park as well as additional areas of soft landscaping between groups of spaces.
- 7.92 Accordingly, subject to the imposition of conditions the proposal is considered acceptable in accordance with Policy LP31 of the Local Plan to 2036.

Accessible and Adaptable Dwellings

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

attached to any approval decision to ensure compliance with the above.

Water Efficiency

- 7.94 Policy LP12 (j) of the Local Plan to 2036 states that new dwellings must comply with the optional Building Regulation requirement for water efficiency set out in Approved Document G of the Building Regulations. A condition will be attached to any consent to ensure compliance with the above, in accordance with Policy LP12 (j) of Huntingdonshire's Local Plan to 2036.

Developer Contributions

Bins

- 7.95 Part H of the Developer Contributions SPD (2011) requires a payment towards refuse bins for new residential development.
- 7.96 The applicant has confirmed that the proposed development would use a private contractor for bin collection. The proposed development is therefore considered to accord with Policy LP4 of Huntingdonshire's Local Plan to 2036 and the Developers Contributions SPD (2011).

Community Infrastructure Levy (CIL)

- 7.97 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

Conclusion

- 7.98 For the reasons outlined in the report, officers have afforded limited weight to the material consideration of the scheme benefiting from a permitted development fallback position. The application therefore fails to demonstrate that the principle of development is acceptable as the proposal fails to include the provision of affordable housing as required by Policies LP24 and LP26 part c).
- 7.99 The proposed scale, bulk and design of the building would result in harm to the character and appearance of the streetscenes of St Mary's Street and Castle Moat Road, and result in less than substantial harm to the significance of nearby heritage assets and the Huntingdon Conservation Area. Officers do not consider the proposal would result in public benefits that would justify or outweigh the harm the proposed development would cause on the heritage asset.

- 7.100 The application also fails to provide sufficient information regarding flood risk and fails to provide sufficient information to demonstrate that the residents/occupants of the proposed development would be safeguarded against unacceptable levels of air and noise pollution.
- 7.101 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 would constitute an unacceptable overdevelopment of the site.
- 7.102 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. Whilst the proposal would provide specialist housing in a sustainable location, it fails to include any affordable housing provision, for which there is a significant need. The proposal is therefore contrary to policies LP24 and LP26 part c) of the adopted Huntingdonshire Local Plan to 2036.
2. By virtue of the scale, bulk and design of the proposed building, the proposal would result in harm to the character and appearance of the street scenes of St Mary's Street and Castle Moat Road and the surrounding area. Furthermore, the proposal would result in less than substantial harm to the significance of nearby heritage assets and the Huntingdon Conservation Area. Given the proposal does not include any clear or convincing justification for the harm nor any public benefit sufficient to outweigh the harm, the proposal is considered to be contrary to Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies NE3, BE1, BE2 and BE3 of the Huntingdon Neighbourhood Plan, Policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Sections 12 and 16 of the National Planning Policy Framework in this regard.
3. The proposed development by virtue of its scale and mass would result in overbearing impacts and loss of daylight and sunlight to the ground and first floor rooms of Nos. 2 and 3 St Marys Street. The proposal is therefore considered contrary to Policy LP14 of the Huntingdonshire Local Plan to 2036, paragraph 130 (f) of the NPPF 2021 which seeks a high standard of amenity for existing and future place users and the guidance within part 3.7 Building Form of the Huntingdonshire Design Guide Supplementary Planning Document (2017).

4. Insufficient information has been submitted to demonstrate that the residents/occupants of the proposed development would be safeguarded against unacceptable levels of air and noise pollution. The proposal is therefore contrary to Policy LP14 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework in this regard.
5. The proposed individual balconies would not be of an adequate depth to ensure these private external amenity spaces are usable and of an acceptable size for future occupants. The proposal is therefore contrary to the HDC Design Guide SPD (page 171) which requires that where possible balconies should be a minimum of 1.5m deep in order to accommodate a table and chairs.
6. Insufficient information has been submitted to assess the proposal in terms of flood risk. The application has not been accompanied by a Flood Risk Assessment/Surface Water Strategy. The proposal is therefore contrary to Policies LP5, LP6 and LP15 of Huntingdonshire's Local Plan to 2036 and Section 14 of the National Planning Policy Framework (2021).
7. 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, LP14 and LP34 of Huntingdonshire 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 388424 and we will try to accommodate your needs

CONTACT OFFICER:

Enquiries about this report to **Carry Murphy Development Team Leader** – carry.murphy@huntingdonshire.gov.uk

HUNTINGDON TOWN COUNCIL**PLANNING COMMENTS : 14th October 2022**

22/01580/FUL

Mr Tom Shadbolt, Walnut Tree Holdings Ltd & Gainsford Properties Ltd JV, 6 Tilehouse Street, Hitchin, SG5 2DW

Demolition of existing building and erection of new four-storey building comprising 30 No. retirement flats with associated communal facilities and external landscaping, together with re-use of existing vehicular parking facilities on adjacent site.
Centenary House St Marys Street Huntingdon PE29 3PE

Recommend APPROVE. While the proposed development is significantly larger than the existing building, it is in keeping with the nearby Pathfinder House and Cromwell Court properties. Members support the provision of additional residences in this area. It is positive to see the inclusion of electric vehicle charging points in the development.

Development Management Committee



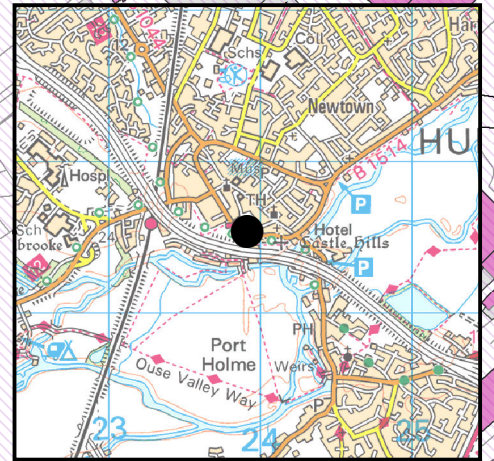
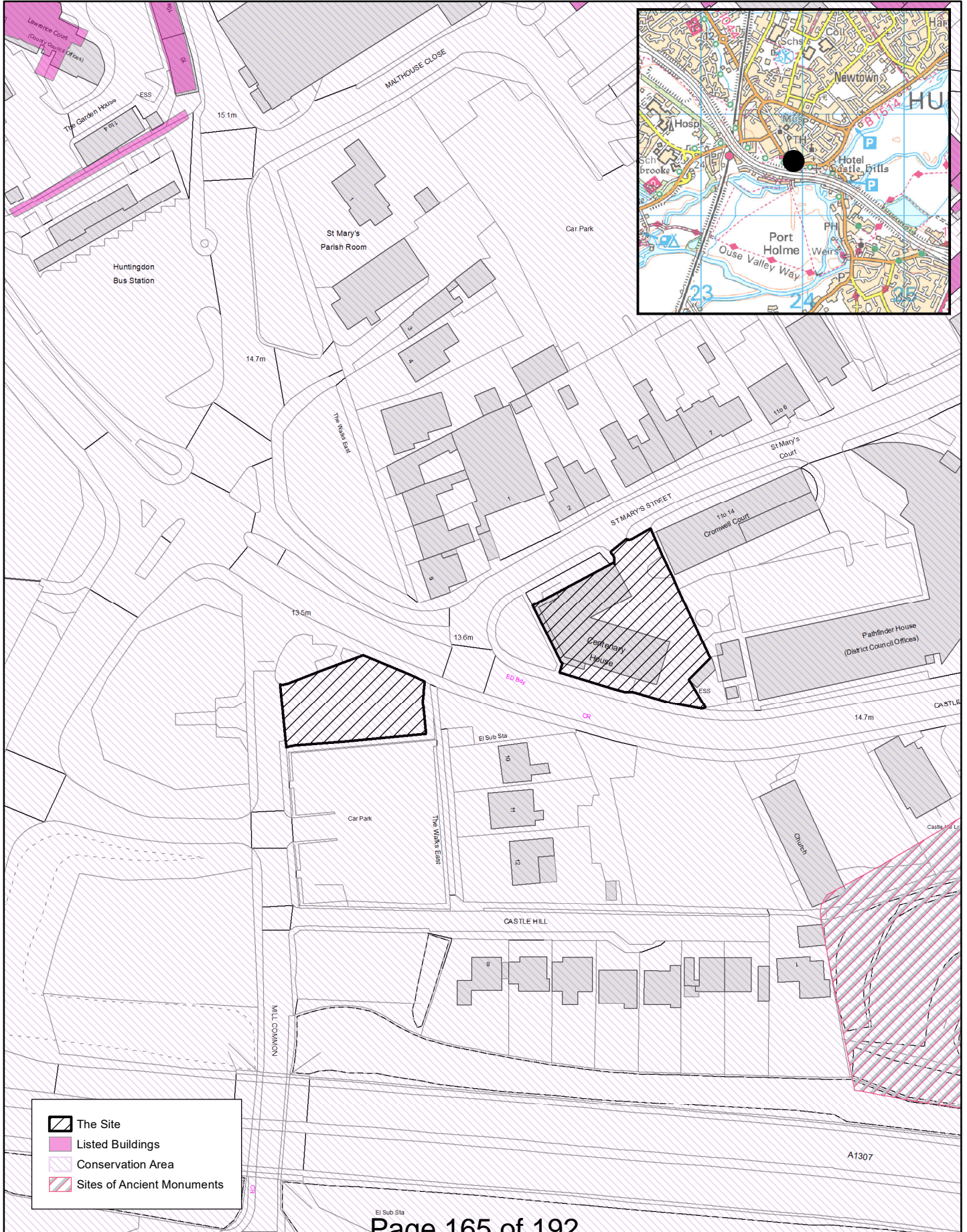
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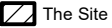



Application Ref:22/01580/FUL

Date Created: 05/06/2023

Location:Huntingdon

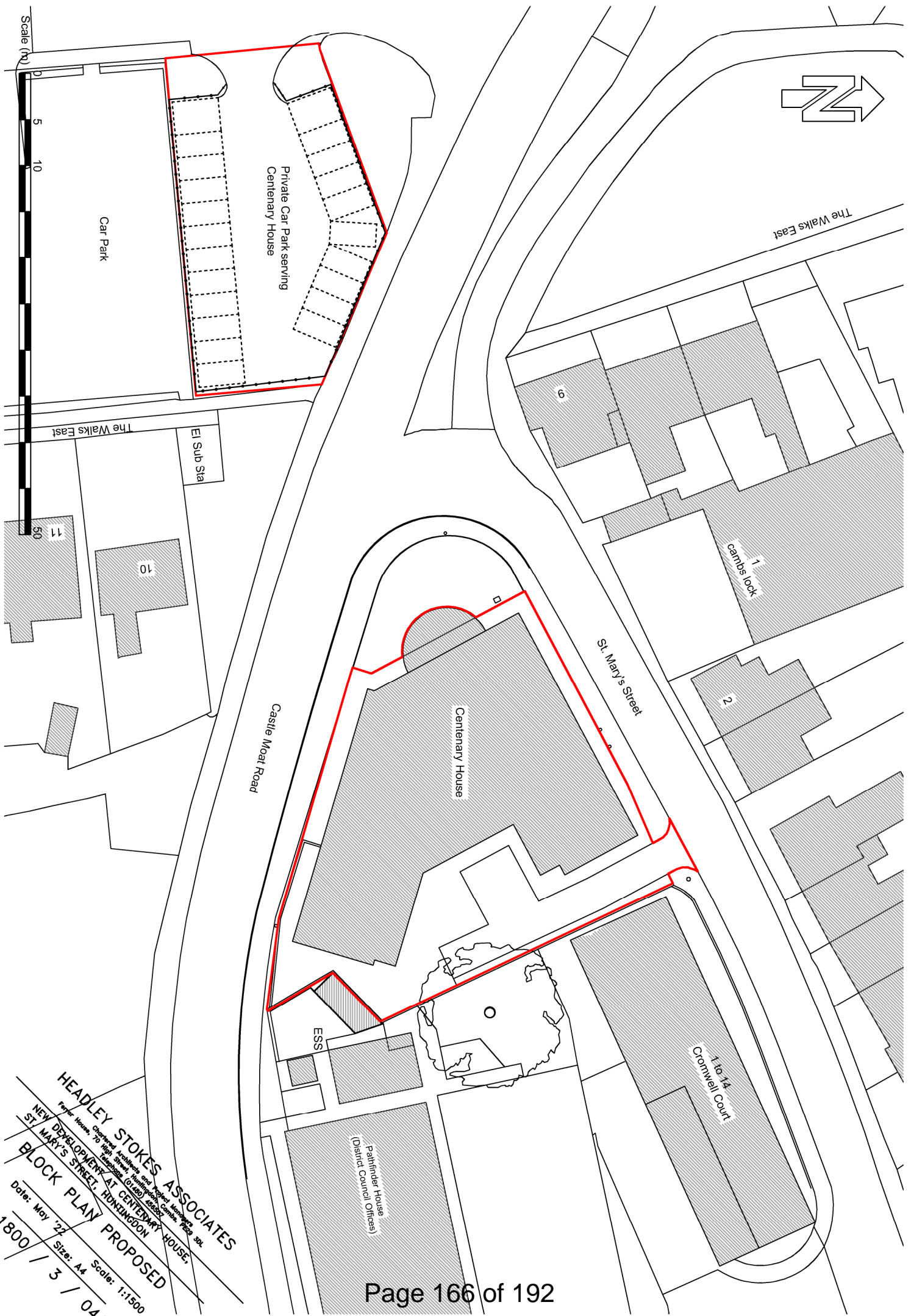
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-  The Site
-  Listed Buildings
-  Conservation Area
-  Sites of Ancient Monuments



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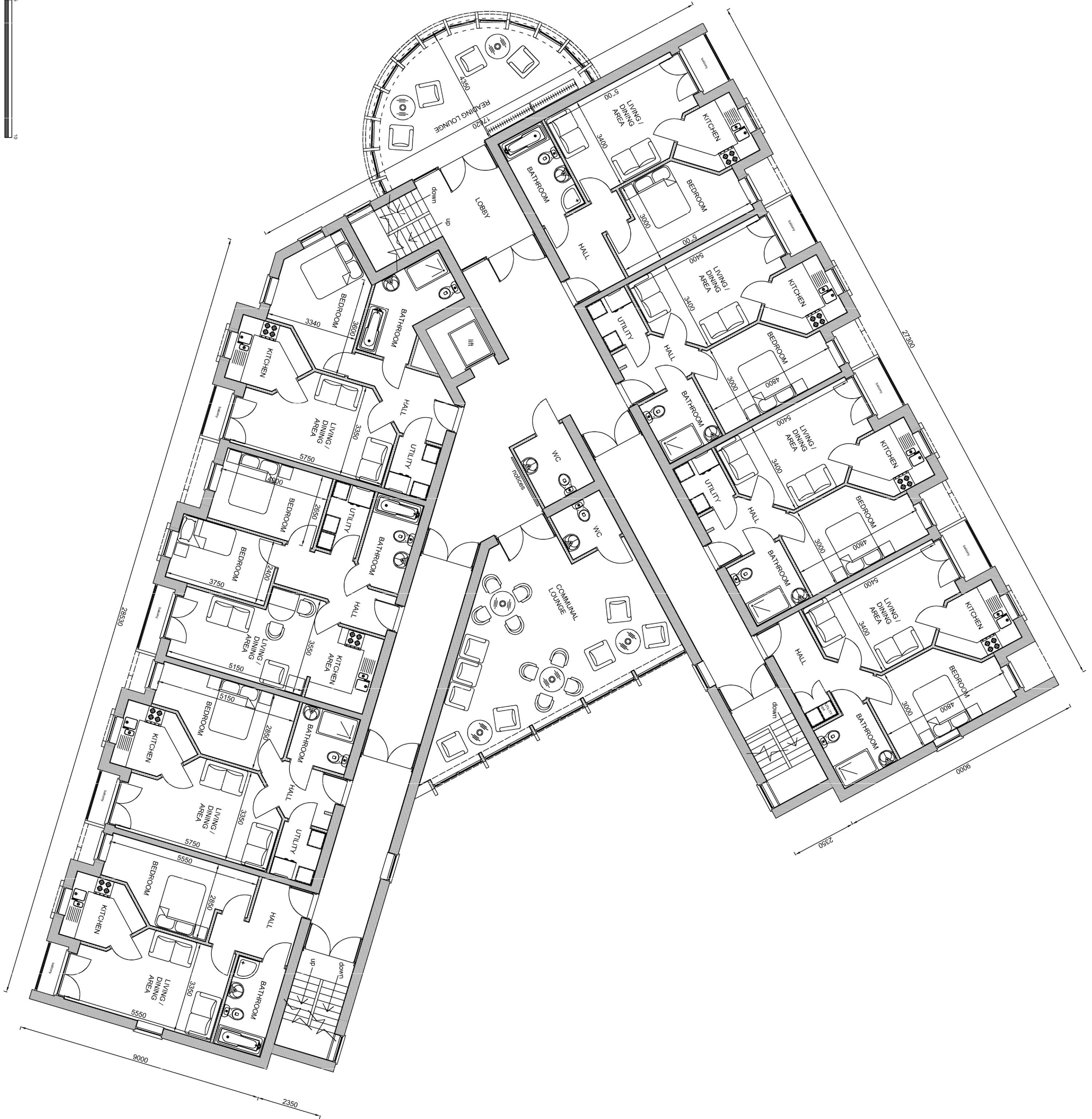


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**NEW DEVELOPMENT AT CENTENARY HOUSE,
 ST. MARY'S STREET, HUNTINGDON**

BLOCK PLAN PROPOSED

Date: May '22 Size: A4 Scale: 1:1500
 1800 / 3 / 04A

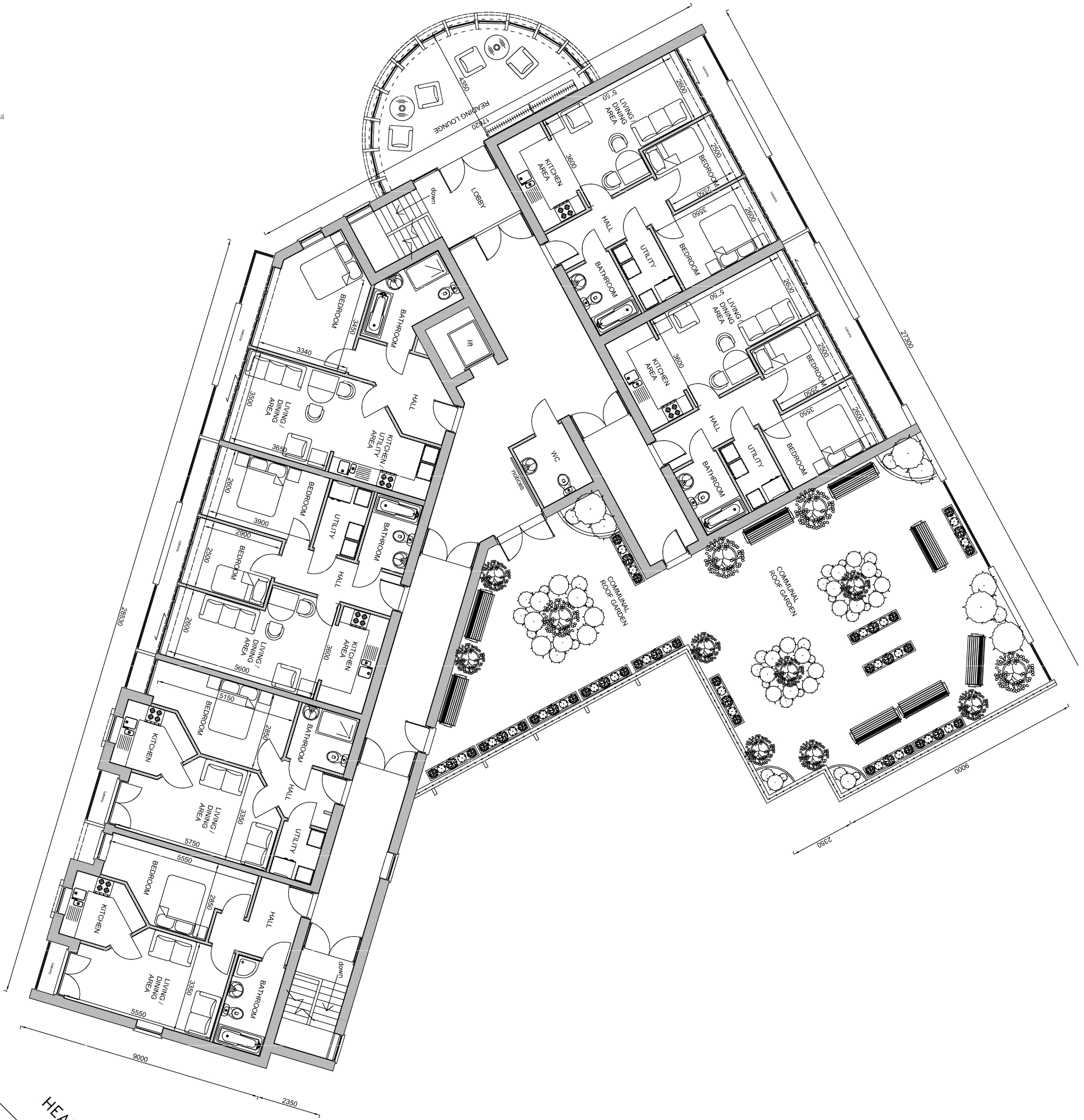


HEADLEY STOKES ASSOCIATES
Ferrer House, Chartered Architects and Project Managers
70 High Street, Huntingdon, Cambs, PE29 3JL
Telephone (01480) 456507

NEW DEVELOPMENT AT CENTENARY HOUSE
ST. MARY'S STREET, HUNTINGDON

SECOND FLOOR PLAN

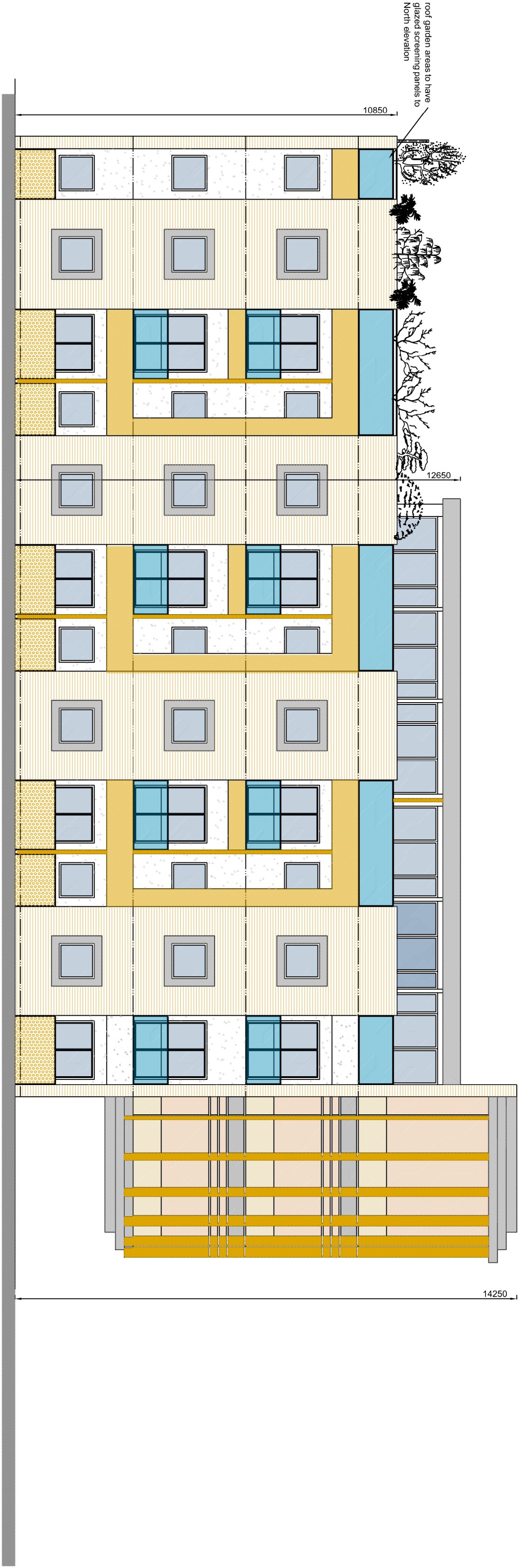
Date: May '22 Size: A2 Scale: 1:100
1800 / 3 / 10A



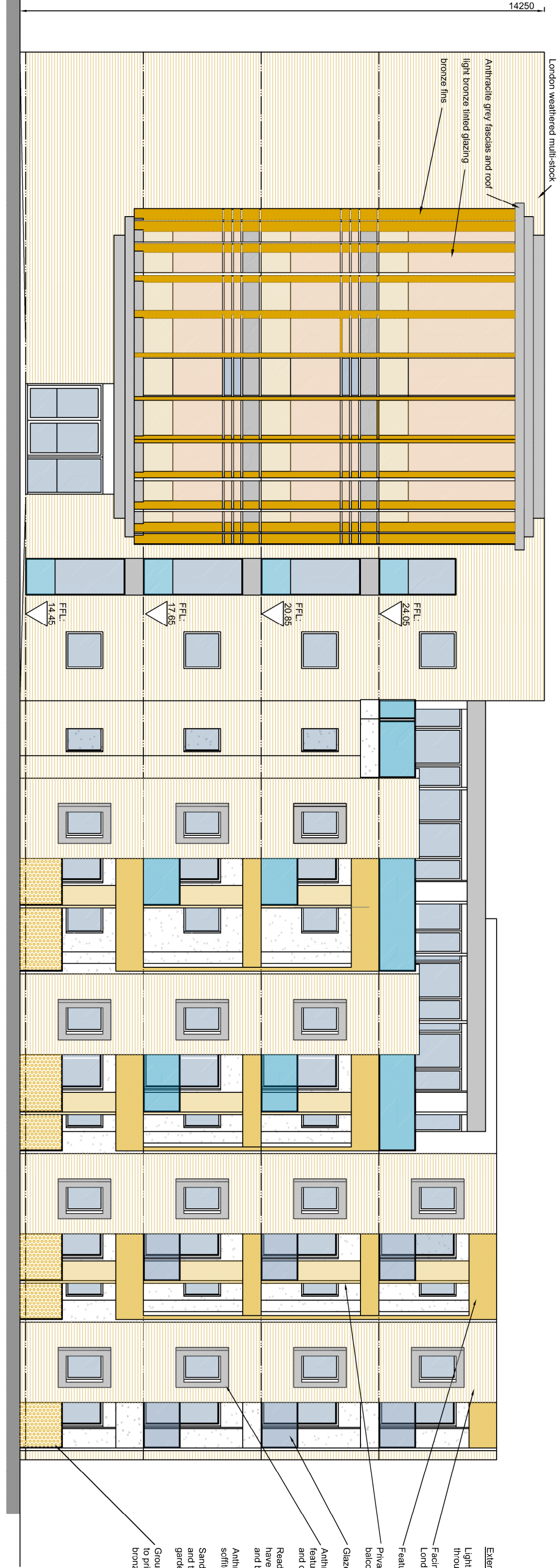
HEADLEY STOKES ASSOCIATES
Ferrer House, Chartered Architects and Project Managers
NEW DEVELOPMENT AT CENTENARY HOUSE
ST. MARY'S STREET, HUNTINGDON
Date: May '22 Size: A2 Scale: 1:100
THIRD FLOOR PLAN
1800 / 3 / 11A



NORTH ELEVATION TO ST. MARY'S STREET



FRONT (WEST) ELEVATION



- External Materials:
- Light grey render generally throughout
 - Facing brickwork - Ipswich London weathered multi-stock
 - Feature bronze cladding
 - Privacy screening between balconies to be bronze panels
 - Glazed balcony screens
 - Anthracite grey frames and feature frames to all windows and doors throughout
 - Reading Room central feature to have light bronze tinted glazing and bronze fins
 - Anthracite grey fascias and soffits to roofs
 - Sandstone coloured peavirgs and timber decking to roof garden areas
 - Ground level screening panels to private balcony areas to be bronze perforated panels

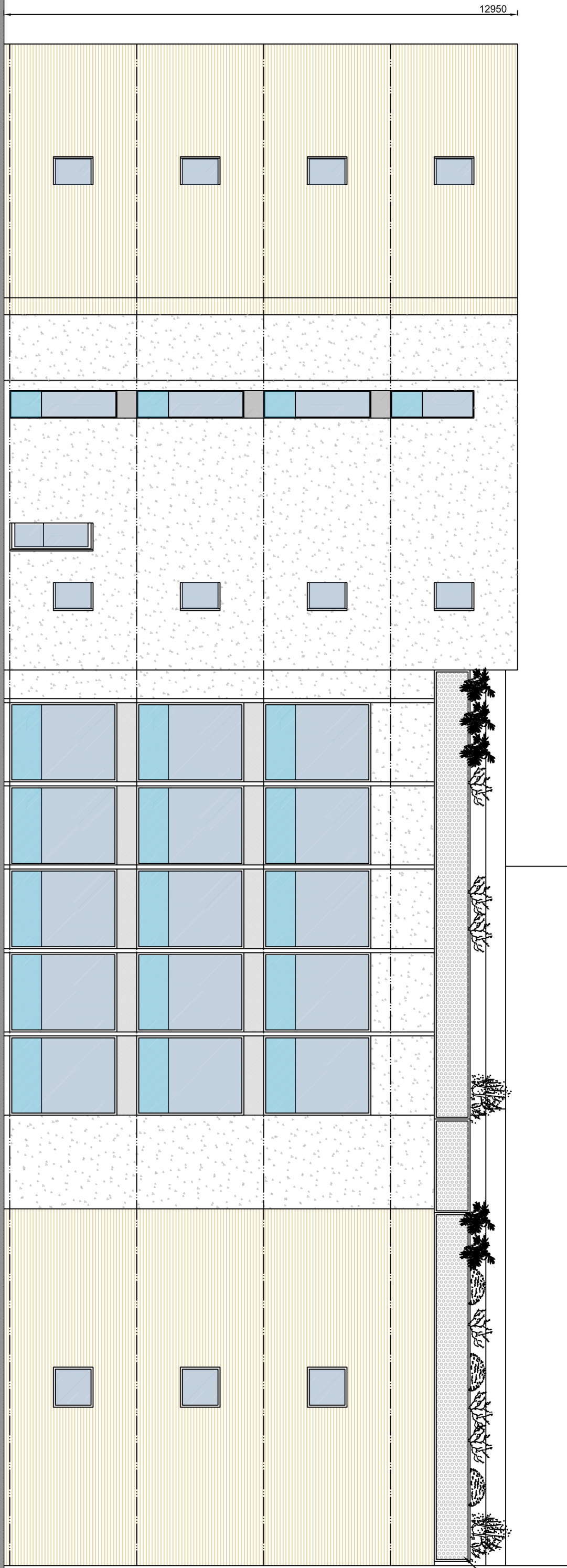
HEADLEY STOKES ASSOCIATES
 Chartered Architects and Project Managers
 Ferrer House, 70 High Street, Huntingdon, Cambs, PE29 3PL
 Telephone (01480) 456507

NEW DEVELOPMENT AT CENTENARY HOUSE
 ST. MARY'S STREET, HUNTINGDON

ELEVATIONS - 1
 Scale: 1:100
 Date: May '22 Size: A2
 1800 / 3 / 12col



REAR (EAST) ELEVATION



12950

2000

10850

roof garden areas to have Anthracite grey perforated panels to East and South elevations to 2m above FL

SOUTH ELEVATION TO CASTLE MOAT ROAD



14250

12950

HEADLEY STOKES ASSOCIATES
 Ferrer House, Chartered Architects and Project Managers
 70 High Street, Huntingdon, Cambs, PE29 3BL
 Telephone (01480) 436507

NEW DEVELOPMENT AT CENTENARY HOUSE
 ST. MARY'S STREET, HUNTINGDON

ELEVATIONS - 2
 Date: May '22 Size: A2 Scale: 1:100
 1800 / 3 / 13col

DEVELOPMENT MANAGEMENT COMMITTEE 19th JUNE 2023

Case No: 22/01983/FUL

Proposal: Proposed conversion from shop units to dwelling and roof extension to create first floor

Location: 18 High Street Warboys Huntingdon

Applicant: Mr And Mrs K McGee

Grid Ref: 530489 280081

Date of Registration: 5.10.2022

Parish: Warboys

RECOMMENDATION - REFUSE

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

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 This application seeks approval for the conversion of a shop and hairdressers to a two-bedroom dwelling, including the erection of a roof extension to create a first floor and alterations to the fenestration at No. 18 High Street, Warboys. The existing building is currently within commercial use as a shop/hairdressers and is of a flat roof design with two shopfronts on the front elevation.
- 1.2 The site is located within the Warboys Conservation Area and is in close proximity to three Grade II Listed Buildings - Nos. 9, 22 and 26 High Street, Warboys.

2. NATIONAL GUIDANCE

- 2.1 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

- 2.2 Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, 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
- LP6: Waste Water Management
- LP8: Key Service Centres
- 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
- LP22: Local Services and Community Facilities
- LP25: Housing Mix
- LP30: Biodiversity and Geodiversity
- LP31: Trees, Woodland, Hedges and Hedgerows
- LP34: Heritage Assets and their Settings

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

Supplementary Planning Documents (SPD) and Guidance:

- Huntingdonshire Design Guide Supplementary Planning Document 2017
- Developer Contributions SPD 2011
- Huntingdonshire Landscape and Townscape SPD (2022)
- Huntingdonshire Strategic Flood Risk Assessment (2017)
- Cambridgeshire Flood and Water SPD 2017
- LDF Developer Contributions SPD (2011)
- Annual Monitoring Review regarding housing land supply (2020)
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)

The National Design Guide (2021)

* C1 - Understand and relate well to the site, its local and wider context

- * I1 - Respond to existing local character and identity
- * I2 - Well-designed, high quality and attractive
- * B2 - Appropriate building types and forms
- *M3 - Well-considered parking, servicing and utilities infrastructure for all users
- * N3 - Support rich and varied biodiversity
- * H1 - Healthy, comfortable and safe internal and external environment
- * H2 - Well-related to external amenity and public spaces
- * H3 - Attention to detail: storage, waste, servicing and utilities

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

4. PLANNING HISTORY

- 4.1 There is no relevant planning history on the site.

5. CONSULTATIONS

- 5.1 **Warboys Parish Council** - Recommend approval. Comments:

The application does not conflict with the Policies in the Development Plan. Although this will involve the loss of one of the few remaining retail outlets in the village, the previous owner had advertised it for sale for a long period without attracting any interest in its continued use for commercial premises.

- 5.2 **Cambridgeshire County Council's Highway Authority** - Raised no objections. Summary Comments:

It appears that the parking area and vehicular crossing are existing.

- 5.3 **Huntingdonshire District Council's Conservation Officer** - Supports the application. Comments:

The poor appearance of the existing building provides scope for enhancement. Subject to the imposition of conditions regarding materials and boundary treatment, these works will not result in harm to the character of the Warboys conservation area or the setting of the adjacent listed building.

- 5.4 **Huntingdonshire District Council's Urban Design Forum** - Raised no objections. Recommends conditioning all materials including verge detail (recommend brick clipped verges as per existing adjacent buildings).

6. REPRESENTATIONS

- 6.1 One letter was received during the course of the application confirming no specific objections or concerns with what is being proposed.
- 6.2 The comment considers that what is being planned will be an improvement. The current frontage is visually unappealing and not in keeping with the Conservation Area.

7. ASSESSMENT

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

- Principle of Development
- Design and Visual Amenity
- Residential amenity
- Highway safety
- Flood risk and surface water
- Biodiversity
- Developer Contributions
- Accessible and adaptable Homes
- Water efficiency

Principle of Development

- 7.2 The site is located within the built-up area of Warboys, which the adopted Huntingdonshire Local Plan to 2036 identifies as a Key Service Centre. Policy LP8 states that a proposal for development on a site which is additional to those allocated in this plan will be supported where it is located within a built-up area of a Key Service Centre.
- 7.3 However, although the site is located within the built-up area and a single dwelling may be supported this would not outweigh the loss of the existing commercial use as discussed below.
- 7.4 The proposal seeks approval for the conversion of an existing commercial premise to one, two-bedroom dwelling. As the proposal results in the loss of a shop/hairdressers, Policy LP22 (Local Services and Community Facilities) is considered relevant. Policy LP22 states that a proposal which involves the loss of a local service or community facility will only be supported where:

(d) an equivalent service or community facility will be provided in a location with an equal or better level of accessibility for the community it is intended to serve; or

(e) it demonstrates that there is no reasonable prospect of that service or facility being retained or restored because either:

i. there is insufficient community support for its continuation; or

ii. reasonable steps have been taken to effectively market the property for its current use without success.

7.5 Furthermore, Policy LP22 states that a proposal will not be supported where the proposed loss is within a Key Service Centre and it would undermine the settlement's role in provision of services.

7.6 Paragraph 6.47 of the Local Plan also states:

The loss of local services or community facilities can have a serious impact upon people's quality of life and the overall vitality of communities. With an increasing proportion of older people in the population access to locally based services may become more important reducing the need to travel. It is important to consider the extent to which the local population can support local services, particularly in small settlements, and how realistic it is to seek to retain all existing provision.

7.7 Paragraph 6.49 of the Local Plan states:

For commercially run facilities such as local shops and pubs, the Council considers that a robust marketing exercise is the most transparent way of demonstrating that such facilities are no longer viable. This should be of sufficient duration to allow the local community time to consider making a bid to run or acquire premises of value through the Community Right to Bid.

In seeking to justify the loss of local services or community facilities, applicants will also be required to consider whether existing premises or sites can be adapted to retain a viable community facility or service. Effective marketing will in most cases need to be for a continuous period of 12 months at a value reflecting its permitted use with details kept of any offers received and detailed reasoning for declining them.

7.8 Paragraph 93 of the NPPF also states that: to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;

d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community.

- 7.9 In order to try and satisfy Policy LP22 of the adopted Local Plan, evidence of the sales particulars has been submitted by the applicant demonstrating that the building was advertised for sale between 8th October 2018 and 28th September 2021. However, this marketing information alone is considered to be insufficient evidence to comply with the requirements of Policy LP22 as the property was brought by the applicant for the marketed use as a commercial building. Therefore, it is considered that it has not been demonstrated that there is no interest in the property for commercial use.
- 7.10 Although it would appear that the property was marketed for in excess of 12 months, no details of any offers received or reasons for declining them or why the premises are considered unsuitable as a commercial premises have been submitted to the Local Planning Authority.
- 7.11 Accordingly, the Local Planning Authority are not satisfied that reasonable steps have been taken to effectively market the property without success and no evidence has been submitted to demonstrate that there is insufficient community support for its continuation. There is also no suggestion that an equivalent service will be provided in another location and therefore it has not been demonstrated that the loss of the commercial site will not undermine the settlement's role in provision of services.
- 7.12 As such, the principle of development is not considered acceptable in this instance, as the proposal is contrary to Policy LP22 of the adopted Local Plan.

Design and Visual Amenity and Impact Upon the Character of the Area

- 7.13 The Local Planning Authority is required to ensure that special regard is given to preserving the listed buildings and their settings in relation to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 7.14 Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 requires that a Local Planning Authority, in considering whether to grant planning permission for development which affects a Conservation Area, shall have special regard to the desirability of preserving or enhancing its intrinsic significance, setting, or any features of special architectural or historic interest which it possesses.

- 7.15 This is also reflected at a local level where Policy LP34 of the Local Plan seeks to ensure that development proposals protect and conserve the district's heritage assets and where possible enhance them and their settings.
- 7.16 The site is located within the Warboys Conservation Area and is in close proximity to three Grade II Listed Buildings - Nos. 9, 22 and 26 High Street, Warboys
- 7.17 The proposal involves the conversion of the existing commercial premise to a two-bedroom dwelling, including a roof extension to provide a first floor and alterations to the fenestration along with the removal of the existing shop fronts. The existing property is a single-storey, flat roof building finished in facing brick with two shop fronts on the front elevation and a small area to front of the property that is hard surfaced. The proposed roof extension would see an east to west gable and a hipped roof to the rear, raising the overall height from 3.4 metres to 5.8 metres.
- 7.18 The flat roofed building presently does not make a positive contribution to the character of the area and the installation of a pitched roof is considered to improve the overall appearance of the property. The Conservation Officer has stated that although the roof will be a larger and more prominent feature than that of No.s 14 and 16, the eaves will be lower and the ridge would be taller but this is not harmful if appropriate materials are used.
- 7.19 Furthermore, the existing shop fronts are of a modern design and do not positively contribute towards the appearance of the streetscene or Conservation Area and as such, the Local Planning Authority do not object to their loss. The overall proposed design and appearance of the property is considered to be an enhancement to the existing arrangement and is therefore considered acceptable.
- 7.20 A condition would be imposed on any planning permission granted to secure specific details of the proposed bricks used in the alterations to the elevations of the building to ensure they are as closely matched to those existing as possible. The eaves of the gables should be clipped rather than detailed with a barge board to match the details of the adjacent buildings. The proposed condition would also seek to approve alternative roof tiles as the proposed new interlocking tiles are considered to be inappropriate in this particular location.
- 7.21 The application states UPVC glazing and doors, this should also be conditioned to ensure appropriate design and sections are used.

- 7.22 Subject to the imposition of the aforementioned conditions, the Council's Conservation Officer has concluded that the proposal would not result in harm to the character and appearance of the Warboys Conservation Area or the setting of the nearby Listed Buildings.
- 7.23 As such, the proposal is considered to be in accordance with Policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD, the National Design Guide, Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Sections 12 and 16 of the National Planning Policy Framework in this regard.

Residential Amenity

- 7.24 Policy LP14 of the Local Plan to 2036 states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings. A site visit was carried out by the case officer during the consultation period of the application.
- 7.25 The closest neighbouring residential properties that are likely to be impacted upon as a result of the development are Nos. 16 and 22 High Street, Warboys.
- 7.26 The proposed development is not considered to result in any detrimental overbearing or overshadowing impacts on either neighbouring property as the proposed roof extension would slope away from the boundaries with a low angle roof slope (approximately 30 degrees). It is noted that the proposed roof extension includes the provision of a hipped roof gable to the rear of the property, however, given this would not extend beyond the rear most elevation of the neighbouring property of No. 16, it would not result in any detrimental impacts.
- 7.27 Furthermore, the proposal is not considered to result in any significantly detrimental overlooking impacts on any neighbouring property as the only windows serving first floor rooms are rooflights which are approximately 1.5m from the ground to the room they serve.
- 7.28 Given the existing use of the site as a commercial premise, the proposed use as a two-bedroom dwelling is not considered to result in noise disturbance or comings and goings over and above the existing arrangements.
- 7.29 Therefore, taking the above factors into consideration, the proposal is considered to be acceptable with regard to its impact

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

Highway Safety

- 7.30 The site is located along High Street, Warboys - a classified 'B' road, subject to a 30mph speed limit. An amended plan was received during the course of the application to demonstrate the provision of two off-street car parking spaces east of the existing building and the utilisation of an existing access point.
- 7.31 Whilst the proposed parking would be tandem in layout with no turning provision, the arrangement would remain unaltered as a result of the proposed conversion and the provision of two spaces is considered to be appropriate for a two bedroom dwelling. Furthermore, a condition would be imposed on any planning permission granted to secure specific details of proposed cycle storage.
- 7.32 Therefore, subject to appropriate conditions the proposal is considered acceptable in terms of its impact on highway safety and therefore accords with Policy LP17 of Huntingdonshire's Local Plan to 2036 in this regard.

Flood Risk

- 7.33 Given that the site is at the lowest risk of flooding according to the Huntingdonshire Strategic Flood Risk Assessment 2017 and Environment Agency Flood Map for Planning (Flood Zone 1) and the proposal is for minor development, the sequential and exceptions tests for flooding nor the submission of a flood risk assessment are considered necessary in this instance in accordance with the NPPF and NPPG.
- 7.34 Given the low flood risk and minor scale of development, officers are satisfied that full details of the surface and foul water drainage can be secured as part of building regulations and other relevant legislative requirements in this instance.
- 7.35 Overall, the proposal is considered to be acceptable with regard to its impact on both flood risk and surface water and therefore accords with Policies LP5, LP6 and LP15 of Huntingdonshire's Local Plan to 2036 and Section 14 of the National Planning Policy Framework in this regard.

Biodiversity

- 7.36 Paragraph 174 of the NPPF (2021) states Planning policies and decisions should contribute to and enhance the natural and local

environment. Policy LP30 of the Local Plan to 2036 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.

- 7.37 Given the proposal seeks approval for the change of use of an existing building with the remainder of land within the site finished with hardsurfacing, the proposal is not considered to result in any loss to biodiversity. It is also worth noting that Local Planning Authorities records indicate no presence of protected species in the area.
- 7.38 The proposal therefore broadly accords with the objectives of Policy LP30 of Huntingdonshire's Local Plan to 2036 and Section 15 of the National Planning Policy Framework in this regard.

Other matters

7.39 Developer contributions

- 7.40 Part H of the Developer Contributions SPD (2011) requires a payment towards refuse bins for new residential development. A Unilateral Undertaking Form in respect of wheeled bins has been received by the Local Planning Authority. The proposed development is therefore considered to accord with Policy LP4 of Huntingdonshire's Local Plan to 2036 and the Developers Contributions SPD (2011).

7.41 Accessible and adaptable homes

- 7.42 Policy LP25 of the Huntingdonshire's Local Plan to 2036 seeks to ensure that all housing developments in the district offers a genuine choice of Accessible and adaptable dwellings that meet the requirements of residents:

f. ensuring 100% of new dwellings, across all tenures provided, meet Building Regulation requirement M4 (2) 'accessible and adaptable dwellings' (or replacement standards).

- 7.43 To ensure that the development can meet these standards a condition would be imposed on any permission that may be granted in this regard in accordance with Policy LP25 of Huntingdonshire's Local Plan to 2036.

7.41 Water efficiency

- 7.42 Part j of Policy LP12 of the Local Plan relates to sustainable design and construction methods and ensures that a development makes efficient use of energy, water and other resources, such that all new homes comply with the optional building regulation requirement for water efficiency. This shall be secured by condition.
- 7.43 Developer contributions
- 7.44 Policy LP12 (j) of the Local Plan to 2036 states that new dwellings must comply with the optional Building Regulation requirement for water efficiency set out in Approved Document G of the Building Regulations. A condition will be attached to any consent to ensure compliance with the above, in accordance with Policy LP12 (j) of Huntingdonshire's Local Plan to 2036.
- 7.45 Community Infrastructure Levy (CIL)
- 7.46 The development will be CIL liable in accordance with the Council's adopted charging schedule; CIL payments will cover footpaths and access, health, community facilities, libraries and lifelong learning and education.

Conclusion and Planning Balance

- 7.47 The NPPF has at its heart the presumption in favour of sustainable development (para 11) and requires the approval of development proposals that accord with an up-to-date development plan without delay. The presumption in favour of sustainable development requires proposals to achieve economic, social and environmental gains; as such a balancing exercise has to be undertaken to weigh the benefits of the scheme against its disadvantages.
- 7.48 In terms of the economic dimension of sustainable development, the proposal would result in the loss of a commercial premises within the built-up area of a key service centre. The loss of this facility would not be outweighed by the change of use to a single dwelling.
- 7.49 Officers consider that insufficient evidence has been submitted to demonstrate that the proposal is in accordance with Policy LP22 of the up-to-date Huntingdonshire Local Plan to 2036, and, as outlined in the preceding sections of this report, there are no other material considerations which would provide an overriding reason to disregard the development plan. Accordingly, it is recommended that planning permission should be refused in this instance.

8. RECOMMENDATION - REFUSE for the following reasons

- 8.1 The application has failed to demonstrate that the loss of the commercial use is outweighed by the provision of a single private dwelling. The proposal has failed to demonstrate that the site has been effectively and robustly marketed for its current use without success and no evidence has been submitted to demonstrate that there is insufficient community support for its continuation. There is also no suggestion that an equivalent service will be provided in another location and therefore it has not been demonstrated that the loss of the commercial site will not undermine the settlement's role in provision of services. The proposal is therefore contrary to Policy LP 22, sections d) and e) of the Huntingdonshire Local Plan to 2036 as well as paragraph 93, sections c) and d) of the NPPF 2021

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: Marie Roseaman
Senior Development Management Officer
Marie.roseaman@huntingdonshire.gov.uk

Development Management Committee



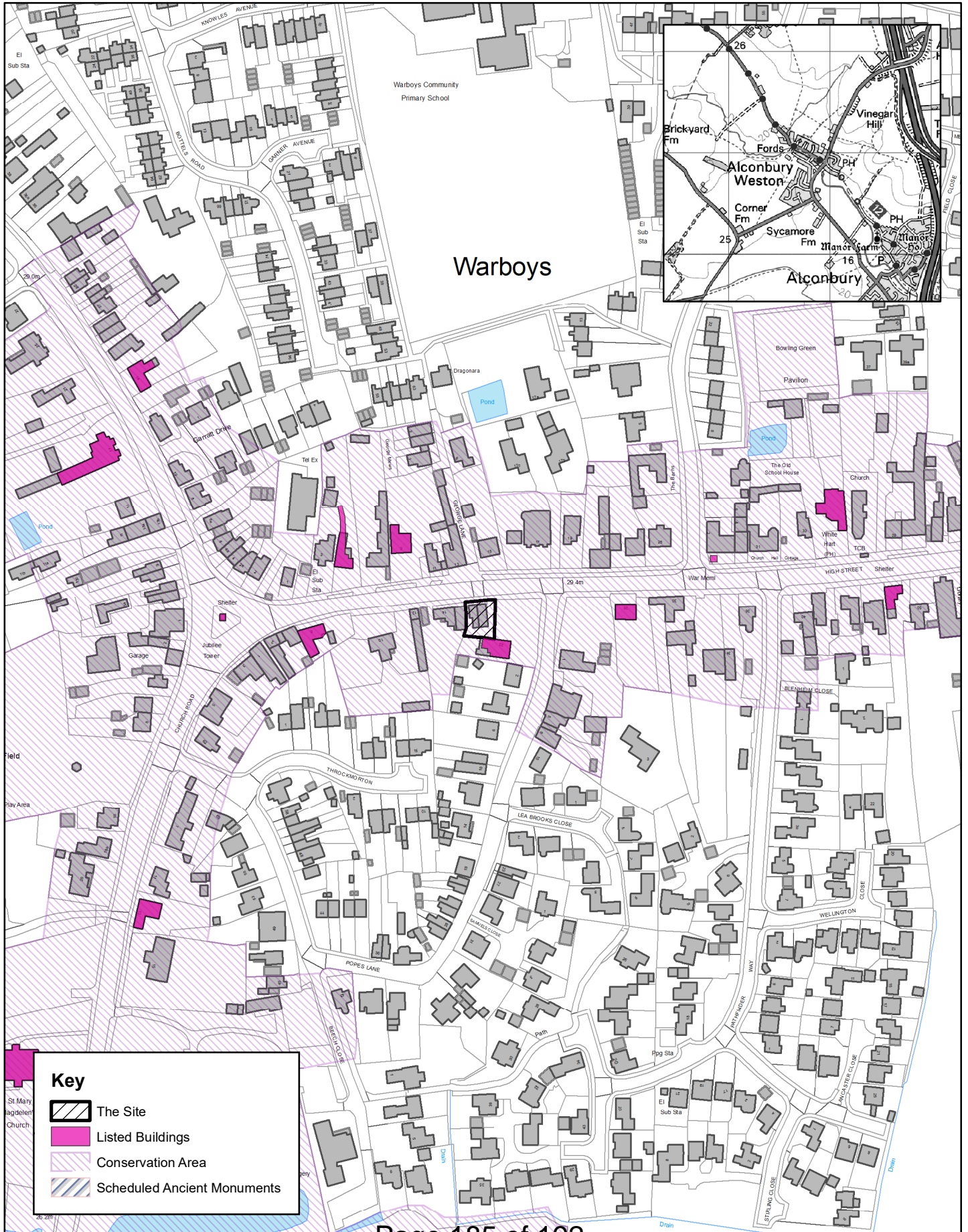
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Application Ref: 22/01983/FUL





Date Created: 04/04/2023

Location: Warboys

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Ordnance Survey HDC 100022322



Key

-  The Site
-  Listed Buildings
-  Conservation Area
-  Scheduled Ancient Monuments

19, HIGH STREET, WARBOYS, HUNTINGDON, PE28 2RH

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Serial No: 248484

Centre Coordinates: 530487,280078

Production Date: 12/09/2022 19:25:59



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0m 1cm = 12.5m 62.5m

Scale 1:1250

19, HIGH STREET, WARBOYS, HUNTINGDON, PE28 2RH

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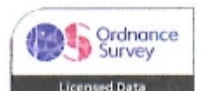
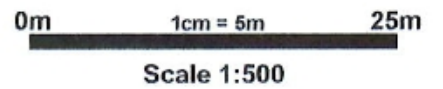
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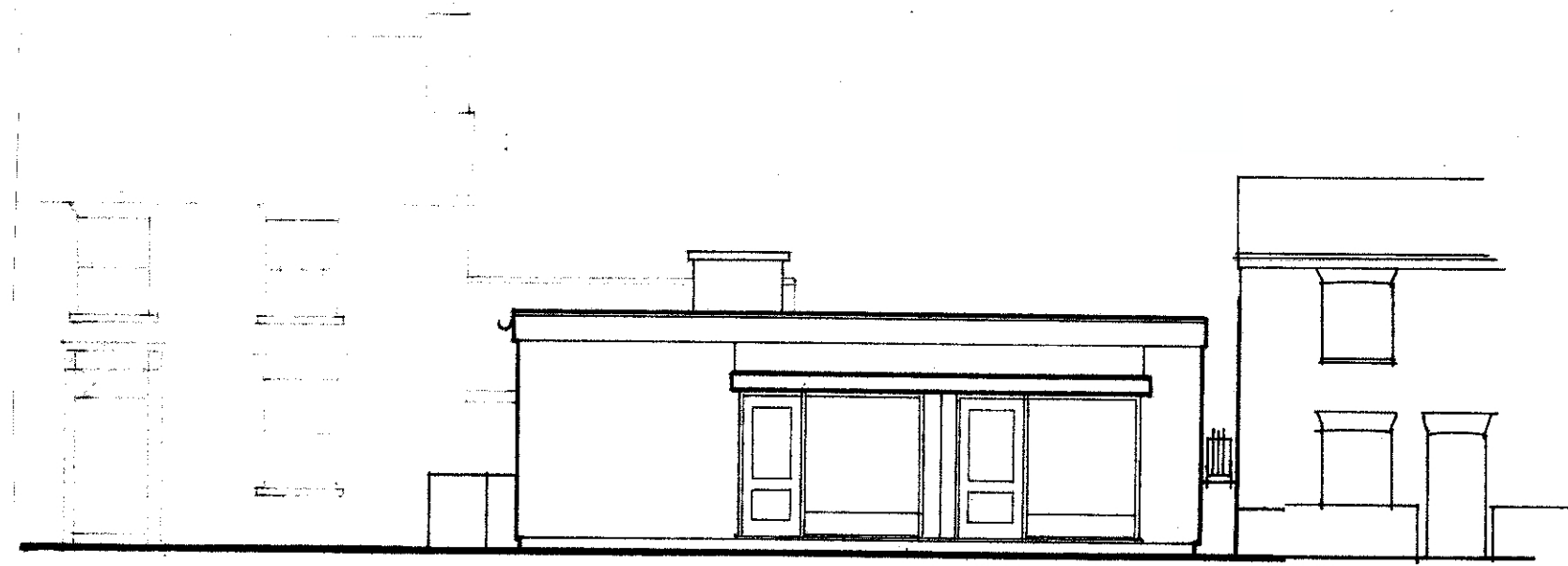
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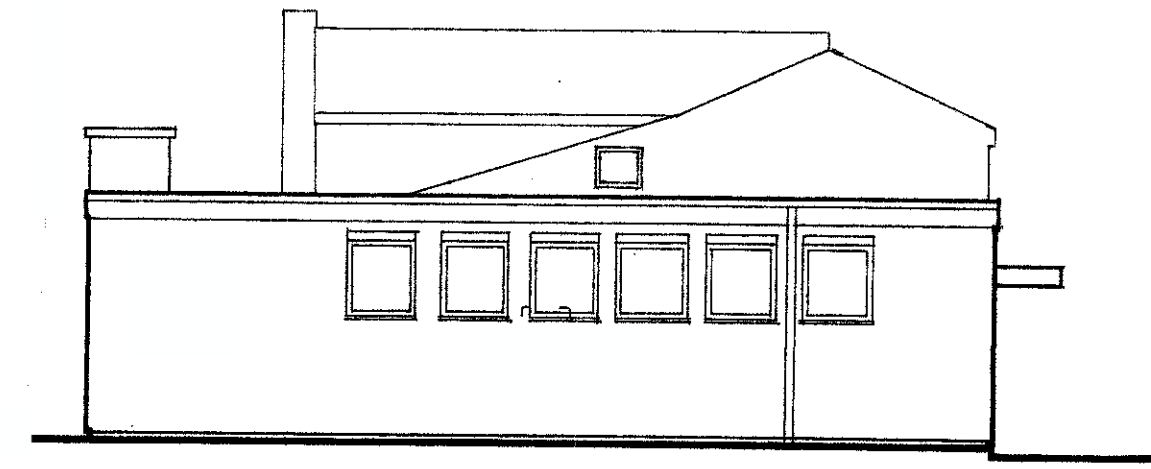


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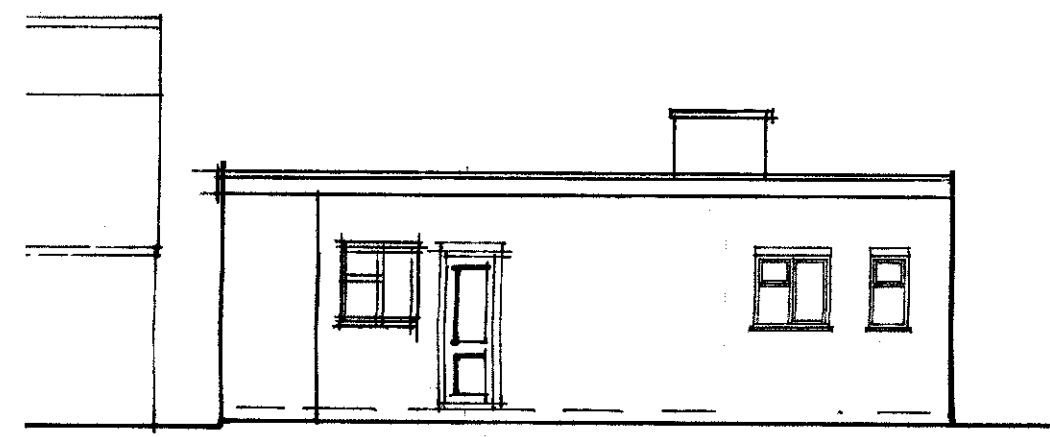




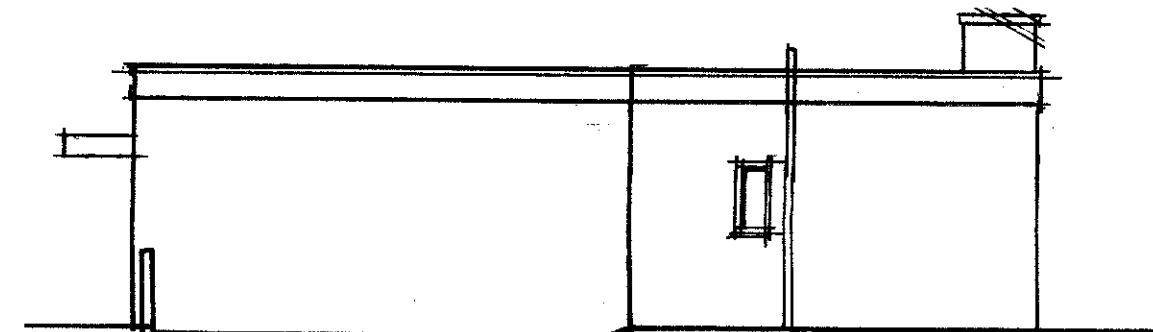
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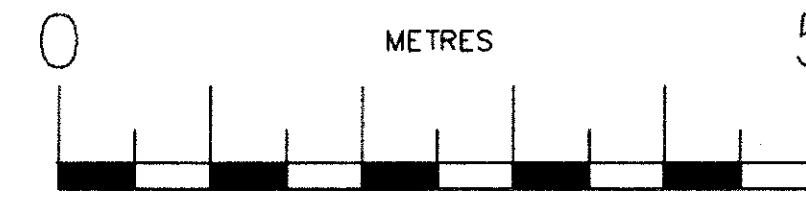
Existing Side Elevation. 1:100.



Existing Rear Elevation. 1:100.



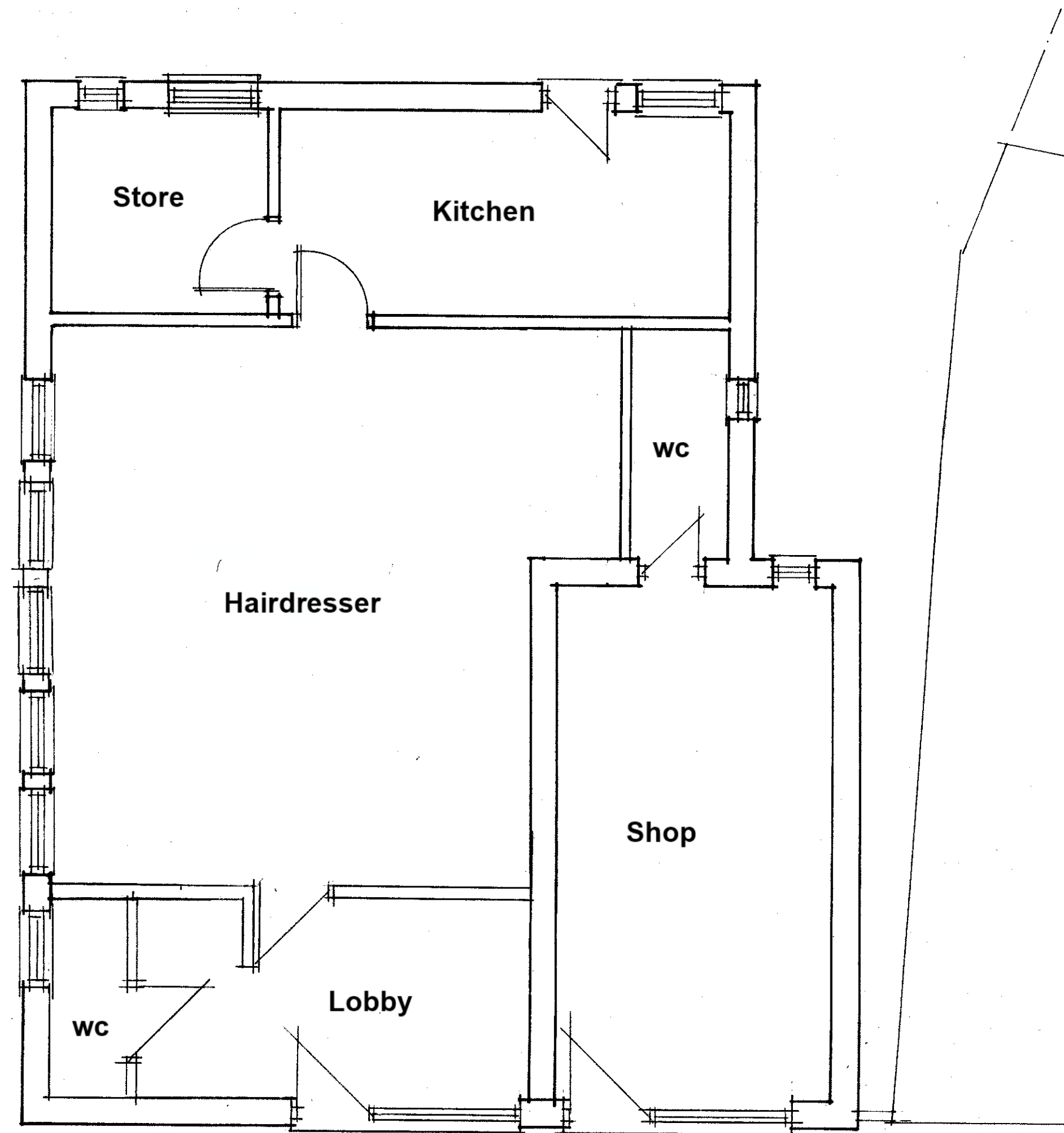
Existing Side Elevation. 1:100.



SCALE 1: 50



SCALE 1: 100



Existing Ground Floor Plan. 1:50.

BEAWARE PRIOR TO COMMENCEMENT

Contractor to check and confirm all existing dimensions and features positions and is to work to suit site dimensions.
Client to inform of any deviation from drawing or specification and Clients and Building Inspectors and/or Planning departments permission to be obtained prior to commencement on site.

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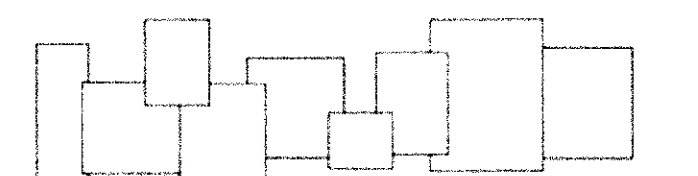
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Revision: By Approved



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OFFERING IMAGINATIVE DESIGN SOLUTIONS TO ALL

Client:
MR AND MRS McOEE

Project:
PROPOSED CHANGE OF USE OF EMPTY SHOP UNITS INTO DWELLING AT 18-20 HIGH STREET WARBOYS CAMBS.

Drawing Title:
EXISTING PLANS AND ELEVATIONS.

Scale: 1:100, 1:50 Date: JULY 2022 Drawn: PB

Project No. 8770 Drawing No. 102 Revision:

IMPORTANT FOR THE CLIENT TO CONFIRM WITH THERE WATER AUTHORITY BEFORE BUILDING WORKS START.

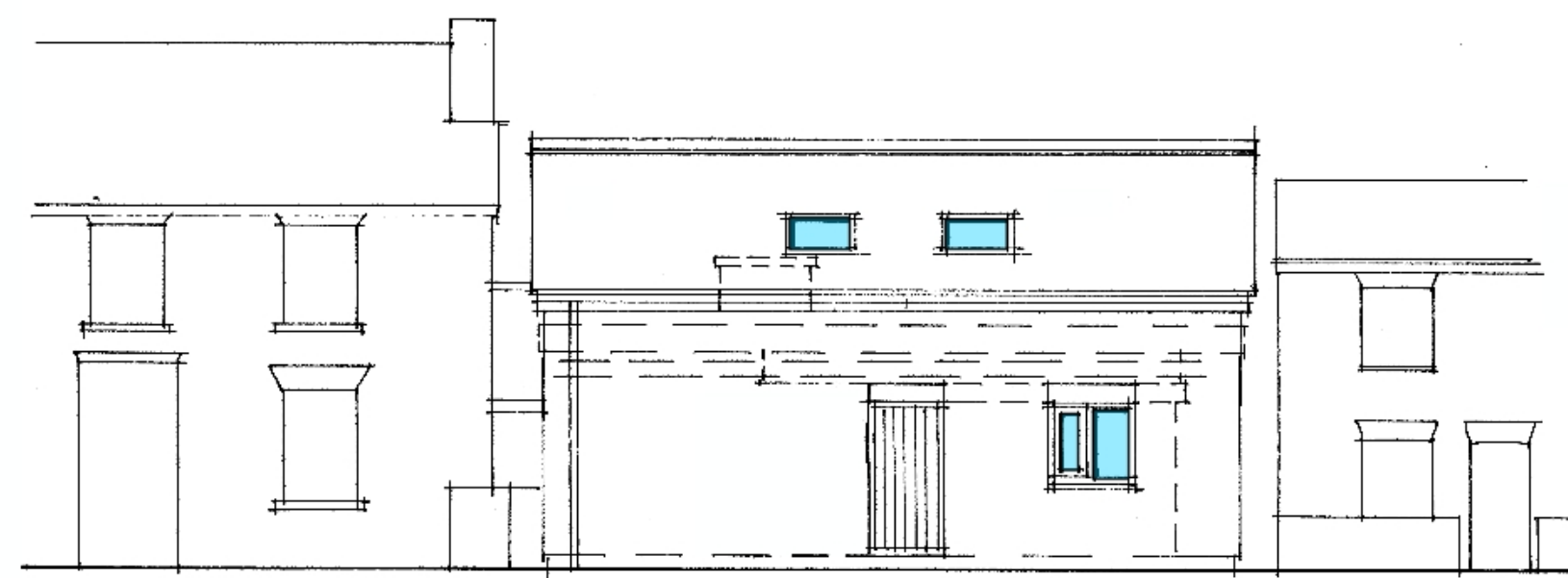
Since the 1st October 2011 a significant number of private sewers have become the responsibility of the Water Authority and as such any building work that includes a new drainage connection or involves building over or within 3m of a drain might need approval from the Water Authority.

Most of these sewers and lateral drains are not shown on the existing maps of public sewers held by the council so under the circumstances you are advised to consult your Water Authority for more information and make the necessary applications.

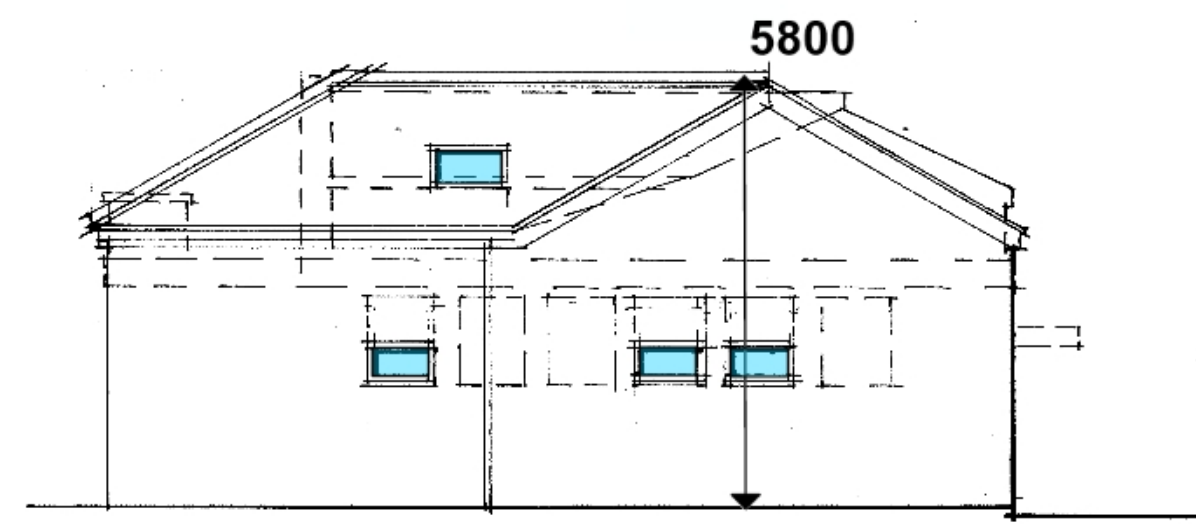
Party Wall Act - not required by planning/building control or part of our service but client needs to look into it.

The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:

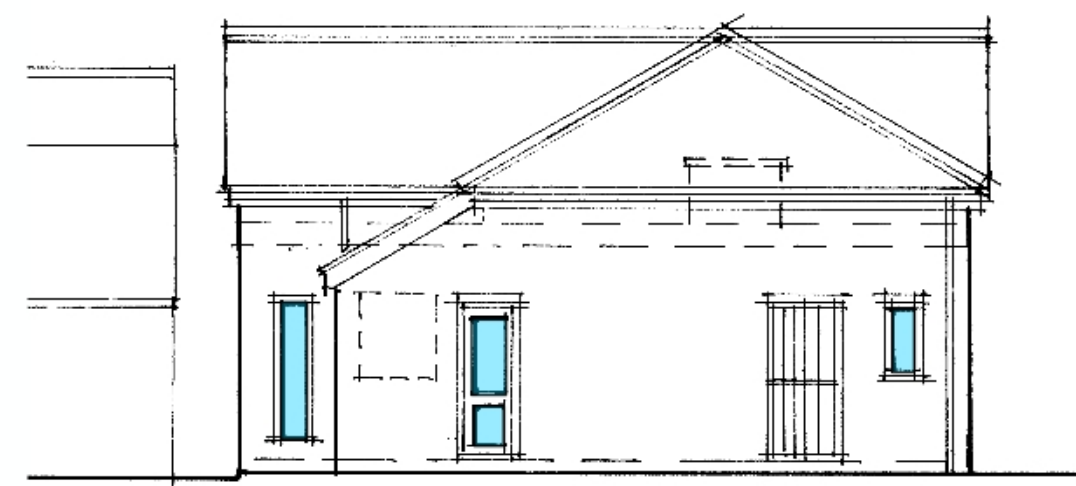
- Support of beam
 - Insertion of DPC through wall
 - Raising a wall or cutting off projections
 - Demolition and rebuilding
 - Underpinning
 - Insertion of lead flashings
 - Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.
- A Party Wall Agreement is to be in place prior to start of works on site.



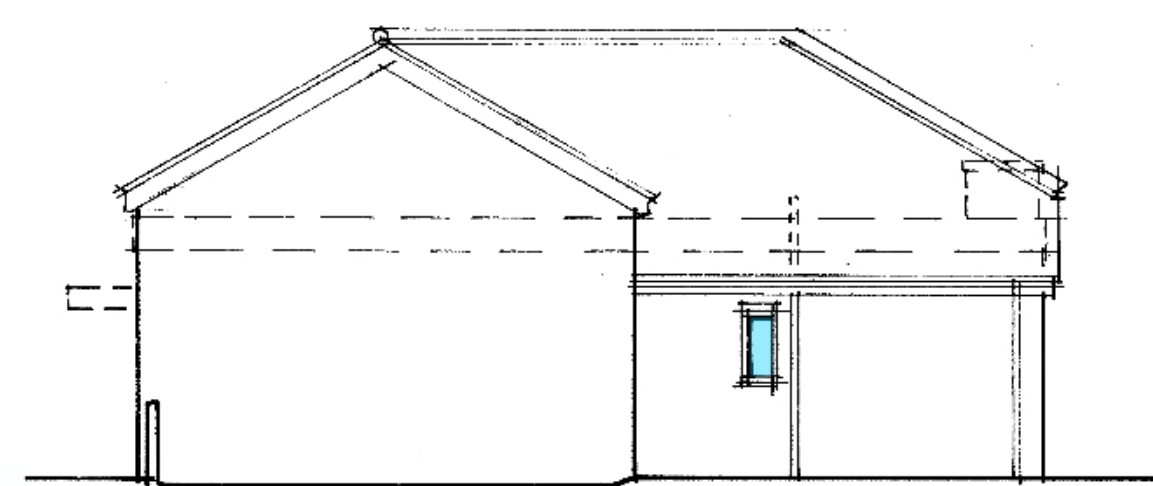
Proposed Front Elevation. 1:100.



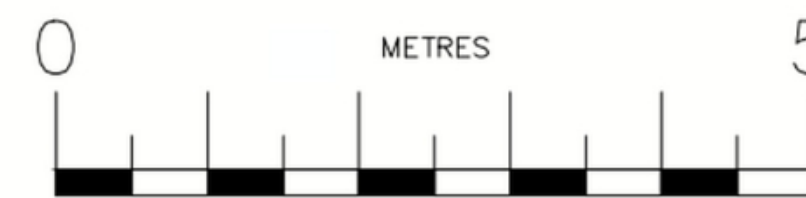
Proposed Side Elevation. 1:100.



Proposed Rear Elevation. 1:100.



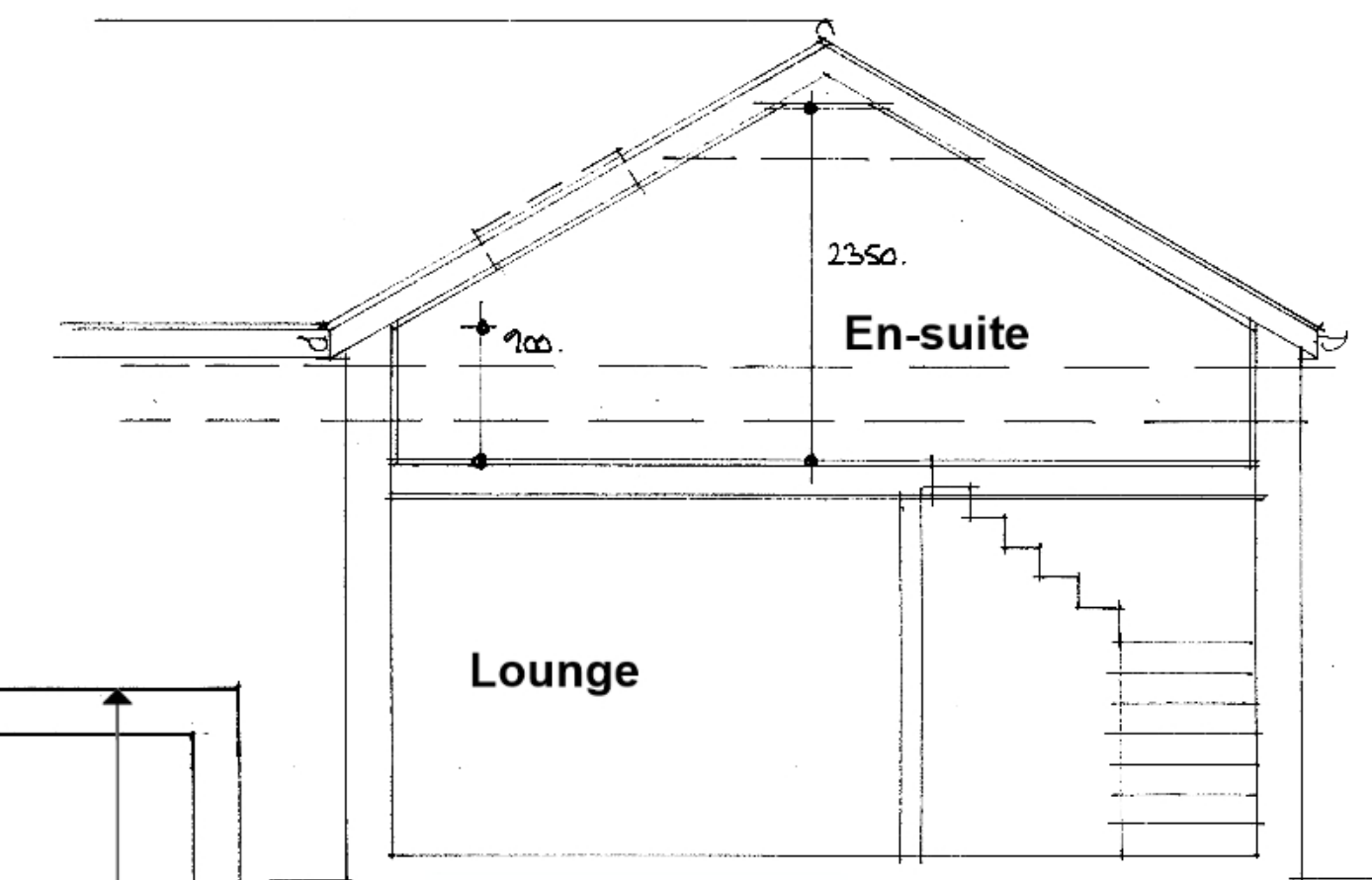
Proposed Side Elevation. 1:100.



SCALE 1: 50



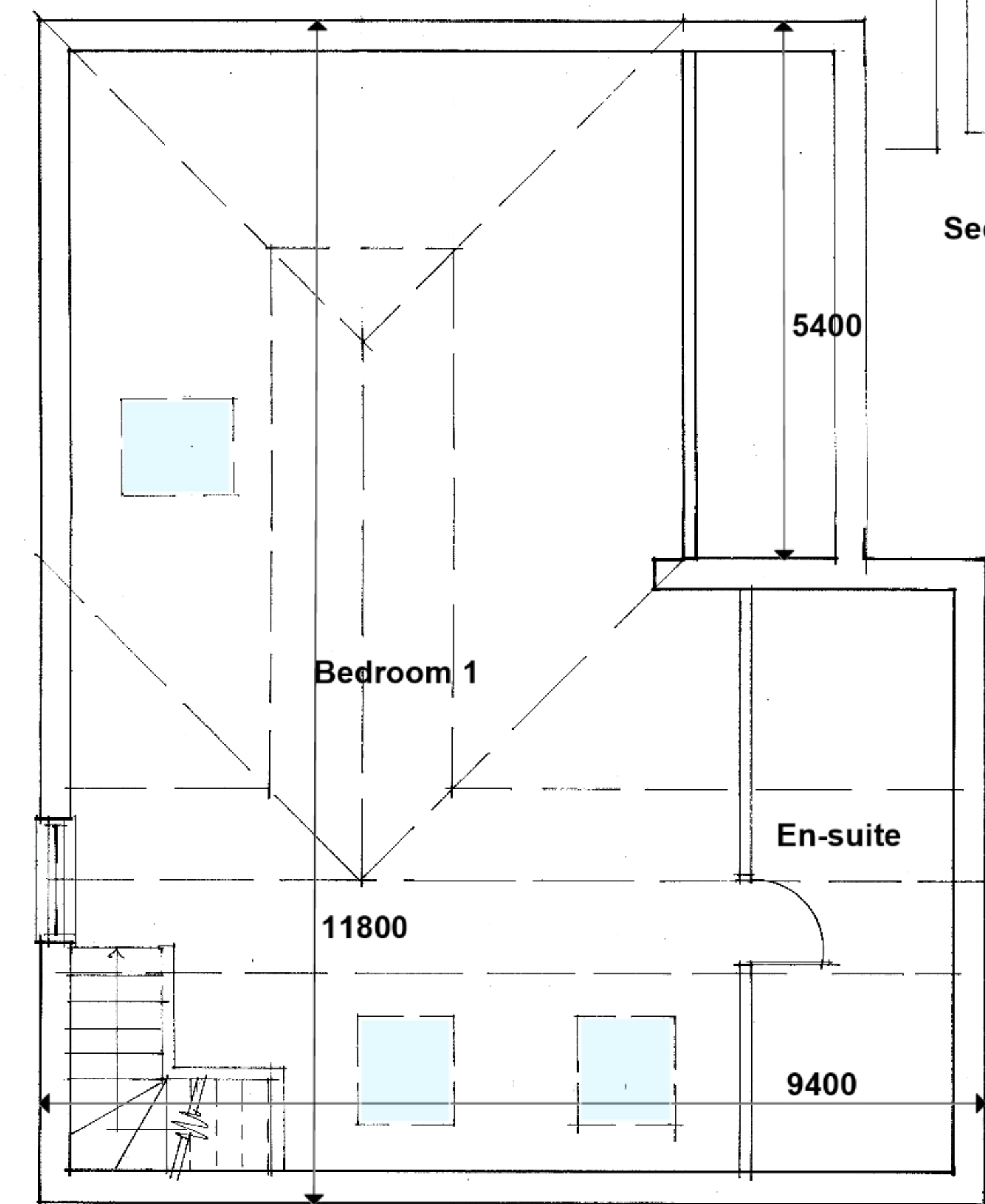
SCALE 1: 100



Section. 1:50.



Proposed Ground Floor Plan. 1:50.



Proposed First Floor Plan. 1:50.

BEAWARE PRIOR TO COMMENCEMENT

Contractor to check and confirm all existing dimensions and features positions and is to work to suit site dimensions.

Client to inform of any deviation from drawing or specification and Clients and Building Inspector's and/or Planning departments permission to be obtained prior to commencement on site.

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Revision: By Approved
 Rev 'A' Planning application. June 22 Paul B



OFFERING IMAGINATIVE DESIGN SOLUTIONS TO ALL

Client:
 MR AND MRS McGEE

Project:
 PROPOSED CHANGE OF USE OF EMPTY SHOP UNITS INTO DWELLING AT 18-20 HIGH STREET WARBOYS CAMBS.

Drawing Title:
 PROPOSED PLANS AND ELEVATIONS.

Scale: Date: Drawn:
 1:100,1:50 JULY 2022 PB

Project No: Drawing No: Revision:
 8770 101 A

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Planning Appeal Decisions Since May 2023 Committee

Ref No	Appellant	Parish	Proposal	Site	Original Decision	Delegated or DMC	Appeal Determination	Date	Costs
21/026 18/ HHFU L	Mr Alan Tuohy	Hemingford Abbots	Construction of car-port and storage structure	48 Common Lane Hemingford Abbots Huntingdon PE28 9AN	Refused	Delegated	Allowed	19.05 .2023	N/A
22/000 20/ FUL	Mr Saied Mahmoud	Little Paxton	Demolition of existing garage and erection of a new, separate two bedroom dwelling	92 Gordon Road Little Paxton St Neots PE19 6ND	Refused	Delegated	Dismissed	05.05 .2023	N/A

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