

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, 17TH JULY 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 19th June 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) Broughton - 23/00490/FUL (Pages 11 - 38)**

Erection of grain store, associated hard standing and new vehicle access - Agricultural Buildings, Manor Farm, Bull Lane, Broughton, PE28 3AP.

**(b) Huntingdon - 21/01100/FUL (Pages 39 - 68)**

Erection of dwelling and alteration of access - Land Rear of Former Vicarage, Church Lane, Hartford.

**(c) Bythorn and Keyston - 21/01441/FUL (Pages 69 - 90)**

Erection of a dwelling - White Horse Cottage, Loop Road, Keyston, Huntingdon, PE28 0RE.

#### 4. APPEAL DECISIONS (Pages 91 - 92)

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

#### LATE REPRESENTATIONS

6 day of July 2023

**Oliver Morley**

Head of Paid Service

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

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

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

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

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

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

**Emergency Procedure**

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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, 19th June 2023

PRESENT: Councillor D L Mickelburgh – Chair.

Councillors R J Brereton, E R Butler, L Davenport-Ray, D B Dew, K P Gulson, P A Jordan, S R McAdam, S Mokbul, J Neish, T D Sanderson, R A Slade and S Wakeford.

APOLOGIES: Apologies for absence from the meeting were submitted on behalf of Councillors S J Corney, I D Gardener and C H Tevlin.

### 10 MINUTES

The Minutes of the meeting of the Committee held on 22nd May 2023 were approved as a correct record and signed by the Chair.

### 11 MEMBERS' INTERESTS

Councillor S Wakeford declared an Other Registrable Interest in Minute No 12 (e) by virtue of the fact that the application related to the Ward he represented and he had not had any involvement in the application.

Councillor K P Gulson declared an Other Registrable Interest in Minute No 12 (a) by virtue of the fact that the application related to the Ward he represented and he had not had any involvement in the application.

Councillor S R McAdam declared a Non-Registrable Interest in Minute No 12 (e) by virtue of the fact that he was a Member of Huntingdon Town Council, but had not had any involvement in the application.

Councillor R A Slade declared an Other Registrable Interest in Minute No 12 (c) by virtue of the fact that the application related to the Ward he represented.

Councillor E R Butler declared a Non-Registrable Interest in Minute No 12 (a) by virtue of the fact that he had been involved in a previous application relating to the site, but he had no involvement in the present application.

### 12 APPLICATIONS REQUIRING REFERENCE TO DEVELOPMENT MANAGEMENT COMMITTEE

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

RESOLVED

- a) **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 - 22/02104/FUL**

*(Councillor S Howell, Farcet Parish Council, and N Green, agent, addressed the Committee on the application).*

*See Minute No. 11 for Members' interests.*

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

- b) **Construction of 2no 2 bedroom maisonettes – Land at 16 Sand Road, Great Gransden - 22/02382/FUL**

*(Councillor A Pett, Great Gransden Parish Council, Councillor R West, Ward Member, and G Thompson, objector, addressed the Committee on the application).*

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

- c) **Demolition of derelict outbuildings and residential development of 7 dwellings – Outbuildings rear of 30 and 32 High Street, St Neots - 23/00609/FUL**

*(N Haverson, objector, and K Odunaiya, applicant, addressed the Committee on the application).*

*See Minute No. 11 for Members' interests.*

that the application be approved subject to conditions to be determined by the Planning Service Manager (Development Management) to include those listed in paragraph 8 of the report now submitted together with an additional condition relating to the installation of an Automatic Water Fire Suppression System and to the informative notes also listed in paragraph 8.

**At 9.18 pm the meeting was adjourned.**

**At 9.30 pm the meeting resumed.**

- d) **A new build, two-storey, four bedroom detached dwelling - Land at White Roses, Sawtry Road, Glatton - 22/00649/FUL**

*(Councillor R Weatherburn, Glatton Parish Council, and P McKeown, applicant's representative, addressed the Committee on the application).*

that the application be refused for the following reasons:

- a) 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.
  - b) 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).
  - c) 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.
- e) **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 - 22/1580/FUL**

*(Councillor A McAdam, Huntingdon Town Council, Councillor M Kadeware, Ward Member, P Askew, objector, and S Richardson, agent, addressed the Committee on the application).*

*See Minute No. 11 for Members' interests.*

- a) that the Committee is minded to refuse the application for the following reasons:
  - 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.
  - 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.

- 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).
- 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.
- 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.
- 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).
- 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.

b) that subject to the outcome of the public consultation, authority be delegated to Chief Planning Officer to determine the application after consultation with Chair and Vice Chair.

**f) Proposed conversion from shop units to dwelling and roof extension to create first floor - 18 High Street, Warboys, Huntingdon - 22/01983/FUL**

*(Councillor G Willis, Warboys Parish Council, addressed the Committee on the application).*

that the application be refused because it 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.

### **13 APPEAL DECISIONS**

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

RESOLVED

that the contents of the report be noted.

Chair

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## DEVELOPMENT MANAGEMENT COMMITTEE 17<sup>th</sup> July 2023

**Case No:** 23/00490/FUL

**Proposal:** Erection of grain store, associated hard standing and new vehicle access

**Location:** Manor Farm, Bull Lane, Broughton

**Applicant:** Mr Gordon Gowlett

**Grid Ref:** (E) 528164 (N) 278152

**Date of Registration:** 3<sup>rd</sup> April 2023

**Parish:** Broughton

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### RECOMMENDATION - APPROVE/REFUSE

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

#### 1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 This application has been submitted by 42 Farming LLP in respect of their site known as Manor Farm, Broughton. The farm itself is accessed off Bull Lane Broughton but the site for development is located approx. 500 metres south-east off Broughton Lane close to its junction with Causeway Road.
- 1.2 In terms of constraints, the site is classified as Grade 3 agricultural land, and falls within the Central Claylands Landscape Character Area. The boundary with the Broughton Conservation Area (CA) lies approx. 180 metres to the north-west, and, whilst there are a number of Listed Buildings (mainly Grade II) within Broughton itself, the closest Listed Building is approx. 275 metres north-west of the site. There are no protected trees in the immediate vicinity and the site is within Flood Zone 1 and has a generally low risk of flooding from general sources.
- 1.3 This application seeks permission for the erection of a grain store with associated hardstanding and new vehicular access.

#### 2. NATIONAL GUIDANCE

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

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

### **3. PLANNING POLICIES**

- 3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
- LP2: Strategy for Development
  - LP5: Flood Risk
  - LP9: Small Settlements
  - LP10: The Countryside
  - LP11: Design Context
  - LP12: Design Implementation
  - LP14: Amenity
  - LP15: Surface Water
  - LP17: Parking Provision and Vehicle Movement
  - LP19: Rural Economy
  - LP30: Biodiversity and Geodiversity
  - LP31: Trees, Woodland, Hedges and Hedgerows
  - LP34: Heritage Assets and their Settings
  - LP37: Ground Contamination and Groundwater Pollution
- 3.2 Supplementary Planning Documents (SPD) and Guidance:
- Huntingdonshire Design Guide Supplementary Planning Document 2017
  - Huntingdonshire Landscape and Townscape SPD (2022)
  - Huntingdonshire Strategic Flood Risk Assessment (2017)
  - Cambridgeshire Flood and Water SPD 2017
  - LDF Developer Contributions SPD (2011)

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

### 3.3 The National Design Guide (2021)

- B2 Appropriate building types and forms
- 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
- I3 Create character and identity
- N3 Support rich and varied biodiversity

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

## 4. PLANNING HISTORY

- 4.1 22/01905/FUL – Erection of agricultural building for the storage of grain and straw (Withdrawn).

## 5. CONSULTATIONS

- 5.1 Broughton Parish Council recommend approval stating that “Broughton Parish Council (BCP) is satisfied that the proposals fall within the requirements covered by the Local Plan to support a thriving rural economy and the need to support traditional agricultural and other land-based business. The opportunity to reuse an existing building has been explored, but the modern farming requirements means that a larger more efficient building was required”. They further stated that “the applicant’s proposal to the site the proposed new grain store on a single track lane on the edge of a Conservation village was considered the least worst option.”

- 5.2 Further consultations completed:

\*HDC Conservation Team – No objections – recommendation to consult the Landscape Officer.

\*HDC’s Landscapes Team – No representations received at the time of determination.

\*HDC’s Arboricultural Officer – No objections.

\*HDC’s Environmental Health Team – No objections.

\*CCC Archaeology – No objections subject to conditions.

\*CCC Lead Local Flood Authority – Objection – further details in the proceeding sections of this report.

\*CCC Highways – Insufficient detail to be able to comment – further details in the proceeding sections of this report.

## **6. REPRESENTATIONS**

6.1 Seven comments have been received which are available to view on HDC's Public Access Site. Of these seven, six object to the proposals and these objections broadly relate to the following matters:

- Query over the address given for the application.
- Opportunities to re-purpose and modernise existing buildings/land have not been explored.
- Reference to an earlier permission for a grain store (98/00469/FUL) to the south of Broughton Lane.
- Proposal contrary to Local Plan Policies LP10 & LP19.
- Development would be on a greenfield site with historical, archaeological, geological and environmental significance which should be preserved.
- Traffic volumes, access and safety.
- Landscaping proposed insufficient/low value.
- Scale of building proposed and the need for this scale.
- Flood risk.
- Limited time for questions at Parish Council meeting.
- Appearance of the building in an exposed location in the countryside.
- Impact on the Conservation Area.
- Potential impacts from light pollution.
- Potential impacts from noise.

6.2 The representation of support makes reference to the following matters:

- Allows a major UK industry sector (farming) to be able to develop, adapt and remain profitable.
- The rural location and arable farmland is a working environment. Modern practices require larger buildings and access from larger vehicles.
- The building does not appear oversized for its use or the farmland it will be serving.
- The location on the outskirts of the village would reduce the number of HGV's within the village and is ideally positioned.

6.3 Officer comments:

The matters relating to the address are noted. Whilst Manor Farm is referenced in the application it is actually given as 'Agricultural Buildings Manor Farm'. The applicant has submitted Certificate A as part of the application process indicating that the land required for the development is within their ownership. From

details received in the comments it appears that Manor Farmhouse has been separated from the farm at some stage. The submitted location plan shows other land within the ownership of the applicants but this does not extend to the land surrounding the farmhouse and so the actual ownership of the farmhouse (from the submitted plans) is unclear. However, this does not have a bearing on the determination of this application in planning terms. As is discussed in the proceeding sections of the report, no substantial details have been provided as to the existing buildings within the 'working' farm area but the submission indicates that the applicant has use of these and that they are insufficient. Officers also cannot comment on the procedures followed during the Parish Council meeting. The other matters raised are addressed in the proceeding sections of this report.

## **7. ASSESSMENT**

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

- The principle of development
- Design and visual amenity
- Impact upon the countryside and rural character
- Impact upon heritage assets
- Residential amenity
- Highway safety
- Flood risk
- Impact on Trees
- Biodiversity
- Contamination
- Developer contributions

### **The principle of the development**

7.2 The application site is located within (but outside of the built-up area) of Broughton as defined by policy LP9 of the Local Plan to 2036. Given its location in the open countryside and the purpose of the building policies LP10 and LP19 are considered to be most relevant. Policy LP10 seeks to limit development in the countryside unless there are specific reasons to permit it as established in other Local Plan policies. Specifically, LP10 states that:

“all development in the countryside must:

- a. seek to use land of lower agricultural value in preference to land of higher agricultural value:
  - i. avoiding the irreversible loss of the best and most versatile agricultural land (Grade 1 to 3a) where possible, and

- ii. avoiding Grade 1 agricultural land unless there are exceptional circumstances where the benefits of the proposal significantly outweigh the loss of the 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 It should be noted that in this case, whilst the land in question is Grade 3 agricultural land, in the event that the proposal complied with other tests Officers acknowledge that given the grading of the surrounding land (Grade 2) and the need for an agricultural building to be located within a reasonable distance to the farmland, avoiding the use of higher grade land would be challenging. Matters relating to the other factors discussed in LP10 are discussed in the proceeding sections of this report.

7.4 One area where LP10 is relaxed is under LP19 ‘rural economy’ which states that (amongst other matters)

“A proposal for the expansion of an established industrial or rural business on land outside of its existing operational site in the open countryside will be supported where it is demonstrated that:

e. opportunities to reuse existing buildings have been fully explored; and replacement or new build are only proposed where it can be demonstrated that no suitable reuse opportunities are available;

f. any opportunities to make more efficient use of land within the existing site boundary are not suitable for the proposed use;

g. it avoids the irreversible loss of the best and most versatile agricultural land (Grade 1 to 3a) particularly Grade 1 where possible and should use land of lower agricultural value in preference to land of higher agricultural value; and

h. the scale, character and siting of the proposal will not have a detrimental impact on its immediate surroundings and the wider landscape.

A rural business is one which has a legitimate reason to be located in the countryside, including but not limited to agriculture, horses, horticulture or forestry.”

7.5 In this case, the location of the proposed building is considered to be outside of the existing operational site of the working farm given its separation from other buildings and service areas which form the farm unit.



- 7.6 The application is accompanied by a Design and Access Statement and, as acknowledged in the preceding sections of the report whilst the use of the Grade 3 land cannot reasonably be avoided (as in point g), Officers consider that the submitted detail does not provide sufficient justification that opportunities to make more efficient use of existing buildings and land within the site boundary (grouping with other buildings and not within such an exposed location for example) as required by points e and f have been considered. The statement references a current grain store built in 1985 and advises that this is now insufficient given the increased output and space required for modern machinery. It states that this site was selected as it separates the building from the Grade II Listed Manor Farm and the surrounding buildings (which are within a Conservation Area). It does not provide details on the scale or siting of all existing buildings and justification as to why these are insufficient or cannot be converted for the required use. Nor does it provide details on the level of crop production anticipated other than the proposed building would provide storage space for 100% of the crop produced. In order to meet the requirements of tests described in e and f, Officers would require more robust details in line with the above.
- 7.7 Notwithstanding the above, Officers also consider that the proposed scale and siting of the building would be inappropriate. The design is discussed in further detail below but overall, a building at the scale proposed (30 metres wide and 24 metres deep with eaves of 7 metres and ridge of 9.8 metres) is excessive in such an exposed and sensitive countryside location.
- 7.8 It should also be noted that the site lies within the Central Claylands Landscape Character Area (as detailed within the Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022). The fields to the north of Broughton Lane are specifically referenced in this SPD as a typical example of a Landscape Character Area. The NPPF (2021) states that (amongst other matters) “planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads” and “planning policies and decisions should contribute to and enhance the natural and local environment by “protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils” and “recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land”.

- 7.9 Overall, the development is considered to be contrary to Policies LP10, LP11, LP12 and LP19 of the Local Plan to 2036, the NPPF (2021) and parts B2, C1, I1,I2 and I3 of the National Design Guide (2021). It is therefore unacceptable in principle and recommended for refusal.

### **Design, Visual Amenity and Impact on the Countryside**

- 7.10 The application site is located to the north of Broughton Lane, a single track road with passing places which leads from the A141 (just outside Warboys) to Broughton village. The area has a rich rural character with open fields and countryside with virtually no interruption by built development. The road itself undulates and becomes lower as it leads towards the junction with Causeway Road and into Broughton. The proposed site of the building lies approx. 500 metres south-east of Manor Farm itself and what is understood to be the 'working' farm area from a review of recent Local Authority Mapping Data and detail provided within the submitted statement.
- 7.11 This application seeks planning permission to erect a 720m<sup>2</sup> building, with an approximate eaves height of 7 metres and ridge height of 9.8 metres. It would be positioned 25 metres back into the site (to the building) from Broughton Lane, and would involve the creation a new vehicle access, hardstanding, landscaping and the provision of an attenuation pond (the latter two matters are not referenced in the description but are ancillary to the development and shown on the plans). The building would be constructed of pre-pressed concrete blocks to the lower levels and will be clad in olive green metal cladding at the upper levels. The roof would be pitched and clad in grey composite panels. The south-west elevation (facing towards Broughton Lane), would host two shutter doors and two personnel doors. The majority of the whole site is proposed to be covered by hardstanding around the building. Access would be to the south-east of the site. Elements of landscaping are proposed to be introduced on the site frontage together with a bund and, whilst such matters could be secured by condition in the event of Members approving the application or a successful appeal, the planting shown on the indicative landscaping scheme elevations show large trees which will naturally take some time to mature and so would have limited screening effect in the immediate short term. This plan also references an existing 1.8 metre hedge which will be retained. Photographs obtained during an Officer visit to the site in April 2023 show a much shorter hedge than a 1.8 metre hedge (the base of which appears to behind a small bund adjacent to the road). There was very limited density despite the visit being conducted in spring and so Officers also consider that given the scale of building proposed this hedge would have an extremely limited effect on screening the building.

This proposal mainly differs from the previously withdrawn application in terms of the proposed access location, the increase in impermeable area and hardstanding under this proposal. An attenuation pond is also for drainage on adjacent land within the applicant's ownership under this application. The footprint of the building and its design are the same under the 2 applications.

- 7.12 Overall, Officers consider that the proposed building by virtue of its siting, scale, and design would be a very imposing and visually harmful addition to the landscape, in an exposed and presently largely unspoilt countryside location. It would be highly visible from Broughton Lane (one of the main routes and approaches into the village from the A141 to the east) and would result in additional vehicle movements (likely from large equipment as described in the supporting statement) which would further impact the character of the area. Whilst it is acknowledged that given the rural location and surrounding fields some similar vehicle movements of this nature are expected it is considered that the provision of a building for this purpose and of this scale would intensify this. The development would therefore be harmful to the character and appearance of the area and the countryside location and is therefore contrary to Policies LP10 (b), LP11 and LP12 and there is not sufficient justification for its siting and lack of alternatives. It is therefore also contrary to Policy LP19 (particularly parts e, f and h). It is further contrary to paragraphs 85 and 174 (b) of the NPPF 2021 and parts B2, C1, I1,I2 and I3 of the National Design Guide (2021).

### **Impact on Heritage Assets**

- 7.13 As detailed above, the site lies outside of the Broughton Conservation Area with the boundary approx. 180 metres to the north-west and the closest Listed Building approx. 275 metres north-west of the site. Officers note the wider concerns surrounding the heritage character of the area and both HDC's Conservation and CCC's Archaeology Team have been consulted. Conservation Officers raise no objections and, whilst the Archaeology team do not also object, they do highlight that the development site lies within an area of high archaeological potential. Therefore, they recommend that a condition be attached to any granted permission, to secure further investigation to be carried out prior to any demolition or development. Therefore, subject to a condition the development would be acceptable with regard to heritage and archaeological impacts and would accord with Policy LP34 of the Local Plan to 2036 and the NPPF (2021) in this regard.

### **Residential Amenity**

- 7.14 Officers note the concerns raised by residents regarding the possibility of additional noise and light pollution as a result of the

proposed development. Given the location and separation distance to any surrounding residential dwelling or private amenity land (the closest being approx. 210 metres to the north-west) Officers consider that there would be no unacceptable impacts in terms of overbearing, overshadowing or loss of light, and a neutral impact in terms of additional noise disturbance. HDC's Environmental Health Team were consulted on the proposal and have raised no objections. Whilst the development would result in increased activity in the vicinity, it would not be significantly different to any operations which may already be taking place given the surrounding agricultural land. In the event Members decide to approve the application or if a refusal was successfully appealed a condition could be attached to any permission to secure a lighting scheme in order to ensure that the siting of lights does not cause any detrimental impacts. Overall, the development is considered acceptable with regard to residential amenity and therefore accords with Policy LP14 of the Local Plan to 2036 in this regard.

### **Highway Safety**

- 7.15 The previously withdrawn application reference 22/01905/FUL proposed its new vehicle access on the north-west corner of the site onto Broughton Lane, which differs from the current application see section 7.16 below. The Highways team at that time commented that the access would be located on a 60mph road (Broughton Lane) and would result in an intensification in use over the existing field entrance. For that speed of road, vehicle to vehicle visibility splays should be 2.4m x 215m, and it is evident that these splays could not be achieved. In such instances a speed survey could be submitted to indicate the available visibility splays and demonstrate whether these splays would be suitable for the measured speeds of vehicles in this location. The Highways team also requested details of the types and numbers of vehicles proposed to serve the site, which in turn would indicate the size of the proposed access required, which would be suitable for allowing the use of the largest vehicle.
- 7.16 As established in the preceding sections of the report, the proposed vehicle access under this application is to be to the south-east of the site off Broughton Lane and approx. 48 metres south-east of the junction with Causeway Road (where the road widens slightly). This is the opposite site corner on the site frontage from the previously withdrawn application. For much of the length of Broughton Lane from its connection with the A141 it is a single track lane with passing places. CCC Highways team have been consulted on the application and have advised that given the lack of detail provided they are unable to provide a clear assessment of the suitability of the proposal. Their comments are available to view in full on HDC's Public Access Site but broadly cover the following matters:

- No access dimensions, construction or means of drainage details are shown in the submission. The proposed access should be of sufficient width to allow for two-way simultaneous movements of vehicles.
- Access visibility splays should be shown, although it is accepted that it appears that the splays in accordance with the 85<sup>th</sup> percentile speeds are achievable.
- Tracking should be provided to show that vehicles can enter and leave the site in forward gear.
- The number of vehicles expected to use the store and whether there would be any increase in vehicle movements to that of the existing grain store.
- The route of vehicles currently accessing the existing grain store and the route for the new grain store.

7.17 Given this lack of detail and as a result the inability of our Specialists to form a positive or negative view, Officers are unable to ascertain whether there would be any unacceptable impacts on highway safety as a result of this development. It is acknowledged that the applicant did advise the Local Planning Authority that they would provide this additional detail but, under the current no amendments during applications department stance (and having regard to the other reasons for objection), Officers have not accepted this additional information. It should further be noted that some of the information requested was also part of an earlier consultation for a withdrawn application (22/01905/FUL). Therefore, the applicants should have been in a position to provide at least some of the additional information with this current application submission.

7.18 Overall, there is insufficient detail such to determine whether the proposal would be acceptable in highway safety terms and so the proposal is considered contrary to Policy LP17 of the Local Plan to 2036 and paragraph 111 of the NPPF (2021).

### **Flood Risk/Drainage**

7.19 The application site lies within Flood Zone 1 and has an overall low risk of flooding as per the most recent Environment Agency Flood Risk Maps and Data. The site given its scale, overall low flood risk and proposed use (classed as less vulnerable as per the NPPF) would not require the submission of a Site Specific Flood Risk Assessment.

7.20 A drainage strategy has been submitted in support of the proposal as the existing greenfield site, is proposed to change to have a wholly impermeable surface area of 0.263ha (0.074ha for the building, 0.154ha external hardstanding area, and 0.035ha for the attenuation basin). The drainage strategy is submitted to demonstrate how this impermeable area can be satisfactorily drained without increasing flood risk onsite or elsewhere. The strategy found that infiltration discharge was not feasible on this

site. Therefore, the drainage solution proposed is the provision of an attenuation basin on adjacent land within the applicant's ownership, but not within the red line application site boundary. In addition, the road area around the building would utilise tanked permeable paving.

7.21 The CCC as the Lead Local Flood Authority were consulted and have reviewed the submitted documents. They have raised an objection on the following grounds:

- FEH (Flood Estimation Handbook) rainfall data is required. They have noted that hydraulic calculations for the proposed surface water drainage has been provided using FSR (Flood Studies Report) rainfall data. However, this method is now outdated and more accurate rainfall forecasting can be obtained from FEH rainfall datasets. They further state that for storm durations of less than 1 hour FSR rainfall data should be used whilst FEH data must be used in longer storm durations as it is more accurate for the purposes of modelling future storm events.
- Incomplete hydraulic calculations have been provided. Calculations to show the performance of the system for a range of summer and winter storm durations from 15 minutes up to the 10080 minute (7 day) should be undertaken. At present, the applicant has only included data for the 480 minute winter calculation. Additionally, the half drain times for the attenuation basin have not been provided. The half drain time will have to be a maximum of 24 hours in duration to be supported.

7.22 It should be noted that the agent has offered to gather this information but again, given the current inability to accept amendments during applications and the other reasons for refusal these have not been accepted. As there is insufficient detail to determine whether the objection from the LLFA as specialists can be overcome. Officers consider that at present, it has not been demonstrated that the site can be suitably drained to prevent flooding onsite and elsewhere therefore the proposed development would be contrary to policies LP5 and LP15 of the Local Plan to 2036 and paragraph 167 of the NPPF (2021).

### **Impact on Trees**

7.23 There are some mature trees/hedgerow in the vicinity of the application site, but, given their location outside of the Conservation Area and absence of any Tree Preservation Orders these are not afforded any formal protection. HDC's Arboricultural Officer has been consulted and raises no objections to the proposals. The development is therefore considered to be acceptable with regard to its impact on trees and therefore accords with Policy LP31 of the Local Plan to

2036 and the NPPF (2021) in this regard.

## **Biodiversity**

7.24 The application is accompanied by a biodiversity checklist which does not identify any known constraints. Local Authority Mapping Data also does not identify any habitats of protected species. Given the land is 'farmed' agricultural land its value in terms of biodiversity is considered to be low. The surrounding landscaping and environs - trees, hedgerows, watercourses etc are likely to provide some level of habitat but these are unlikely to be significantly affected by the development which would be typical in a suitable agricultural setting. Officers do however consider that there are opportunities for biodiversity enhancement (as required by Policy LP30 of the Local Plan to 2036) and that measures should be taken such to mitigate any potential harm post development (lighting for example). Such matters could be addressed as part of a Biodiversity Method Statement which could be secured as a condition in the event Members decide to approve the proposal, or any refused decision is successfully appealed. Officers are therefore satisfied that a net gain in terms of biodiversity could be achieved in compliance with LP30 of the Local Plan to 2036.

## **Contamination**

7.25 Given the use of the land (as long term arable farmland), risks of contamination are considered to be low. HDC's Environmental Health Team have been consulted and raise no objection nor do they suggest that any conditions are required. The development is therefore considered to be acceptable with regards to contamination risks and therefore accords with policy LP37 of the Local Plan to 2036 and the NPPF (2021) in this regard.

## **Developer Contributions**

7.26 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.

## **8. RECOMMENDATION – refusal on the following grounds:**

- The proposed development by virtue of its siting, and scale would be visually harmful to the character and appearance of the surrounding countryside location. The proposal is therefore

contrary to Policies LP10 (b), LP11 and LP12 and there is insufficient justification for its siting. It is therefore also contrary to Policy LP19 (particularly parts e, f and h). Further it is contrary to paragraphs 85 and 174 (b) of the NPPF 2021 and parts B2, C1, I1, I2 and I3 of the National Design Guide (2021).

- The application fails to demonstrate the proposal would not result in highway safety dangers. In the absence of details of the proposed access width, visibility splays, tracking, and details of the number and type of vehicles proposed to serve the site etc, it has not been possible to establish if the proposed development can provide a safe and suitable vehicle access, which would not result in highway safety dangers. The proposal is therefore contrary to Policy LP17 of the Local Plan to 2036 and paragraph 111 of the NPPF (2021).
- The application fails to demonstrate that the increased impermeable area of the site can be satisfactorily drained without increasing flood risk onsite or elsewhere. Insufficient rainfall data has been provided and incomplete hydraulic calculations have been provided. The proposal is therefore contrary to policies LP5 and LP15 of the Local Plan to 2036 and paragraph 167 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 388424 and we will try to accommodate your needs

**CONTACT OFFICER: Kevin Simpson**

Enquiries [kevin.simpson@huntingdonshire.gov.uk](mailto:kevin.simpson@huntingdonshire.gov.uk)



Pathfinder House, St Mary's Street  
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Developmentcontrol@huntingdonshire.gov.uk

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Head of Planning Services  
Pathfinder House  
St. Mary's Street  
Huntingdon  
Cambridgeshire PE 29 3TN

Application Number: 23/00490/FUL Case Officer Kevin Simpson  
Proposal: **Erection of grain store, associated hard standing and new vehicle access**  
Location: **Agricultural Buildings Manor Farm Bull Lane**  
Observations of Broughton Town/Parish Council.  
Please ✓ box as appropriate

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

*Please see attached for reasons.*

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

No observations either in favour or against the proposal

Date: *27<sup>th</sup> April 2023*

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

Please send response to email address below:-

[Development.control@huntingdonshire.gov.uk](mailto:Development.control@huntingdonshire.gov.uk)

(Development Management)

**PARISH COUNCIL CONSULTATION – APPLICATION REF. 23/00490/FUL: Agricultural Buildings Manor Farm, Bull Lane, Broughton**

**Broughton Parish Council: recommend approval**

**Material considerations**

Broughton Parish Council (BPC) is satisfied that the proposals fall within the requirements covered by the Local Plan to support a thriving rural economy and the need to support traditional agricultural and other land-based businesses. The opportunity to reuse an existing building had been explored, but the modern farming requirements means that a larger more efficient building was required.

**Non-Material Considerations**

The applicant's proposal to site the proposed new grain store on a single-track lane, on the edge of a conservation village was considered the least worst option.

# Development Management Committee



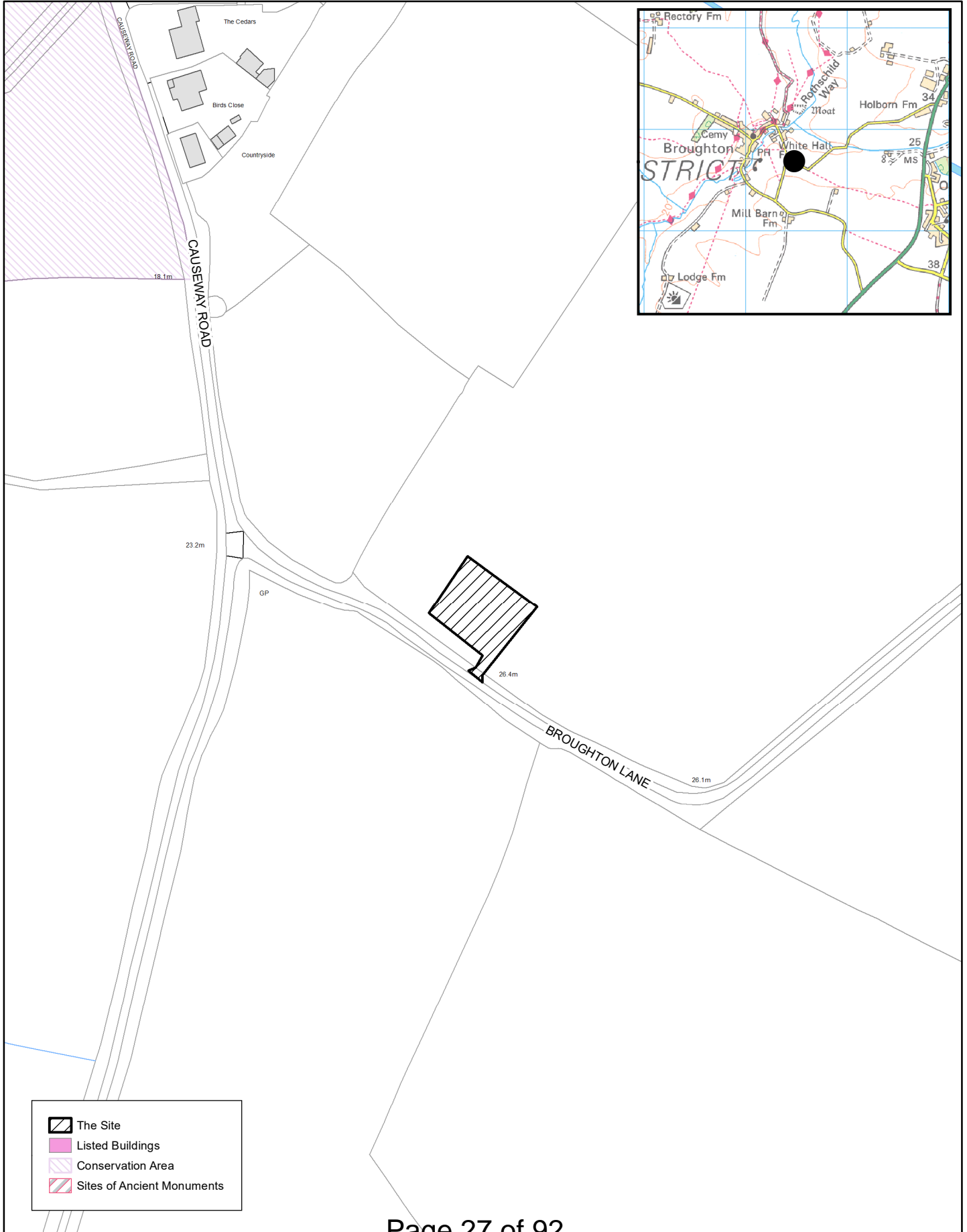
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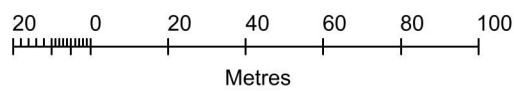
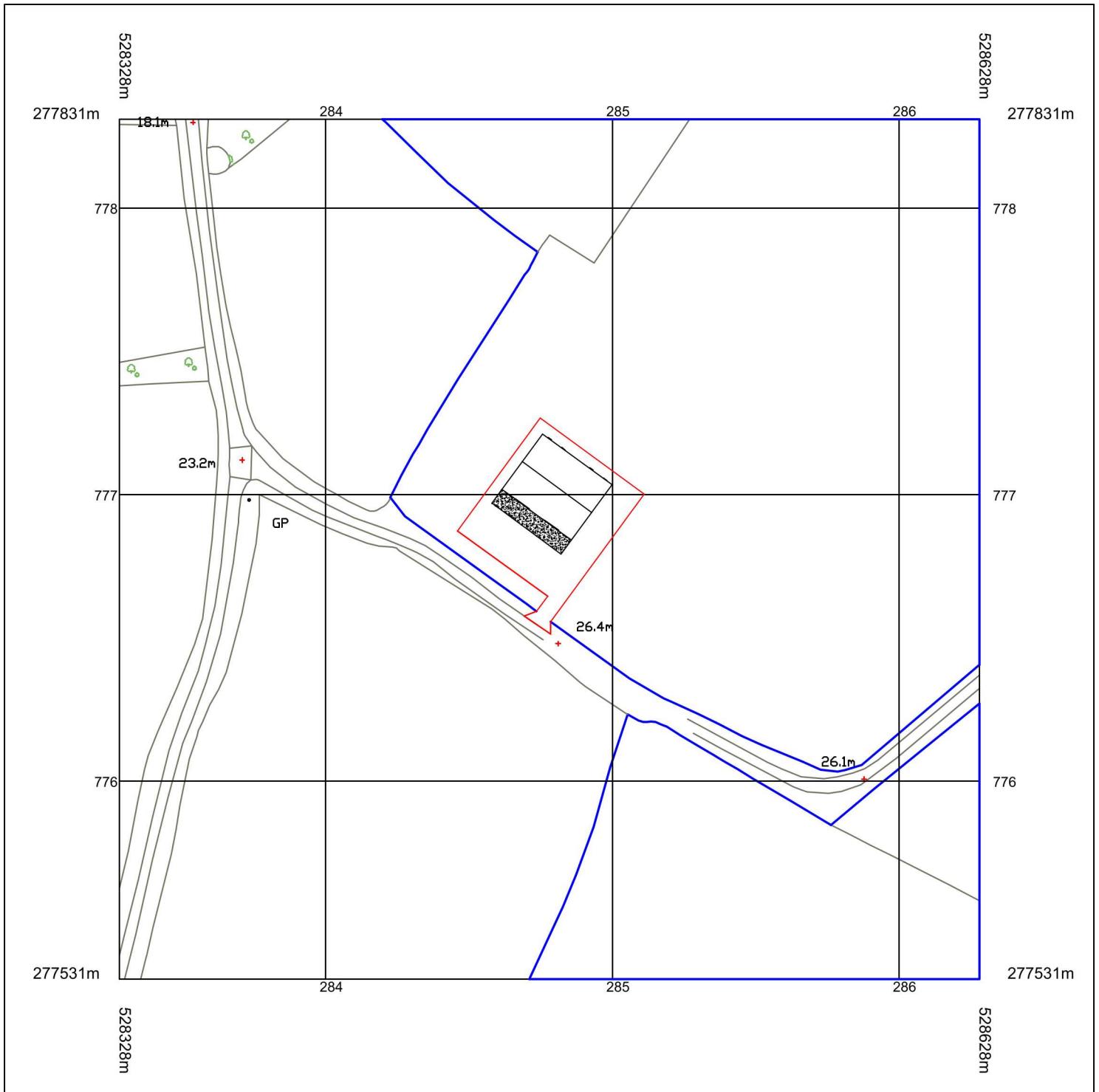
Application Ref:23/00490/FUL

Date Created: 05/07/2023

Location: Broughton

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Ordnance Survey HDC 100022322

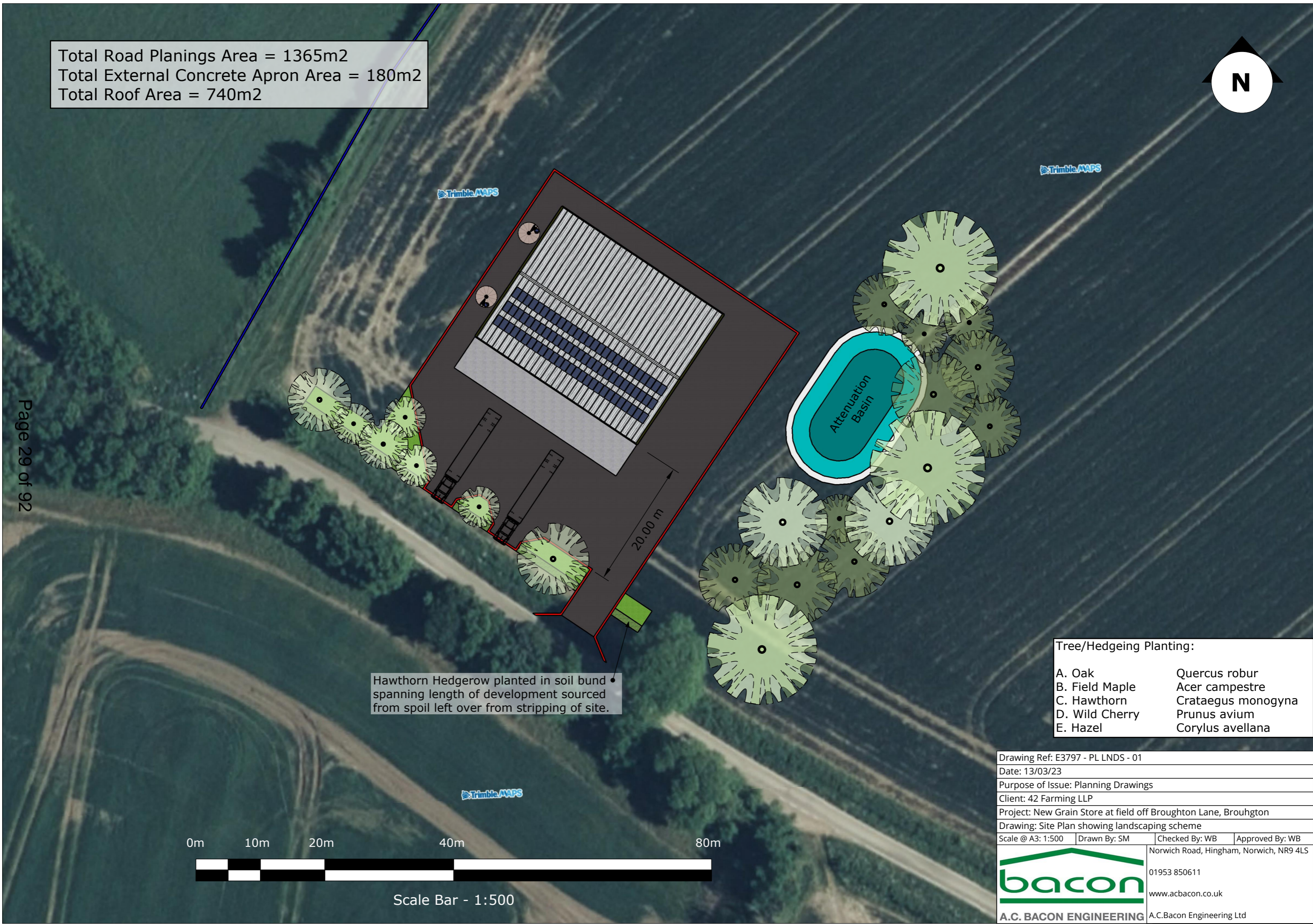




Total Road Planings Area = 1365m<sup>2</sup>  
 Total External Concrete Apron Area = 180m<sup>2</sup>  
 Total Roof Area = 740m<sup>2</sup>



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Hawthorn Hedgerow planted in soil bund spanning length of development sourced from spoil left over from stripping of site.

Tree/Hedging Planting:

A. Oak	Quercus robur
B. Field Maple	Acer campestre
C. Hawthorn	Crataegus monogyna
D. Wild Cherry	Prunus avium
E. Hazel	Corylus avellana

0m 10m 20m 40m 80m



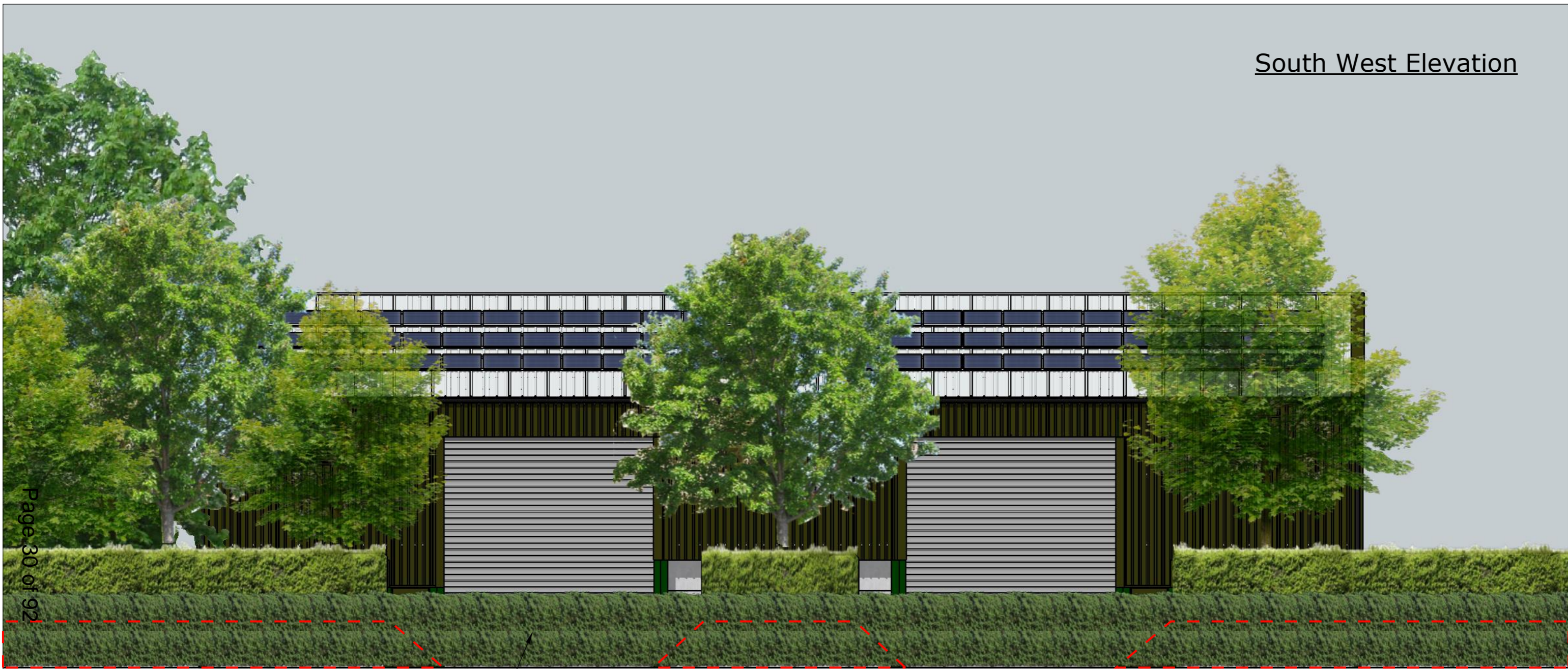
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Drawing Ref: E3797 - PL LNDS - 01  
 Date: 13/03/23  
 Purpose of Issue: Planning Drawings  
 Client: 42 Farming LLP  
 Project: New Grain Store at field off Broughton Lane, Brouhgton  
 Drawing: Site Plan showing landscaping scheme

Scale @ A3: 1:500	Drawn By: SM	Checked By: WB	Approved By: WB
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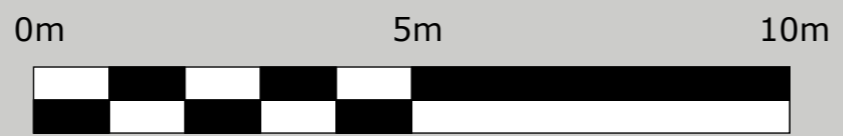
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# South West Elevation




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Existing 1.8m high hedgerow to be maintained as such



Scale Bar - 1:100

Key:  = Proposed Soil Bund created from spoil left from stripping of site

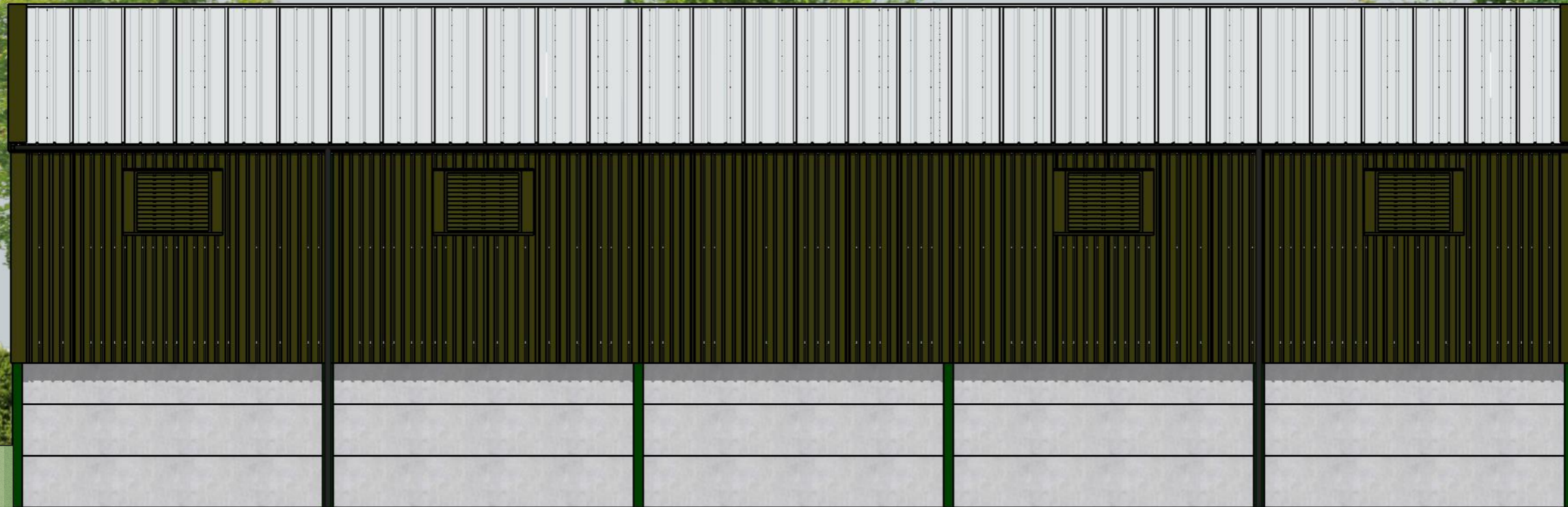
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Date: 14/03/23			
Purpose of Issue: Planning Drawings			
Client: Mr. G. Gowlett			
Project: New Grain Store at field South East of Manor Farm, Broughton			
Drawing: South West Elevation			
Scale @ A3: 1:100	Drawn By: SM	Checked By: -	Approved By: -



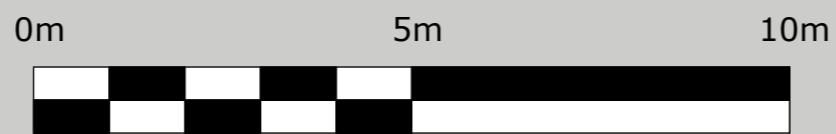
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# North East Elevation


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Proposed soil bund created from spoil left over from stripping of site.



Scale Bar - 1:100

Drawing Ref: E3797 - PL LDS - 02			
Date: 14/03/23			
Purpose of Issue: Planning Drawings			
Client: Mr. G. Gowlett			
Project: New Grain Store at field South East of Manor Farm, Broughton			
Drawing: North East Elevation			
Scale @ A3: 1:100	Drawn By: SM	Checked By: -	Approved By: -
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# South East Elevation

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Proposed soil bund created from spoil left over from stripping of site.

0m 5m 10m 20m



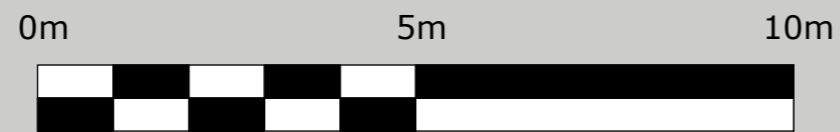
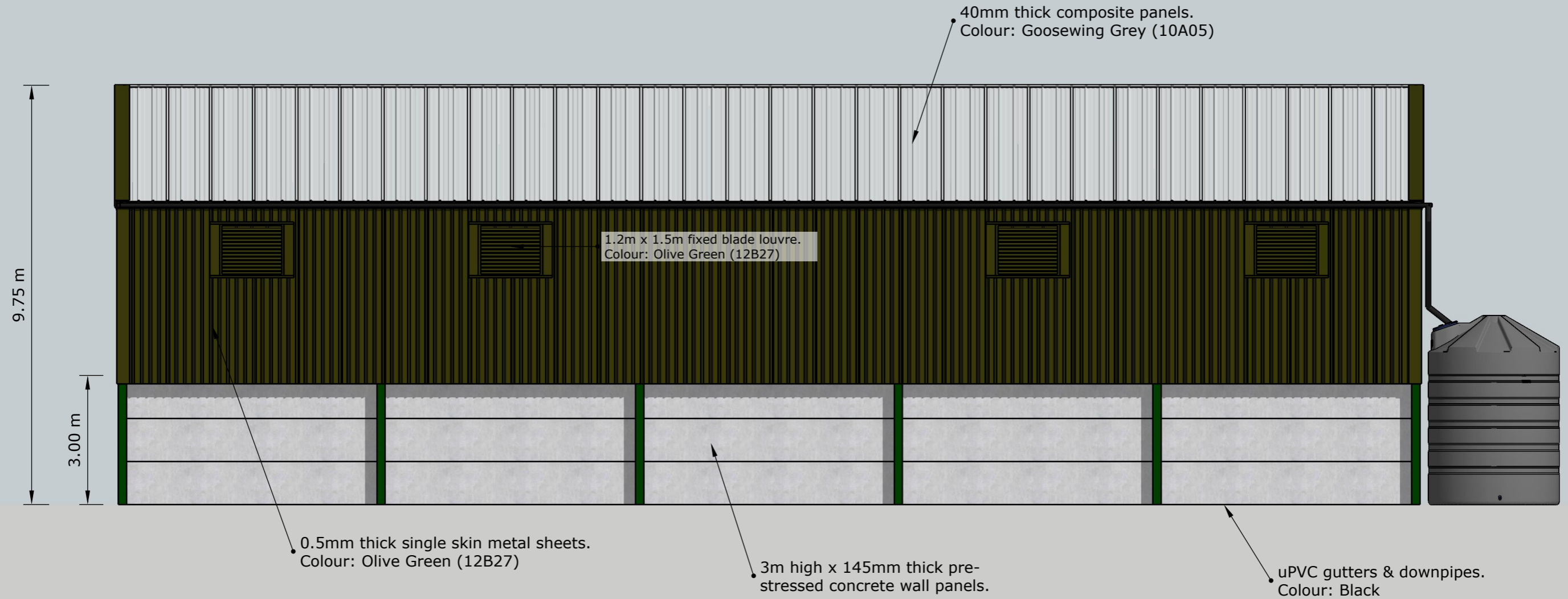
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Date: 14/03/23			
Purpose of Issue: Planning Drawings			
Client: Mr. G. Gowlett			
Project: New Grain Store at field South East of Manor Farm, Broughton			
Drawing: South East Elevation			
Scale @ A3: 1:150	Drawn By: SM	Checked By: -	Approved By: -
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# North East Elevation

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Scale Bar - 1:100

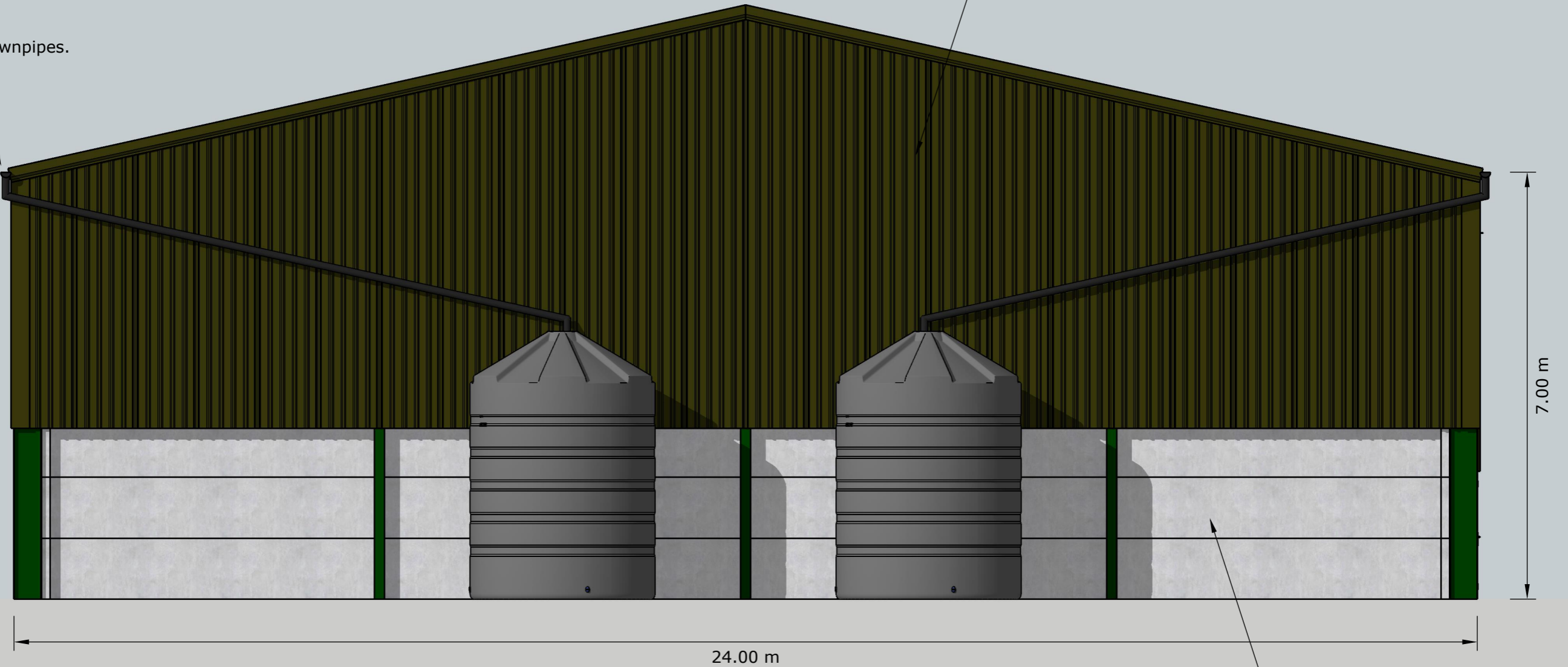
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Client: Mr. G. Gowlett			
Project: New Grain Store at field South East of Manor Farm, Broughton			
Drawing: North East Elevation			
Scale @ A3: 1:100	Drawn By: SM	Checked By: -	Approved By: -
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# North West Elevation

uPVC gutters & downpipes.  
Colour: Black

0.5mm thick single skin metal sheets.  
Colour: Olive Green (12B27)

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24.00 m


7.00 m

3m high x 145mm thick pre-stressed concrete wall panels.

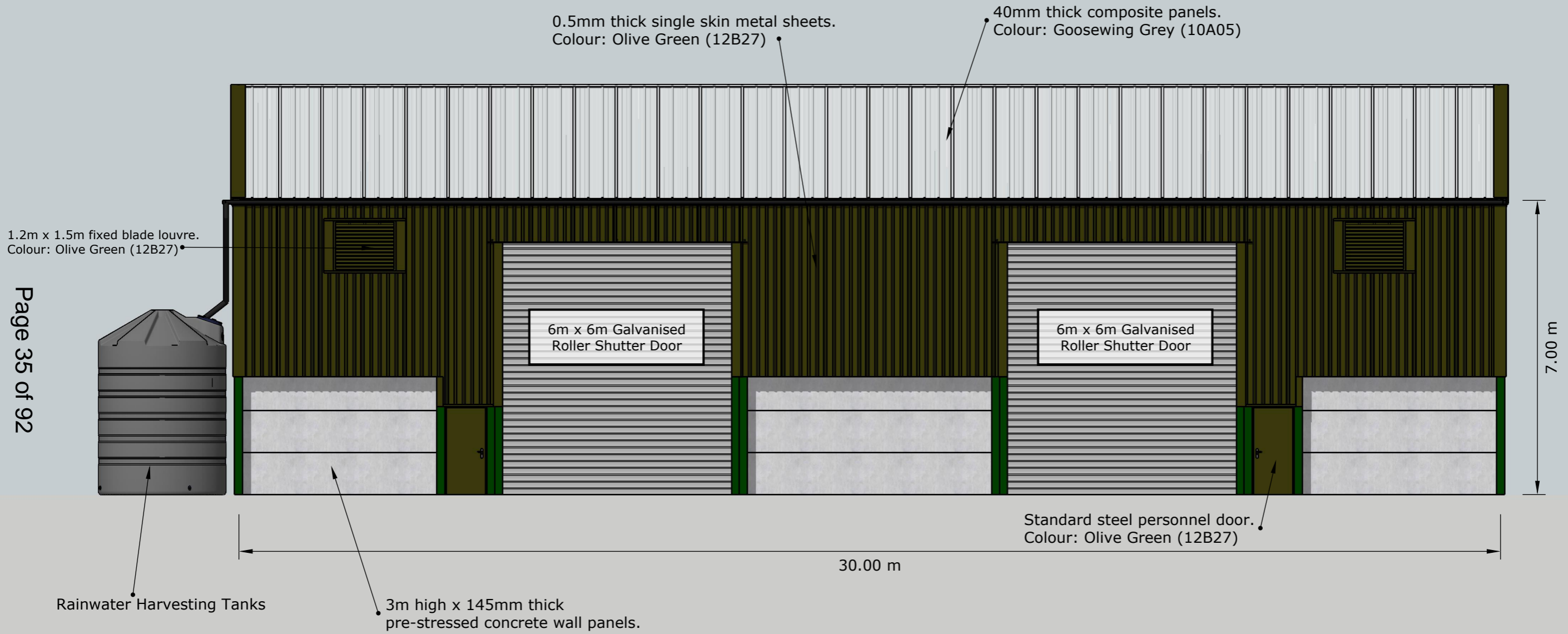
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Scale Bar - 1:75


Drawing Ref: E3797 - PL - 03 - Rev A			
Date: 16/03/23			
Purpose of Issue: Planning Drawings			
Client: Mr. G. Gowlett			
Project: New Grain Store at field South East of Manor Farm, Broughton			
Drawing: North West Elevation			
Scale @ A3: 1:75	Drawn By: SM	Checked By: -	Approved By: -
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# South West Elevation



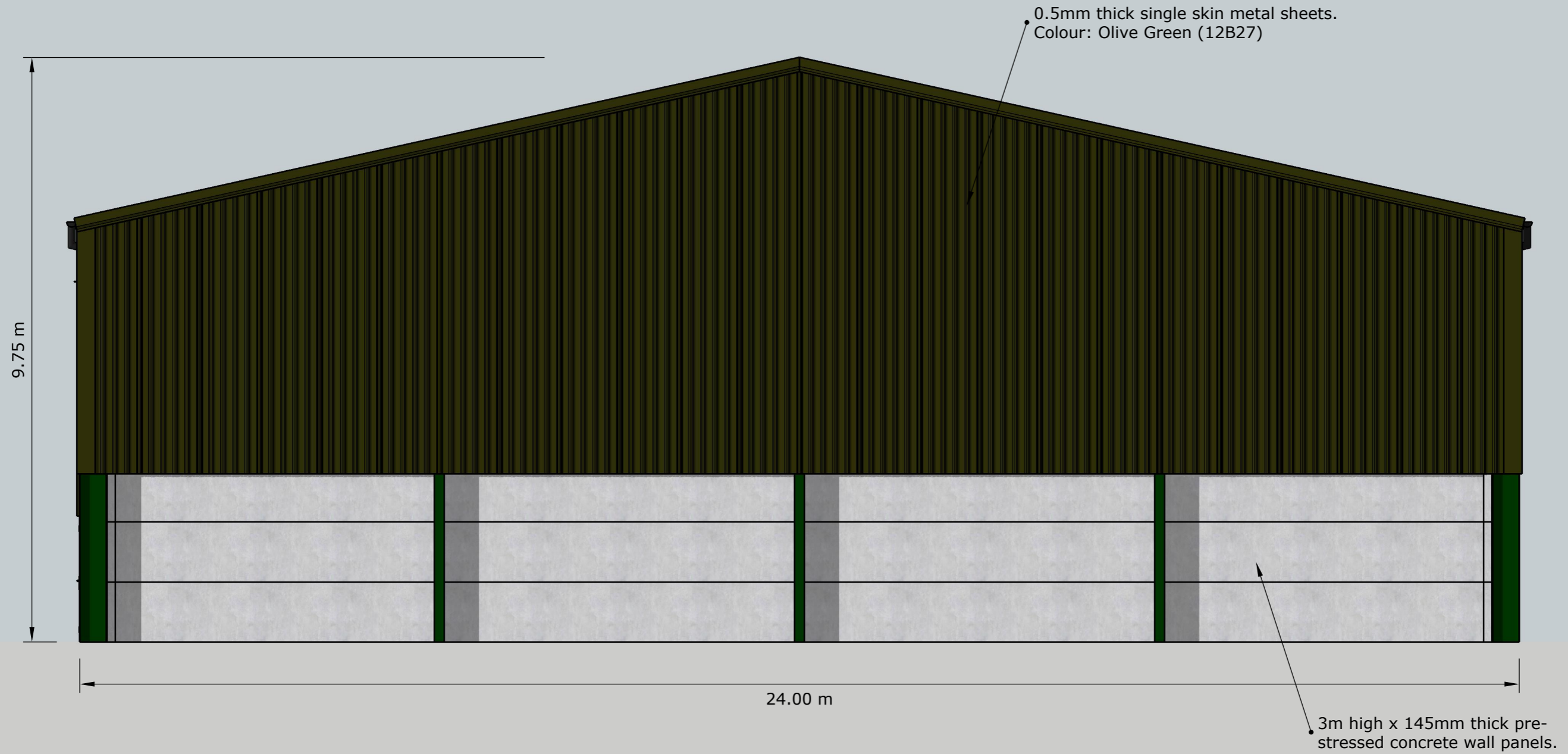
Page 35 of 92



Drawing Ref: E3797 - PL - 01 - Rev A			
Date: 16/03/23			
Purpose of Issue: Planning Drawings			
Client: Mr. G. Gowlett			
Project: New Grain Store at field South East of Manor Farm, Broughton			
Drawing: South West Elevation			
Scale @ A3: 1:100	Drawn By: SM	Checked By: -	Approved By: -
 <b>A.C. BACON ENGINEERING</b>		Norwich Road, Hingham, Norwich, NR9 4LS	
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# South East Elevation


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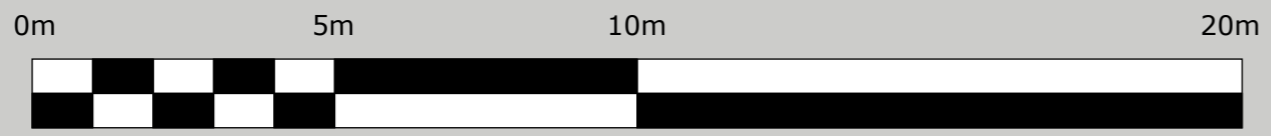
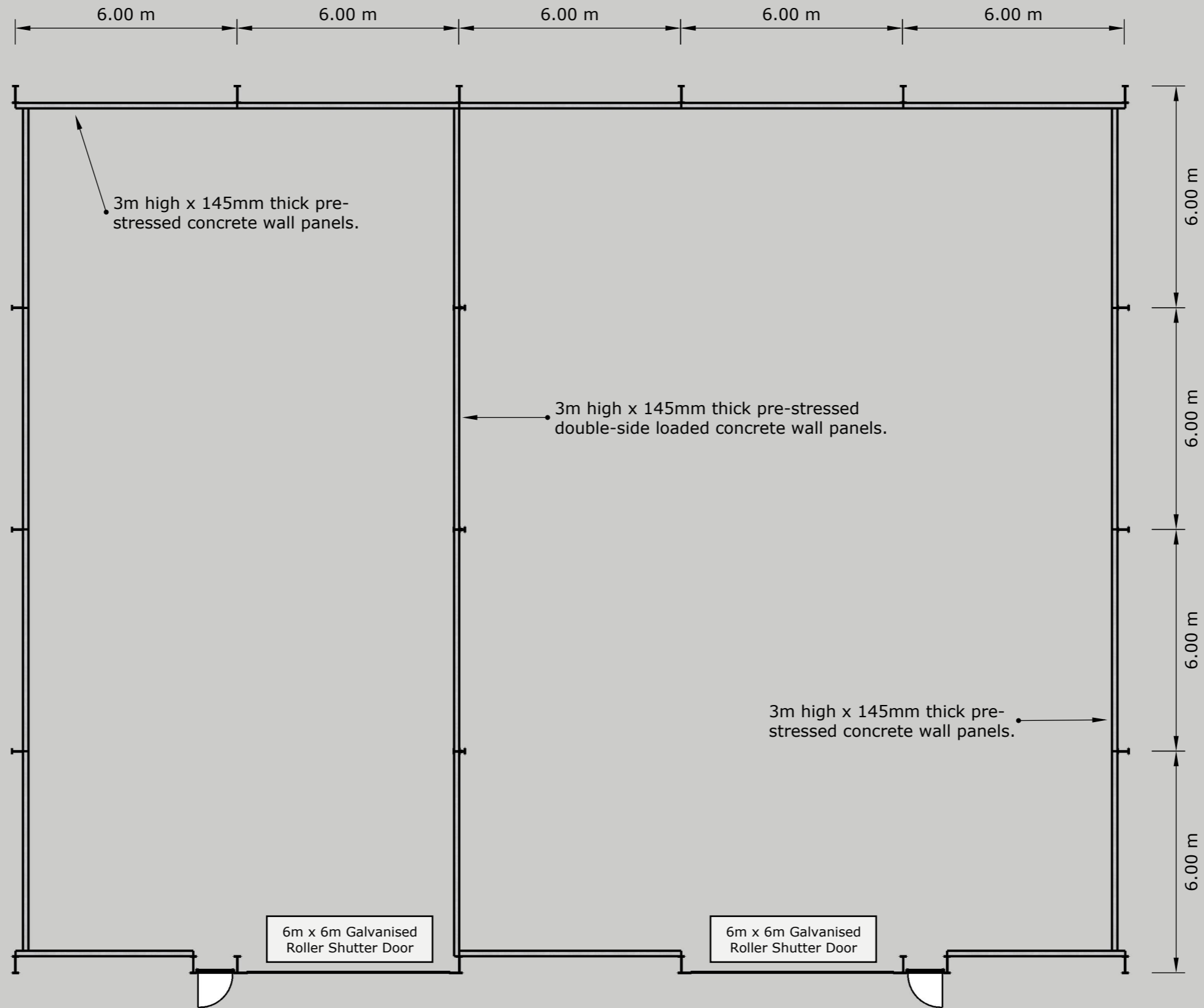
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Drawing Ref: E3797 - PL - 04 - Rev A			
Date: 16/03/23			
Purpose of Issue: Planning Drawings			
Client: Mr. G. Gowlett			
Project: New Grain Store at field South East of Manor Farm, Broughton			
Drawing: South East Elevation			
Scale @ A3: 1:75	Drawn By: SM	Checked By: -	Approved By: -
 <b>bacon</b> A.C. BACON ENGINEERING		Norwich Road, Hingham, Norwich, NR9 4LS	
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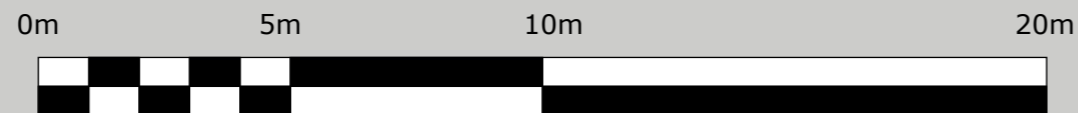
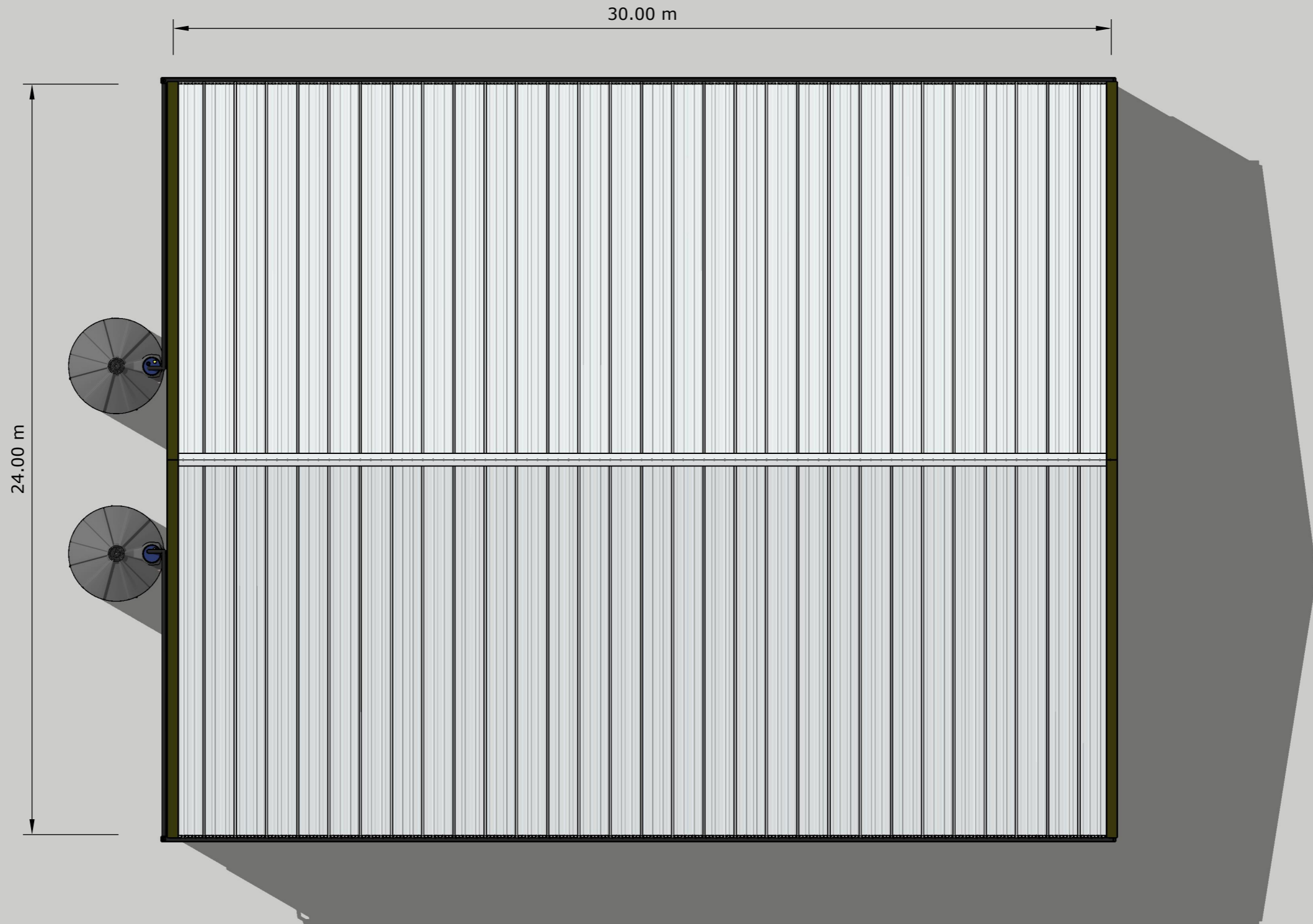
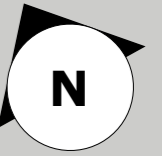
# Floor Plan




Scale Bar - 1:125

Drawing Ref: E3797 - PL - 06 - Rev A			
Date: 16/03/23			
Purpose of Issue: Planning Drawings			
Client: Mr. G. Gowlett			
Project: New Grain Store at field South East of Manor Farm, Broughton			
Drawing: Floor Plan			
Scale @ A3: 1:125	Drawn By: SM	Checked By: -	Approved By: -
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# Roof Plan



Scale Bar - 1:150

Drawing Ref: E3797 - PL - 05 - Rev A			
Date: 16/03/23			
Purpose of Issue: Planning Drawings			
Client: Mr. G. Gowlett			
Project: New Grain Store at field South East of Manor Farm, Broughton			
Drawing: Roof Plan			
Scale @ A3: 1:150	Drawn By: SM	Checked By: -	Approved By: -
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		A.C. Bacon Engineering Ltd	

## DEVELOPMENT MANAGEMENT COMMITTEE 17<sup>th</sup> JULY 2023

**Case No:** 21/01100/FUL

**Proposal:** ERECTION OF DWELLING AND ALTERATION OF ACCESS

**Location:** LAND REAR OF FORMER VICARAGE CHURCH LANE HARTFORD

**Applicant:** MR ELY DIOCESAN BOARD OF FINANCE

**Grid Ref:** 525442 272544

**Date of Registration:** 11 MAY 21

**Parish:** HUNTINGDON

---

### RECOMMENDATION - REFUSE

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

#### 1. DESCRIPTION OF SITE AND APPLICATION

##### Site and Surroundings

- 1.1 The application site is located along the southern edge of Hartford, close to the River Ouse in Huntingdon. The site currently comprises a 0.21ha area of undeveloped land to the rear of a former vicarage, which itself fronts Longstaff Way. Access to the site is from Church Lane, a single track carriageway. The main features on the site are the existing mature trees which cover the majority of the site. These broadleaf trees are covered by a Tree Preservation Order (ref 012/98).
- 1.2 The application site lies within the Huntingdon Conservation Area and within the settings of All Saints Church (Grade II\* Listed Building) and 4-6 Church Lane (Grade II Listed Building) which are located to the east further down Church Lane. The majority of the application site is located within the Environment Agency's Flood Zone 1 (low probability) and in Flood Zone 1 within the Huntingdonshire SFRA (2017). There is however a small area along the southern boundary of the site which is located within Flood Zone 2 (medium probability).

Proposal

- 1.3 The application seeks approval for the erection of a dwelling. The main element would be one and a half storeys with accommodation in the roofslope, 13.3m deep with the highest element measuring 7.89 m to ridge. It would have two single storey wings, one 14.8m long, the other 3.8m long. The larger of the two wings would have a pitched roof and would incorporate a car port. The other wing would be flat roofed.
- 1.4 An application (18/02656/FUL - Erection of dwelling and garage and alteration of access) for a dwelling of a different design was refused under delegated powers on the 29<sup>th</sup> June 2020 for the following reasons:
1. The proposed dwelling fails to respond positively to its surrounding context by virtue of its design, form and scale, resulting in visual prominence along Church Lane and harming the character and appearance of the area. It is considered that the proposals fail to comply with part 12 and paragraph 130 of the National Planning Policy Framework (2019), parts C1, C2, I1, I2 and B2 of the National Design Guide (2019), policies LP2, LP11 and LP12 of the Huntingdonshire Local Plan together with the place making principles set out within chapter 3 of the HDC Design Guide SPD 2017 and Policy BE2 of the Huntingdon Neighbourhood Plan (2019).
  2. The development of this site would harm and detract from the significance of the character and appearance of the Hartford Conservation Area. The site is the former land and garden of The Vicarage of Hartford and contributes to the Conservation Area not only for its aesthetic value as an open green space, but also because of its evidential and historic values. The proposed dwelling is not considered to sustain the morphology of the Conservation Area. The proposals also harm the settings of nearby Listed Buildings (All Saints Church and 4-6 Church Lane) and the way they are experienced within the context of Church Lane. The harm to the designated heritage asset would be less than substantial (as set out in the NPPF and therefore the harm has to be weighed against the public benefits) but the limited public benefit of the development such as one market dwelling and the employment associated with its construction, would not outweigh the harm caused. The proposal is considered to be contrary to the requirements of the Planning (Listed Buildings and Conservation Areas) Act and paragraphs 8c, 192, 194 and 196 of the NPPF (2019), which aim to preserve and enhance the conservation area. The proposal is also considered to be contrary to policies LP2 and LP34 of Huntingdonshire's Local Plan to 2036 (2019) and Policy BE3 of the Huntingdon Neighbourhood Plan (2019).



- 1.5 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.
- 1.6 The application is supported by the following documents;
- Design and Access Statement
  - Heritage Statement
  - Arboricultural Impact Assessment
  - Preliminary Ecological Appraisal
  - Proposed drawings

## **2. NATIONAL GUIDANCE**

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

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

## **3. PLANNING POLICIES**

- 3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
- LP1: Amount of Development
  - LP2: Strategy for Development
  - LP4: Contributing to Infrastructure Delivery
  - LP5: Flood Risk
  - LP7: Spatial Planning Areas
  - LP11: Design Context
  - LP12: Design Implementation
  - LP14: Amenity
  - LP15: Surface Water
  - LP16: Sustainable Travel
  - LP17: Parking Provision and vehicle movement
  - LP22: Local Services and Community Facilities

- LP25: Accessible and adaptable homes
- LP30: Biodiversity and Geodiversity
- LP31: Trees, Woodland Hedges and Hedgerows
- LP34: Heritage Assets and their Settings

### 3.2 Supplementary Planning Documents (SPD) and Guidance:

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

### 3.4 The National Design Guide (2021)

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

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

Huntingdon Neighbourhood Plan 2018-2026 (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

## 4. PLANNING HISTORY

### 4.1

98/00040/OUT – Erection of two dwellings- Refused 23.03.1998.

18/00994/TREE – 749 - Horse chestnut - over extended laterally limbs. Recommend laterally reducing canopy by up to 3.5m. Crown raise to 4m and thin canopy by 20% - Pending.

18/02656/FUL - Erection of dwelling and garage and alteration of access (refused)

19/01184/TREE - Assorted Tree Works – Consent 12.09.2019.

## **5. CONSULTATIONS**

- 5.1 Huntingdon Town Council – Support. Previous application was refused due to lack of archaeological, environmental and traffic surveys. New application shows a smaller house with a car port instead of a garage to minimise visual impact. Access to the site is in the best place and there will be no impact on parking. Most of the trees will be kept so minimal change to street scene
- 5.2 Local Highway Authority – No objections subject to conditions. A previous application was submitted and refused following highways comments for the erection of a single dwelling under application number 18/02656/FUL. It should be noted that the application wasn't refused on highways grounds. Church Lane is a single track carriageway serving a number of dwellings and a carpark. Whilst I would like to recommend that the carriageway should be increased to accommodate two way vehicle flow I cannot justify this for a single further dwelling. Vehicle speeds in this location are unlikely to be high although there is the possibility of encountering occasional cyclists and therefore a visibility should be provided from the access in both directions.
- 5.3 Environment Agency - No objection as the site of the dwelling is in Flood Zone 1.
- 5.4 Historic England - No comments.
- 5.5 Tree Officer (initial comments) - Recommend refusal on the basis of lack on information and potential impacts of new dwelling on the surrounding protected trees.  
  
(to the Arboricultural Impact Assessment) (received 23/09/21) – No objection subject to the use of pre- commencement conditions.
- 5.6 Conservation Team – Object. (Full comments available on the website)

This amended proposal does not address the concerns of the Conservation Officer to the previous proposals under 18/02656/FUL. There remain fundamental concerns with the proposed development of this site and the harm to the character of the Conservation Area and the settings of the listed buildings, as before.

## **6. REPRESENTATIONS**

6.1 Six letters received, objecting on the following grounds:

- The application is similar to the previous one and should be refused for the same reasons.
- The state of the site is worthy of conservation.
- The trees present are of a wide range of species, are mature and would be at risk of damage from the proximity of the building.
- The former Vicarage and its garden could be considered as a non-designated heritage asset or a significant element of the Conservation Area.
- The proposal would harm the Conservation Area.
- The dwelling would obstruct the views from the former Vicarage of the river and the flood plain beyond – a historic connection between the house and the river which has endured since the early 19th century;
- **Loss of privacy.**
- Loss of trees.
- Loss of wildlife – the submitted ecology report omits many species.
- This is not a sustainable location for a dwelling.
- The development would have a harmful impact upon the landscape and habitats.
- The application claims that the development would be green by suggesting that the site is near public transport and is close to amenities; yet the proposal details space for four cars.
- Green pockets these are rare in Huntingdon and must be protected.
- Church Lane would not be able to cope with the extra traffic.
- The site is thought to be the site of the Saxon Church which existed before the 1180 Church replaced it. This may be of archaeological importance.

## **7. ASSESSMENT**

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

- 7.2 As set out within the Planning and Compulsory Purchase Act 2004 (Section 38(6)) and the Town and Country Planning Act 1990 (Section 70(2)) in dealing with planning applications the Local Planning Authority shall have regard to have provisions of the development plan, so far as material to the application, and to any other material considerations. This is reiterated within paragraph 47 of the NPPF (2021). The development plan is defined in Section 38(3)(b) of the 2004 Act as “the development plan documents (taken as a whole) that have been adopted or approved in that area”.
- 7.3 In Huntingdonshire the Development Plan consists of:
- Huntingdonshire’s Local Plan to 2036 (2019)
  - Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021)
- 7.4 The statutory term ‘material considerations’ has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: *Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor* [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications.
- 7.5 The main issues to consider as part of this application are:
- Principle of Development
  - Design, Visual Amenity and impact on the surrounding area and heritage areas
  - Residential Amenity
  - Trees
  - Parking Provision and Highway safety
  - Flood Risk and Drainage
  - Biodiversity
  - Accessible and Adaptable Dwellings
  - Water Efficiency
  - Developer contributions

### **Principle of Development**

- 7.6 The site is located within Hartford and therefore falls within the Huntingdon Spatial Planning Area.
- 7.7 The site is considered to be within the built up area of Hartford.
- 7.8 Policy LP7 (Spatial Planning Areas) states for Development Proposals on Unallocated Sites:

A proposal for development on a site which is additional to those allocated in this plan will be supported where it fulfils the following requirements and is in accordance with other policies:

#### *Residential Development*

*A proposal for housing development (class 'C3') or for a residential institution use (class 'C2') will be supported where it is appropriately located within a built-up area of an identified Spatial Planning Area settlement.*

- 7.9 As the site is located within the built-up area, the proposal is considered to be in accordance with Policy LP7. The principle of development is therefore acceptable, subject to the development being in accordance with other relevant policies.

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

- 7.10 The site is located within the Hartford Conservation Area. The site is also considered to be within the settings of All Saints Church (Grade II\* Listed Building), and 4-6 Church Lane (Grade II Listed Building) which are located to the east further down Church Lane.

#### Relevant legislation, national policy and local policy

- 7.11 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.
- 7.12 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.
- 7.13 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.

- 7.14 Furthermore, paragraph 203 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application - a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 7.15 Local Plan Policy LP34 aligns with the statutory provisions and NPPF advice.
- 7.16 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.
- 7.17 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.
- 7.18 Section 12 of the NPPF (2021) seeks to achieve well-designed places, noting that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.
- 7.19 The National Design Guide (2020) sets out the characteristics of well-designed places and demonstrates what good design means in practice. It covers the following: context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan. Of particular note to the current proposals is guidance relating to design and how this understands and relates well to the site within its local and wider context, how the history of the place has evolved and that local sense of place and identity are shaped by local history, culture and heritage, how a proposal responds to existing local character and identity, whether proposals are well-designed, high quality and attractive and whether they are of an appropriate building type and form.
- 7.20 The HDC Design Guide 2017 (chapter 4 and sections 3.7 and 3.8) are particularly relevant to the application proposals. The guide states that the size, shape and orientation (the form) of a building can have a significant impact upon its surroundings. The form of new buildings should generally reflect traditional building forms found in Huntingdonshire. The scale, massing and height of proposed development should be considered in relation to that of adjoining buildings, the topography, pattern of heights in the area and views, vistas and landmarks. The guide notes that with regard to building detailing, the district has various architectural styles

and materials which reflects the local vernacular. It is noted that new buildings should be designed in harmony and proportional to each other, complimenting the overall street character of the place. Appropriate spaces between buildings helps to create an interesting streetscape. Detailed guidance is also provided relating to roofs, eaves and ridge lines and chimneys. With regard to materials, these should complement the successful parts of any surrounding developments in order to conserve or enhance the distinctive character of the various parts of the district and to ensure that buildings sit comfortably within the landscape.

### Context

- 7.21 The application site is located along the southern edge of Hartford, close to the River Ouse in Huntingdon. The site currently comprises a 0.21ha area of undeveloped land to the rear of a former vicarage, which itself fronts Longstaff Way. Access to the site is from Church Lane, a single track carriageway. The main features on the site are the existing mature trees which cover the majority of the site which contribute significantly to the character of the surrounding area and Conservation Area.
- 7.22 The Listed cottages (Numbers 4, 5 and 6) date from the 17th and 18th centuries and stand adjacent to the Grade II\* Listed Building, All Saints Church to the west and are relatively small scale with small gardens to the front, and they help to create a peaceful scene which gives the location an appearance similar to a historic rural village. The land to the south of the Churchyard, as well as that across the River and beyond into the distance is flat, open and undeveloped, with grass, reedbeds, bushes and trees seen with and in views of the Church and churchyard, as well as the Listed cottages, and provides a positive element which contributes to the character of the setting of these Listed Buildings.
- 7.23 The character of Church Lane itself also contributes positively to its settings, being a relatively narrow lane within this open undeveloped green space, without highway furniture, white lines or curbs. It has a green and leafy character being edged with continuous grass and trees which gives it the appearance of a rural lane. From the Church and Listed Buildings the lane is seen to stretch into the distance with the green, open riverside land clearly visible to the south, with longer views containing the River and the continuation of the riverside land beyond.
- 7.24 It is considered that the application site contributes to the character of the area as an undeveloped green space on the north side of Church Lane within a wider green area of flat land containing open space, meadows, reedbeds, trees and other vegetation, alongside the river, with long views and public access. A loose and open wooden paling fence marks the boundary of the site along Church Lane and this provides a low-key, unobtrusive



feature of an aged, natural material which blends in with the natural character of the lane.

- 7.25 The character of this part of the Church Lane may be described as rural, green, natural, leafy, informal, and undeveloped. In addition, the application site is the former land and garden of The Vicarage of Hartford, which stands north of this site. The site is considered to be an element which contributes positively not only for its aesthetic value as an open green space, but also because of its evidential and historic values which contribute to those of the Conservation Area and the settings of the Listed Buildings (All Saints Church and 4-6 Church Lane).
- 7.26 There is a transition along Church Lane from more urban modern dwellings to the green, rural, traditional character on the approach to the Church and Listed Buildings from the west. This application site contributes as a pleasant green space with many mature trees, to the character of Church Lane, the Conservation Area and the settings of the Listed Buildings at the east end of Church Lane.

#### Assessment of the proposal

- 7.27 The proposal is for the erection of a dwelling. The main element would be one and a half storeys with accommodation in the roofslope, 13.3m deep with the highest element measuring 7.89 m to ridge. It would have two single storey wings, one 14.8m long, the other 3.8m long. The larger of the two wings would have a pitched roof and would incorporate a car port. The other wing would be flat roofed.
- 7.28 The Conservation Team have objected to the application on grounds that the proposal will result in harm to the heritage assets.
- 7.29 The previously refused application (18/02656/FUL) proposed a simple linear contemporary styled 2 storey building 8.35m to ridge. The current application rearticulates the building so that the 2 storey element is reduced in length and in a NW/SE direction it has been reduced slightly to 7.89m to ridge. The remaining accommodation is now spread over a wider area in the form of a single storey wings but collectively this grouping still forms a substantial structure.
- 7.30 Officers note that in comparison to the previously refused application (18/02656/FUL), the design has been altered and the mass has been reduced but as outlined above, the proposal still represents a development of a size that will be substantial on the site.
- 7.31 The proposed design also incorporates large amounts of glazed panelling and windows, particularly at a high level and across the gables, a large balcony, and an oversized chimney, and with various areas of paving and decking around the perimeter of the

house which would not be in keeping the traditional character of the dwellings to the west.

- 7.32 As outlined above, the trees form an important part of the character of this site. The proposal will also result in the loss of a number of trees in order to create the access, driveway and space to accommodate the proposed dwelling. This will open up views into the site and the dwelling will appear more prominent. The proposal will also result in the introduction of a large amount of hardstanding to provide the required parking and turning space and associated necessary domestic paraphernalia. It is considered that the introduction of a modern style dwelling and built form in this location would appear as a prominent and intrusive modern incongruous feature within the street scene.
- 7.33 Officers note that the Tree Officer has advised that the development will result in minimal tree loss. However, there will still be a fundamental change in the character of the site. Furthermore, there are significant concerns about the proximity of the dwelling to the retained trees, the associated impact upon the internal and external amenity for future occupiers and the pressure this may create to remove further tree cover to improve the amenity for future occupants. This is addressed in the relevant sections below.
- 7.34 The proposal is not considered to sustain the significance of the setting of the nearby Listed Buildings, All Saints Church and 4-6 Church Lane. Although the proposal would not have a direct impact on the immediate area around the Listed Buildings, the introduction of this development would have an impact on their wider setting and the way they are experienced within the context of Church Lane.
- 7.35 Whilst the addition of large modern dwellings has eroded the character of Church Lane to some extent, so far this has been restricted to the western end. At present, there is a clear distinction between the urban character of the modern houses at the west end of Church Lane and the more natural, rural character of the rest of the lane. The introduction of the proposed dwelling, driveway and parking/turning area to the application site would blur this distinction, changing the character of the lane and losing the undeveloped nature of the lane, turning it into a formalised road of predominantly large modern dwellings.
- 7.36 The harm to the designated heritage asset would be less than substantial (as set out in the NPPF and therefore the harm has to be weighed against the public benefits) but the limited public benefit of the development such as one market dwelling and the employment associated with its construction, would not outweigh the harm caused. Given that the proposal seeks permission for the creation of 1 private residential dwelling, Officers do not consider that there are public benefits that would justify or outweigh the

harm the proposed development would cause on the identified heritage assets.

- 7.37 For the reasons identified above, the proposal would not overcome the harm identified in reasons 1 and 2 of the previously refused application (18/02656/FUL).
- 7.38 The proposed dwelling fails to respond positively to its surrounding context by virtue of its design, form and scale, resulting in visual prominence along Church Lane and harming the character and appearance of the area. It is considered that the proposals fail to comply with part 12 of the National Planning Policy Framework (2021), parts C1, C2, I1, I2 and B2 of the National Design Guide (2019), policies LP2, LP11 and LP12 of the Huntingdonshire Local Plan together with the place making principles set out within chapter 3 of the HDC Design Guide SPD 2017 and Policy BE2 of the Huntingdon Neighbourhood Plan.
- 7.39 The development of this site would harm and detract from the significance of the character and appearance of the Hartford Conservation Area. The site is the former land and garden of The Vicarage of Hartford and contributes to the Conservation Area not only for its aesthetic value as an open green space, but also because of its evidential and historic values. The proposed dwelling is not considered to sustain the morphology of the Conservation Area. The proposals also harm the settings of nearby Listed Buildings (All Saints Church and 4-6 Church Lane) and the way they are experienced within the context of Church Lane. The harm to the designated heritage asset would be less than substantial (as set out in the NPPF and therefore the harm has to be weighed against the public benefits) but the limited public benefit of the development such as one market dwelling and the employment associated with its construction, would not outweigh the harm caused. The proposal is considered to be contrary to the requirements of the Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Sections 12 and 16 of the NPPF which aim to preserve and enhance the conservation area. The proposal is also considered to be contrary to policies LP2 and LP34 of Huntingdonshire's Local Plan to 2036 (2019) and Policy BE3 of the Huntingdon Neighbourhood Plan.

## **Residential Amenity**

### Amenity of neighbouring properties

- 7.38 Policy LP14 states that a proposal will be supported where a high standard of amenity is maintained for all occupiers of neighbouring land and buildings.
- 7.39 Due to considerable distance away from any neighbouring properties, the position of the dwelling within the site and the large

amount of tree cover, the proposal would not have any adverse neighbour amenity impacts in terms of overlooking, overbearing, overshadowing or loss of privacy. The proposal is therefore considered to accord with Policy LP14 of the Local Plan in respect of its impact upon neighbouring properties.

#### Amenity for future occupiers

- 7.40 Policy LP14 states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development. A proposal will therefore be required to ensure:
- a. adequate availability of daylight and sunlight for the proposed use, minimising the effects of overshadowing and the need for artificial light;
- 7.41 As outlined above, there are significant concerns about proximity of the proposed dwelling to the retained trees, and the associated impact upon the internal and external amenity for future occupiers.
- 7.42 The proposed external western patio area would mostly be under tree canopy cover and the rear garden area is north facing and is also mostly under tree canopy cover. The area that isn't under tree canopy is directly adjacent to the two storey element of the proposed development. There is a concern regarding potential overshadowing and acceptability/useability of this external amenity area. Given that the majority of the site under tree canopy, there is very limited space for an private external amenity area that isn't overshadowed.
- 7.43 In addition to the above, there are large number of north facing room with single aspect windows. Given the close proximity to the trees and in the absence of a daylight/sunlight assessment for the proposed dwelling, Officers are not convinced the proposed dwelling would receive an acceptable level of daylight/sunlight for the future occupiers.
- 7.44 Both of the above may result in pressure to remove further tree cover to improve the amenity for future occupants. This is discussed below in the Trees' section. Officers note this harm was not identified in the previously refused application (18/02656/FUL). However, this a dwelling of a different design and on review of this different design/scheme, Officers have concluded it is not acceptable.
- 7.45 The majority of the proposed external amenity area would be overshadowed by the existing trees and the proposed dwelling on the site. The proposal therefore fails to demonstrate that high quality future residential external amenity standards for residents will be provided contrary to policies LP12 and LP14 criterion (a) of Huntingdonshire Local Plan to 2036.

- 7.46 Insufficient information has been submitted to demonstrate that the proposed dwelling would have acceptable levels of daylight and sunlight due to the proximity of existing trees. The proposal therefore fails to demonstrate that high quality future residential internal amenity standards for residents will be provided contrary to policies LP12 and LP14 criterion (a) of Huntingdonshire Local Plan to 2036.

## **Trees**

- 7.47 Policy LP31 of the Local Plan states a proposal will be required to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated. A proposal will only be supported where it seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development.
- 7.48 The application site contains a range of mature broadleaf trees covered by Tree Preservation Order 012/98. The trees form part of the wider garden planting associated with the property and significantly contribute to the green character of the surrounding conservation area. As such, they are considered to have significant public visual amenity group value and their retention and protection is essential.
- 7.49 The application is supported by an Arboricultural Impact Assessment (AIA), Tree Survey (TS) and Tree Protection Plan (TPP). These show the constraints posed by the trees in respect of the proposed development. The submitted documents confirm that over 50 individual trees, three groups of trees and one area of trees have been inspected. The AIA confirms that it is necessary to fell 9 trees which are either category C (low quality) or U (unsuitable for retention) and one category B (moderate quality) tree, in order to accommodate the proposed dwelling and its associated infrastructure.
- 7.50 The Tree Officer has been consulted as part of the application and has advised that the level of tree removal to facilitate the development is minimal. Subject to a number of conditions protecting trees and regarding no dig construction/cellular confinement system, the Tree Officer raises no objection.
- 7.51 However, as outlined in the above residential amenity section, there are significant concerns about proximity of the dwelling to the retained trees, the associated impact upon the internal and external amenity for future occupiers and the pressure this may create to remove further tree cover to improve the amenity for future occupants.
- 7.52 Officers note this harm was not identified in the previously refused application (18/02656/FUL). However, this a dwelling of a different design and on review of this different design/scheme, Officers

have concluded it is not acceptable. As outlined above, the trees on the site are considered to have significant public visual amenity group value and their long-term retention and protection is essential. Any further removals may diminish the overall group amenity value and its contribution to the character of the area.

- 7.53 The proximity of the proposed dwelling to the existing trees on the site and the impact upon the internal and external amenity for future occupiers may create pressure to remove further tree cover to improve the amenity for future occupiers. The trees have significant public visual amenity value, and their retention and protection are essential. Any further removals may diminish the overall group amenity value and its contribution to the character of the area and the Huntingdon Conservation Area. The proposal is therefore contrary to Policy LP11, LP12, LP31 and LP34 of the Local Plan.

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

- 7.54 Policy LP16 (Sustainable Travel) aims to promote sustainable travel modes and supports development where it provides safe physical access from the public highway. Policy LP17 (Parking Provision and Vehicle Movement) 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.

#### Highway Safety

- 7.55 The proposal would create a new vehicular access from Church Lane.
- 7.56 The Local Highway Authority have been consulted as part of the application and raise no objection the proposal as the access would serve 1 dwelling. They have noted that Church Lane is a single-track carriageway serving a number of dwellings and a carpark. Vehicle speeds in this location are unlikely to be high, although there is the possibility of encountering occasional cyclists and therefore visibility should be provided from the access in both directions. Whilst they would like to see the carriageway width increased to accommodate two way vehicle flow, this cannot be justified for a single further dwelling. They have recommended several conditions including visibility splays which would have been recommended if the proposal were to be recommended for approval.
- 7.57 Subject to the inclusion of the recommended conditions, 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.

### Car Parking

- 7.58 The proposal includes 2 off street car parking spaces for the proposal which would be sufficient in number and therefore comply with the aims of Policies LP16 and LP17 in regards to car parking.

### Cycle Parking

- 7.59 There is adequate space on the site secure cycle parking which could be secured by condition if the proposal were to be recommended for approval. Subject to the above-mentioned condition, Officers consider the proposal complies with aims of Policies LP16 and LP17 in regards to cycle parking.

## **Flood Risk and Drainage**

- 7.60 National guidance and Policy LP5 of the Local Plan seek to steer new development 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)).
- 7.61 The majority of the application site is located within the Environment Agency's Flood Zone 1 (low probability) and in Flood Zone 1 within the Huntingdonshire SFRA (2017). There is however a small area along the southern boundary of the site which is located within Flood Zone 2 (medium probability). Flood zone 1 areas comprises land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding. The Planning Practice Guidance indicates that all uses of land are appropriate in this zone.
- 7.62 The application is supported by a flood risk assessment which explain that whilst part of the site technically falls within an area of flood risk at its southern western edge, flood risk does not affect the majority of the site and that the proposed dwelling is located outside any area of flood risk.
- 7.63 The submitted plans demonstrate that built development (the proposed new dwelling) is to lie outside the area shown as being within Flood Zone 2. As such the principle of residential development on this site is acceptable in flood risk terms given the location of the proposed dwelling.
- 7.64 It is noted that some local representations have raised matters relating to the issue of flooding in the locality, however, the majority of the site is located within flood zone 1 as noted above and the proposed dwelling is located outside flood zone 2.

7.65 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 of Huntingdonshire's Local Plan to 2036 and Section 14 of the National Planning Policy Framework in this regard.

### **Biodiversity**

7.66 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.

7.67 The application is supported by a Preliminary Ecological Appraisal which confirms that overall the site is considered to be of low ecological value. It is noted that further surveys may be required for bats if a large tree (T039) is removed, but currently this is being retained with the proposed development. Recommendations are provided regarding sensitive timings and supervised clearance of trees regarding bats and birds as well as potential enhancement in the form of the installation of bird and bat boxes within the new development. The report concludes that with the mitigation measures in place the development is considered to have a negligible impact.

7.68 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.

7.69 Overall, subject to the imposition of conditions, the proposal is considered to broadly accord 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.

### **Accessible and Adaptable Dwellings**

7.70 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**

- 7.71 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

- 7.72 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. However, this would need to be updated given the increase in costs of refuse bins if the proposal were to be recommended for approval. 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)

- 7.73 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**

- 7.74 For the reasons identified above, the proposal would not overcome the harm identified in reasons 1 and 2 of the previously refused application (18/02656/FUL).
- 7.75 The proposed dwelling fails to respond positively to its surrounding context by virtue of its design, form and scale, resulting in visual prominence along Church Lane and harming the character and appearance of the area.
- 7.76 The development of this site would harm and detract from the significance of the character and appearance of the Hartford Conservation Area Officers. The proposals also harm the settings of nearby Listed Buildings (All Saints Church and 4-6 Church Lane). 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 assets.

- 7.77 There are significant concerns about proximity of the dwelling to the retained trees, the associated impact upon the internal and external amenity for future occupiers and the pressure this may create to remove further tree cover to improve the amenity for future occupants.
- 7.78 Having regard to all relevant material considerations, it is concluded that the proposal would not accord with local and national planning policy. Therefore, it is recommended that planning permission be refused.

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

1. The proposed dwelling fails to respond positively to its surrounding context by virtue of its design, form and scale, resulting in visual prominence along Church Lane and harming the character and appearance of the area. It is considered that the proposals fail to comply with part 12 of the National Planning Policy Framework (2021), parts C1, C2, I1, I2 and B2 of the National Design Guide (2019), policies LP2, LP11 and LP12 of the Huntingdonshire Local Plan together with the place making principles set out within chapter 3 of the HDC Design Guide SPD 2017 and Policy BE2 of the Huntingdon Neighbourhood Plan.
2. The development of this site would harm and detract from the significance of the character and appearance of the Hartford Conservation Area. The site is the former land and garden of The Vicarage of Hartford and contributes to the Conservation Area not only for its aesthetic value as an open green space, but also because of its evidential and historic values. The proposed dwelling is not considered to sustain the morphology of the Conservation Area. The proposals also harm the settings of nearby Listed Buildings (All Saints Church and 4-6 Church Lane) and the way they are experienced within the context of Church Lane. The harm to the designated heritage asset would be less than substantial (as set out in the NPPF and therefore the harm has to be weighed against the public benefits) but the limited public benefit of the development such as one market dwelling and the employment associated with its construction, would not outweigh the harm caused. The proposal is considered to be contrary to the requirements of the Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Sections 12 and 16 of the NPPF which aim to preserve and enhance the conservation area. The proposal is also considered to be contrary to policies LP2 and LP34 of Huntingdonshire's Local Plan to 2036 (2019) and Policy BE3 of the Huntingdon Neighbourhood Plan.
3. The majority of the proposed external amenity area would be overshadowed by the existing trees and the proposed dwelling on

the site. The proposal therefore fails to demonstrate that high quality future residential external amenity standards for residents will be provided contrary to policies LP12 and LP14 criterion (a) of Huntingdonshire Local Plan to 2036.

4. Insufficient information has been submitted to demonstrate that the proposed dwelling would have acceptable levels of daylight and sunlight due to the proximity of existing trees. The proposal therefore fails to demonstrate that high quality future residential internal amenity standards for residents will be provided contrary to policies LP12 and LP14 criterion (a) of Huntingdonshire Local Plan to 2036.
  
5. The proximity of the proposed dwelling to the existing trees on the site and the impact upon the internal and external amenity for future occupiers may create pressure to remove further tree cover to improve the amenity for future occupiers. The trees have significant public visual amenity value, and their retention and protection are essential. Any further removals may diminish the overall group amenity value and its contribution to the character of the area and the Huntingdon Conservation Area. The proposal is therefore contrary to Policy LP11, LP12, LP31 and LP34 of the Local Plan.

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

**CONTACT OFFICER:**

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

HUNTINGDON TOWN COUNCILPLANNING COMMENTS : 25<sup>th</sup> June 2021

20/00881/FUL

Erection of a mixed use development comprising Class A1 (retail) and Class B2 (including autocentre with vehicle repair, MOT testing, servicing and associated operations) and/or B8 with ancillary trade counter, together with associated access, servicing and car parking.

36 St Peters Road, Huntingdon

**Recommend APPROVE. The application would be supported by Neighbourhood Plan E1 Employment Opportunities and appears to be sited in/near to an established employment area in Huntingdon as per Local Plan LP18.**

Amended plans received

Amended plans received

Amended plans received 24/06/2021

**Recommend APPROVE**

**Recommend APPROVE but couldn't see updated information as of 17th May 2021 so comments stand as of information previously received**

21/01078/FUL

Barchester Healthcare Ltd 1 c/o Agent Mr Thomas Edmunds Walsingham Planning  
Bourne House Cores End Road Bourne End SL8 5AR

Demolition of existing vacant nursing home and redevelopment with 53 bedroom Class C2

care home with associated car parking and landscaping

Ringshill Residence Sallowbush Road Huntingdon PE29 7AE

**Recommend APPROVE to bring the site up to date and ensure that it is being used. Car parking on site so there won't be any additional impact on parking in the surrounding area.**

**Recommend APPROVE but couldn't see updated information as of 24th June 2021 so comments stand as of information previously received**

21/01100/FUL

Ely Diocesan Board of Finance. c/o agent: Howard Sharp & Partners LLP

Erection of dwelling and alteration of access

Land Rear Of Former Vicarage Church Lane Hartford

**Recommend APPROVE. Previous application was refused due to lack of archaeological, environmental and traffic surveys. New application shows a smaller house with a car port instead of a garage to minimise visual impact. Access to the site is in the best place and there will be no impact on parking.**

HUNTINGDON TOWN COUNCILPLANNING COMMENTS : 25<sup>th</sup> June 2021

<p><b>Most of the trees will be kept so minimal change to street scene.</b></p>
<p>21/01156/HHFUL Mr Navarro &amp; Mrs Phaophan, 22 Lark Crescent, PE29 1YN</p> <p>Removal of existing first-floor dormer and extension over garage with new first-floor extension and dormers to front and rear and re-roof of rear extension with new lean pitched tiled roof and roof lights. 22 Lark Crescent Hartford Huntingdon PE29 1YN</p> <p><b>Recommend APPROVE in keeping with existing street scene and other properties that have been extended. Site has sufficient space for extension.</b></p>
<p>21/00993/FUL David Bridgens, Redwood Conversions, PE27 5BY</p> <p>The conversion of existing offices to 2no. 2 bed, self contained flats and the renovation to an existing 2 bed flat 38 High Street Huntingdon PE29 3AQ</p> <p><b>Recommend APPROVE office space to be kept. No alterations to the outside of the building so in keeping with existing street scene.</b></p>
<p>21/00994/LBC David Bridgens, Redwood Conversions, PE27 5BY</p> <p>The conversion of existing offices to 2no. 2 bed, self contained flats and the renovation to an existing 2 bed flat 38 High Street Huntingdon PE29 3AQ</p> <p><b>Recommend APPROVE office space to be kept. No alterations to the outside of the building so in keeping with existing street scene.</b></p>
<p>21/01319/TREE Emma Hayward 14 Nightingale Mews, Primrose Lane Huntingdon PE29 1WH</p> <p>3 x Lime trees :reduce to previous pollard points at 5m, carry out the same pruning work up to three more times within the next 10 years 14 Nightingale Mews Primrose Lane Huntingdon PE29 1WH</p>

**HUNTINGDON TOWN COUNCIL****PLANNING COMMENTS : 25<sup>th</sup> June 2021****Recommend APPROVE trees being cut back to previous pollard point**

21/01254/HHFUL

Mr P Quinlan 10, Priory Road Huntingdon PE29 1JN

Re-introduction of original bay window to frontage, new windows and rooflights to rear, new

rooftiles and flashing to existing roof

10 Priory Road Huntingdon PE29 1JN

**Recommend APPROVE the property will be in keeping with the street scene. The changes will take it back to the original look**

21/01218/FUL

Shane Taylor 14, Derwent Close Huntingdon PE29 6UU

To use an out building in the rear garden as a dog grooming business plus an lean-to structure

14 Ennerdale Close Huntingdon PE29 6UU

**Recommend APPROVE no alteration to the existing street scene. Some concerns about the amount of traffic that the proposed business will create in a residential area.**

21/01442/TREE

Mrs Telford, 12 The Hollow, Hartford, PE29 1YF

Cedar - reduce overall spread by up to 2.5m by target pruning longest branches on all side in

lower, middle and upper crown in order to reduce risk of further structural failures following

multiple limb and branch losses.

12 The Hollow Hartford Huntingdon PE29 1YF

**Recommend APPROVE in order to make the tree safe and reduce the risk of falling branches**

21/01373/TELDET

CK Hutchison Networks (UK) Ltd Great Brighams Mead Vastern Road Reading RG1 8DJ

Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated

HUNTINGDON TOWN COUNCIL

PLANNING COMMENTS : 25<sup>th</sup> June 2021

ancillary works

**Recommend APPROVE. The height at 15m is preferred.**

# Development Management Committee



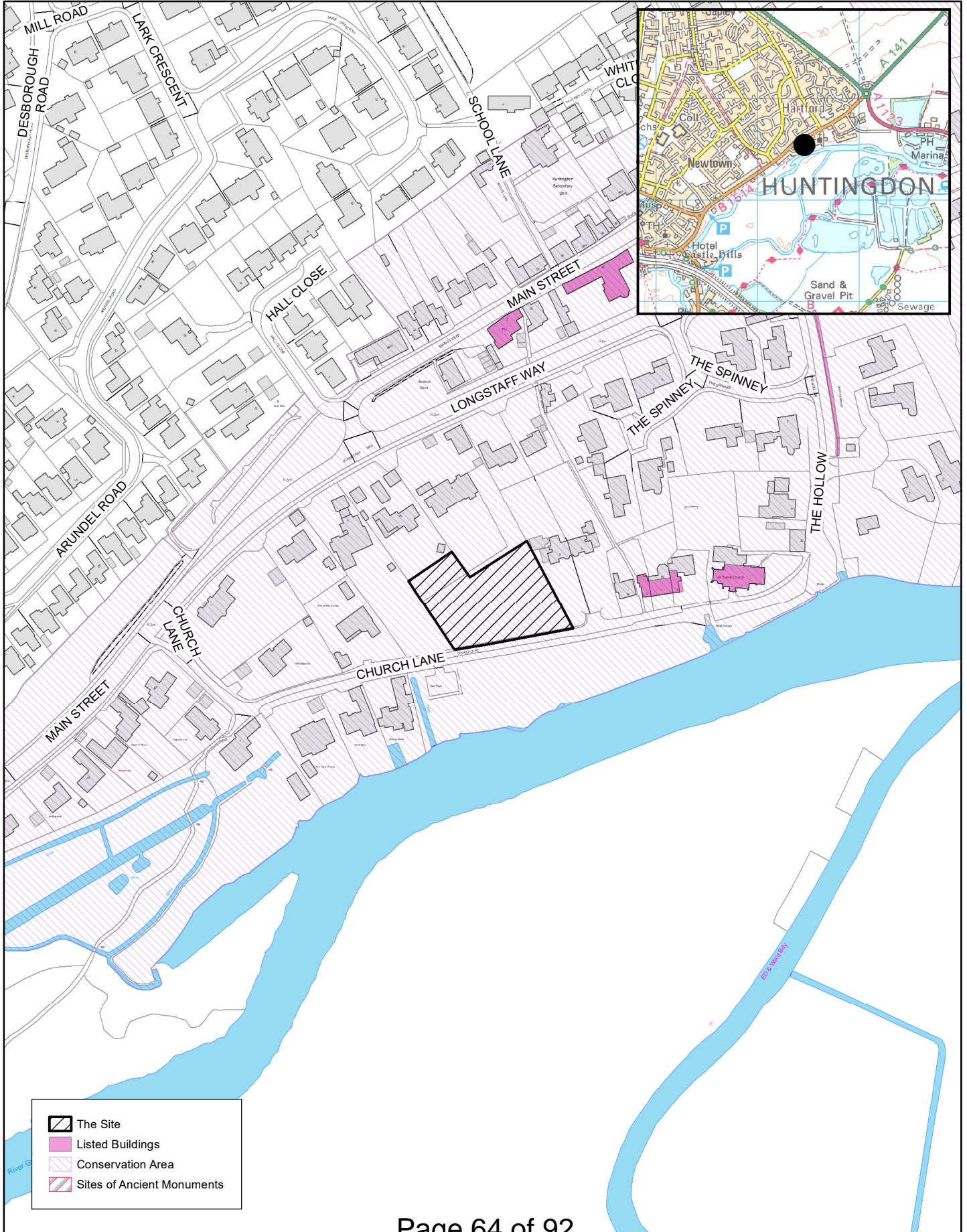
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Application Ref:21/01100/FUL

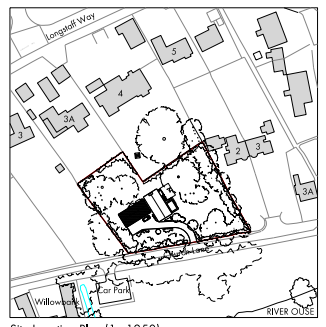
Date Created: 05/07/2023

Location:Huntingdon

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Ordnance Survey HDC 100022322





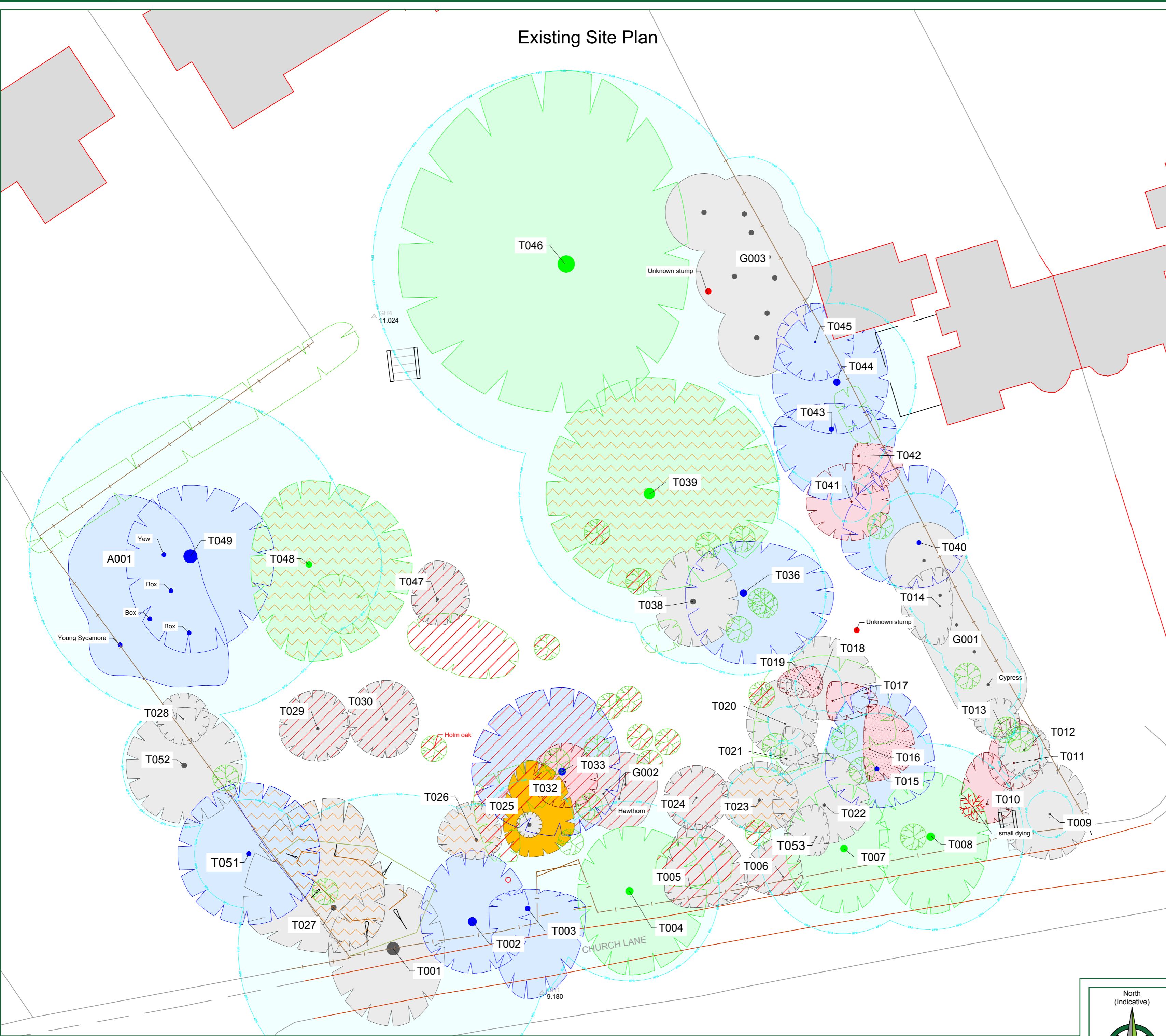


Site Location Plan (1 : 1250)

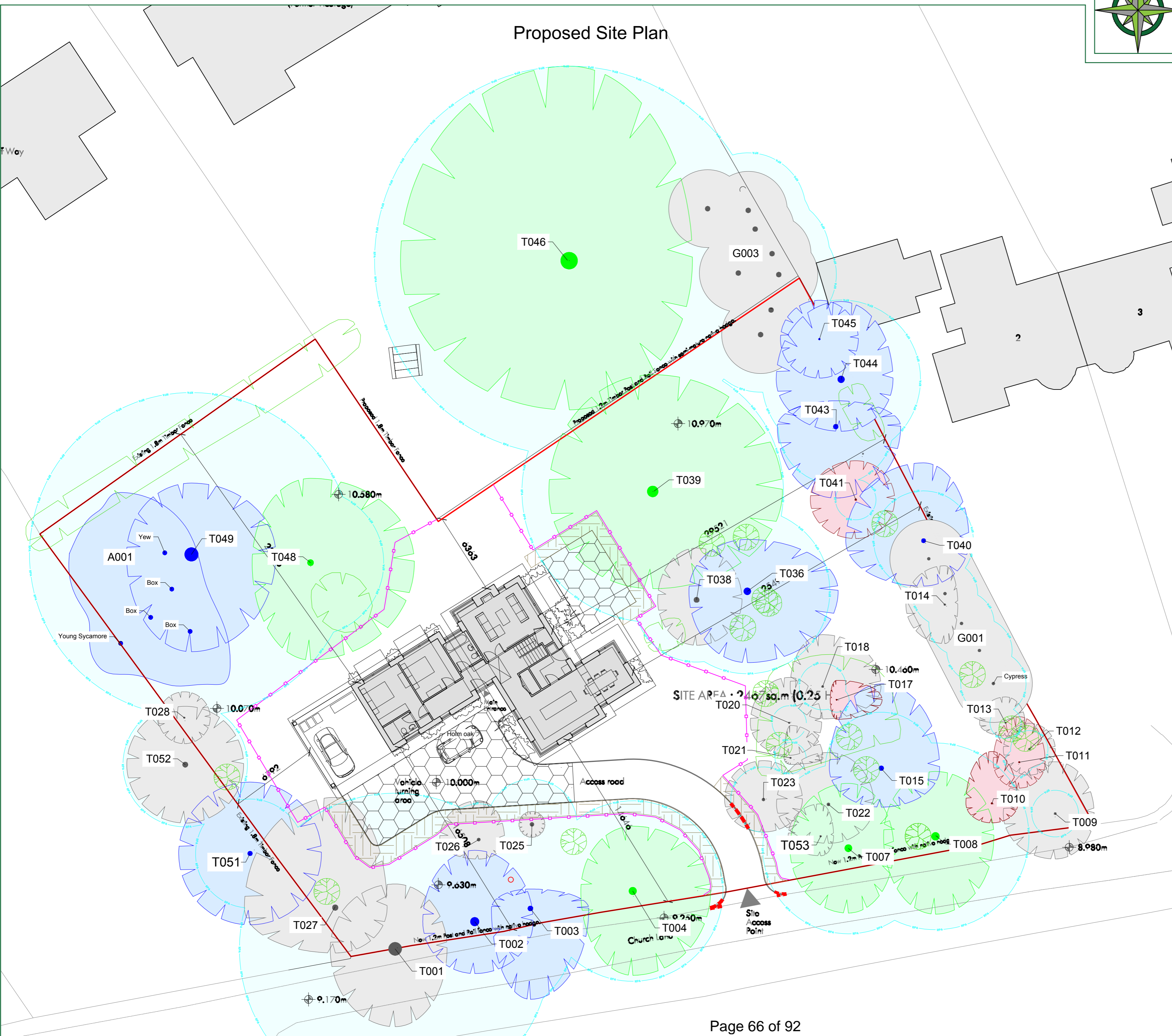
Site Block Plan (1 : 200)

<p>Issue History</p> <p>By: Ckx</p>	<p>By: Ckx</p> <p>Notes</p> <ol style="list-style-type: none"> <li>1. Niche Architects are not responsible for the accuracy of topographical survey information produced by third parties</li> <li>2. All areas are approximate gross internal</li> <li>3. This drawing is not for construction or Building Control submission.</li> <li>4. Unless indicated, this drawing is for information only.</li> <li>5. All dimensions to be checked on site</li> </ol>	<p>Keys &amp; Legends</p>	<p><b>NICHE ARCHITECTS LLP</b>                  79 Great Peter Street                  Westminster                  London SW1P 2EZ                  Tel: 020 7222 3232                  Email: mail@nichearchitects.co.uk</p>	<p>Project  <b>Church Lane</b>                  DIOCESE OF ELY</p> <p>Drawing Title                  Site Location Plan and Block Plan</p>	<p>Project No. 0197</p> <p>Drawing Number                  0197_ PLN_ 001</p> <p>Revision                  \</p> <p>Scale @ A1                  as noted</p> <p>Revision Date                  201210                  YY MM DD</p>
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Existing Site Plan



Proposed Site Plan

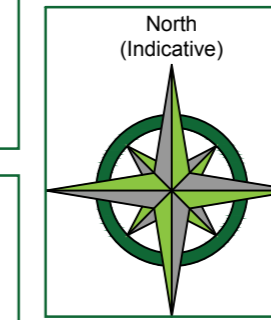


CATEGORY AND DEFINITION

Trees unsuitable for retention	
Category U	Those in such condition that they cannot realistically be retained as living trees in the current land use for longer than 10 years
Trees to be considered for retention	
Category A	Trees of high quality with an estimated remaining life expectancy of at least 40 years
Category B	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years
Category C	Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm

LEGEND

	Existing Tree/Feature BS 5837:2012 Category A
	Existing Tree/Hedge to be crown lifted to allow for development
	Existing Tree/Feature BS 5837:2012 Category B
	Existing Tree/Feature to be removed to allow for development BS 5837:2012 Category B
	Existing Tree/Hedge to be crown lifted to allow for development
	Existing Tree/Feature BS 5837:2012 Category C
	Existing Tree/Feature to be removed to allow for development BS 5837:2012 Category C
	Existing Tree/Hedge to be coppiced BS 5837:2012 Category C
	Existing Tree/Hedge to be crown lifted to allow for development
	Existing Tree/Feature BS 5837:2012 Category U
	Line of Root Protection Area (RPA) - calculated following guidelines set in BS 5837:2012
	Existing Tree/Feature to be Removed BS 5837:2012 Category U
	Additional feature which doesn't meet BS 5837:2012 categorisation but is included for reference
	Additional feature which doesn't meet BS 5837:2012 categorisation to be removed for development
	Dead or Dying Tree
	Line of proposed Root Pruning
	Area of temporary Ground Protection
	Proposed development within & close to the RPA to be constructed following the No Dig Specification
	Line of proposed temporary protective barrier



NOTE:

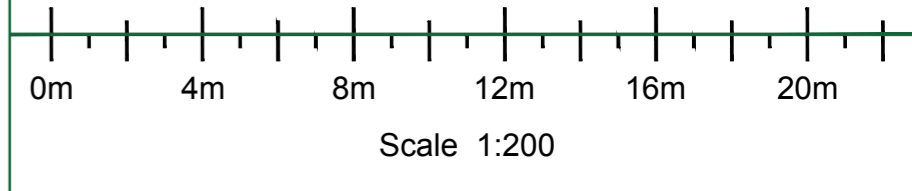
Hayden's Arboricultural Consultants were provided with a Topographical Survey but these do not always show the positions of all the trees/features on site. The locations of any additional features have been fixed using GPS. As such the position of the trees/landscape features should not be taken as exact but gives a fair distribution of their locations on site.

09.02.21 NT Based on Greenhatch Group Topographical Survey Drawing: 30139.0 & Niche Architects LLP Site Location and Block Plan drg no. 0197\_PLN\_001

Rev: Date: By: Revision:

The position, condition, and dimensions of the trees are based on a site survey undertaken on 21/01/2021

"The original of this drawing was produced in colour - a monochrome copy should not be relied upon"



© HAYDEN'S 2021  
 5 Moseleys Farm Business Centre  
 Fornham All Saints,  
 Bury St Edmunds  
 Suffolk IP28 6JY  
 Head Office: 01284 765391  
 Southern Office: 01722 657423  
 Email: info@treesurveys.co.uk  
 www.treesurveys.co.uk

Client: Howard Sharp & Partners LLP Drawing Title: Prelim AIA

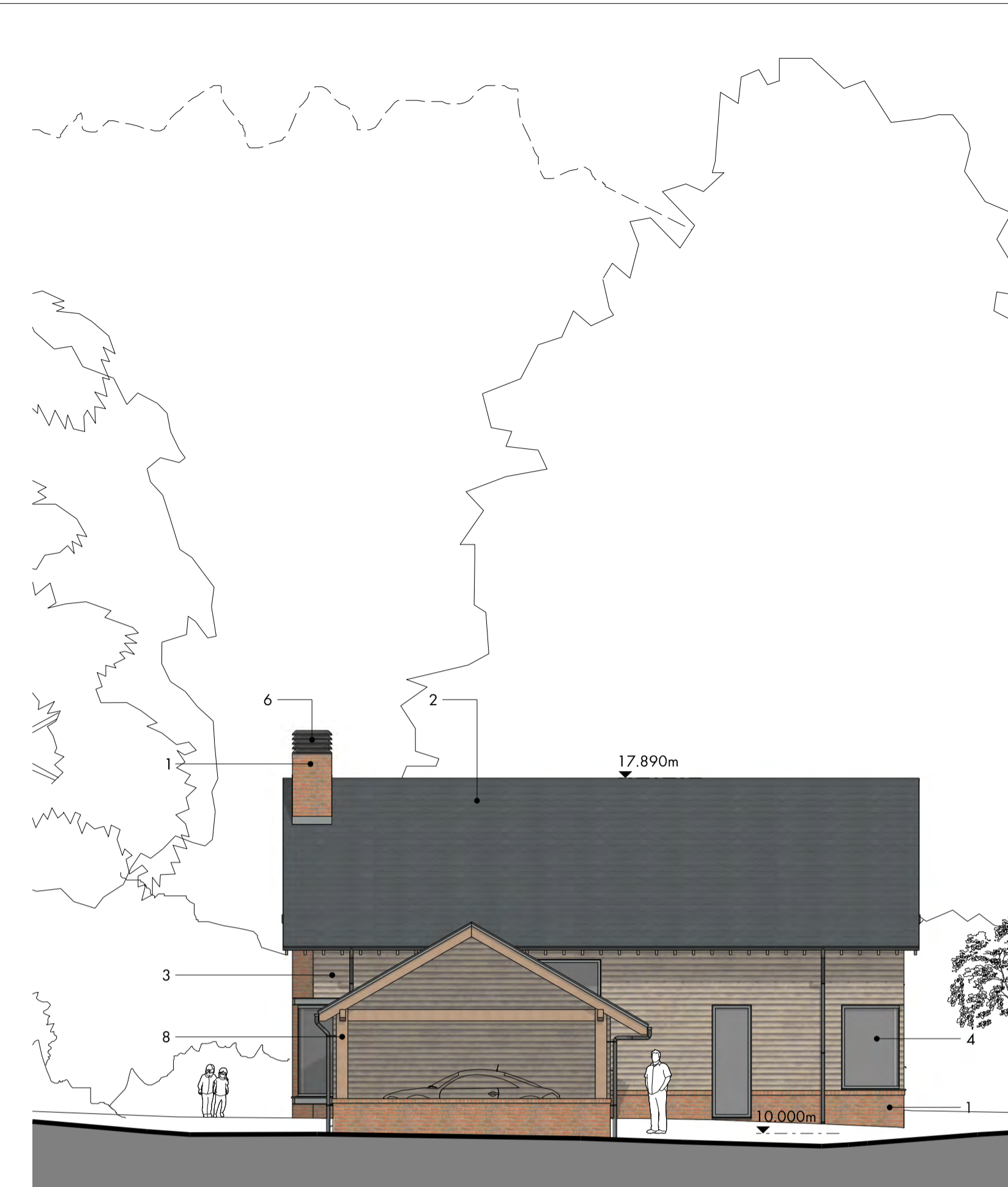
Site: Hartford Glebe, Land at Church Lane Land at Church Lane, Hartford

Date: 09.02.21 Drawn By: NT Cad File Ref: CIVPro\8591-D-AIA Hartford Glebe, Hartford

Scale: 1:200 (A1) Checked By: BF Drawing No: 8591-D-AIA Rev: -



South Elevation



West Elevation



North Elevation



East Elevation

Page 67 of 92

Issue History	By	Chk	Notes
			1. Niche Architects are not responsible for the accuracy of topographical survey information produced by third parties
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**Keys & Legends**

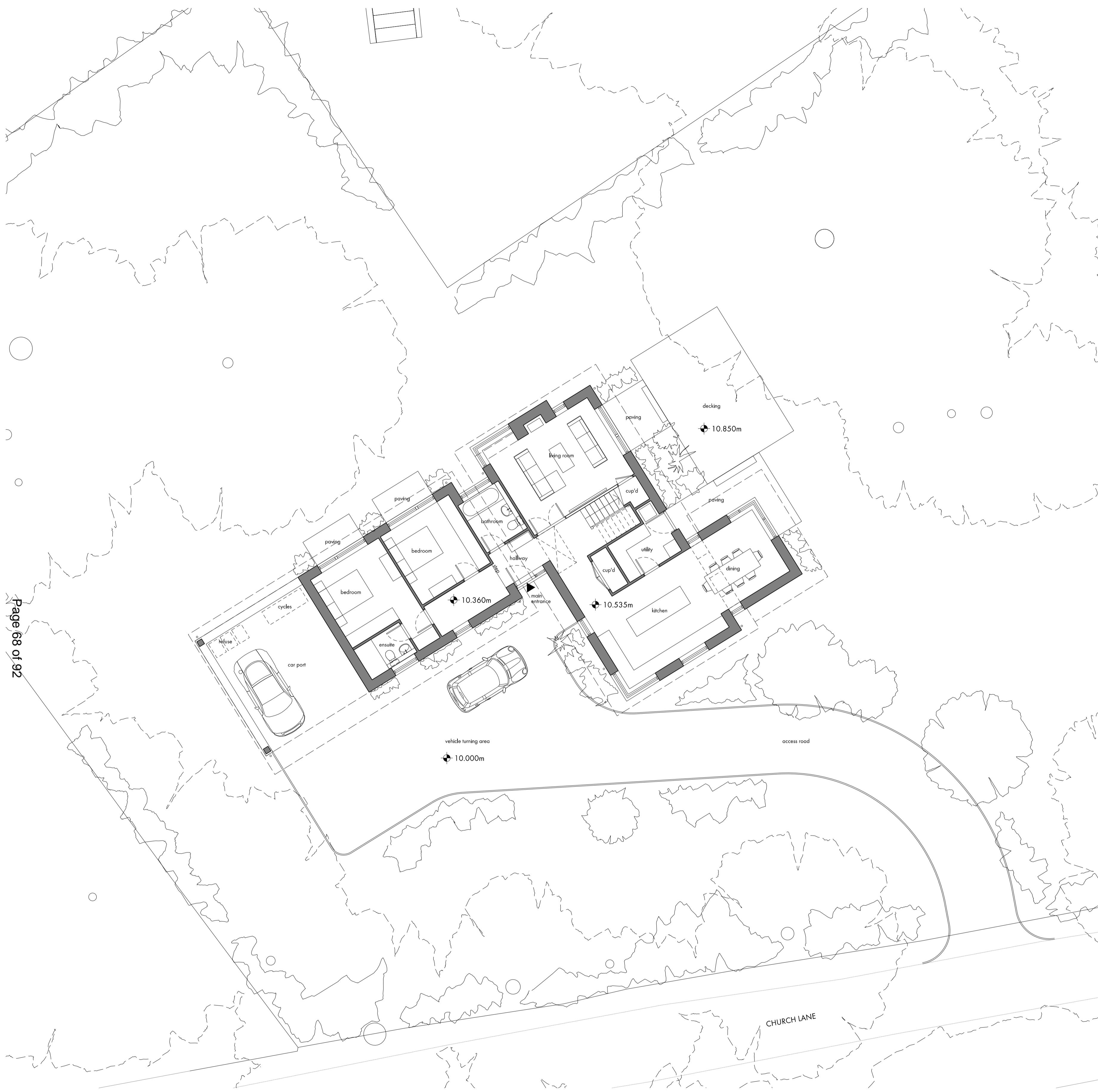
- Orange/Red brick with lime coloured mortar (to match local brick types)
- Natural blue/black riven faced slate (to match local slate types)
- Natural Oak weatherboarding cladding
- Dark grey powder coated aluminium/timber composite windows and cills (Velfac type)
- Pre-weathered zinc standing seam roof/wall cladding
- Pre-weathered Zinc Anthra rainwater gutters and downpipes/chimney cowl/verge trim
- Dark grey powder coated steel canopy/oak boarded soffit
- Natural Oak timber frame.
- Natural Oak exposed roof rafters.
- Sedum green roof

Scale [m]

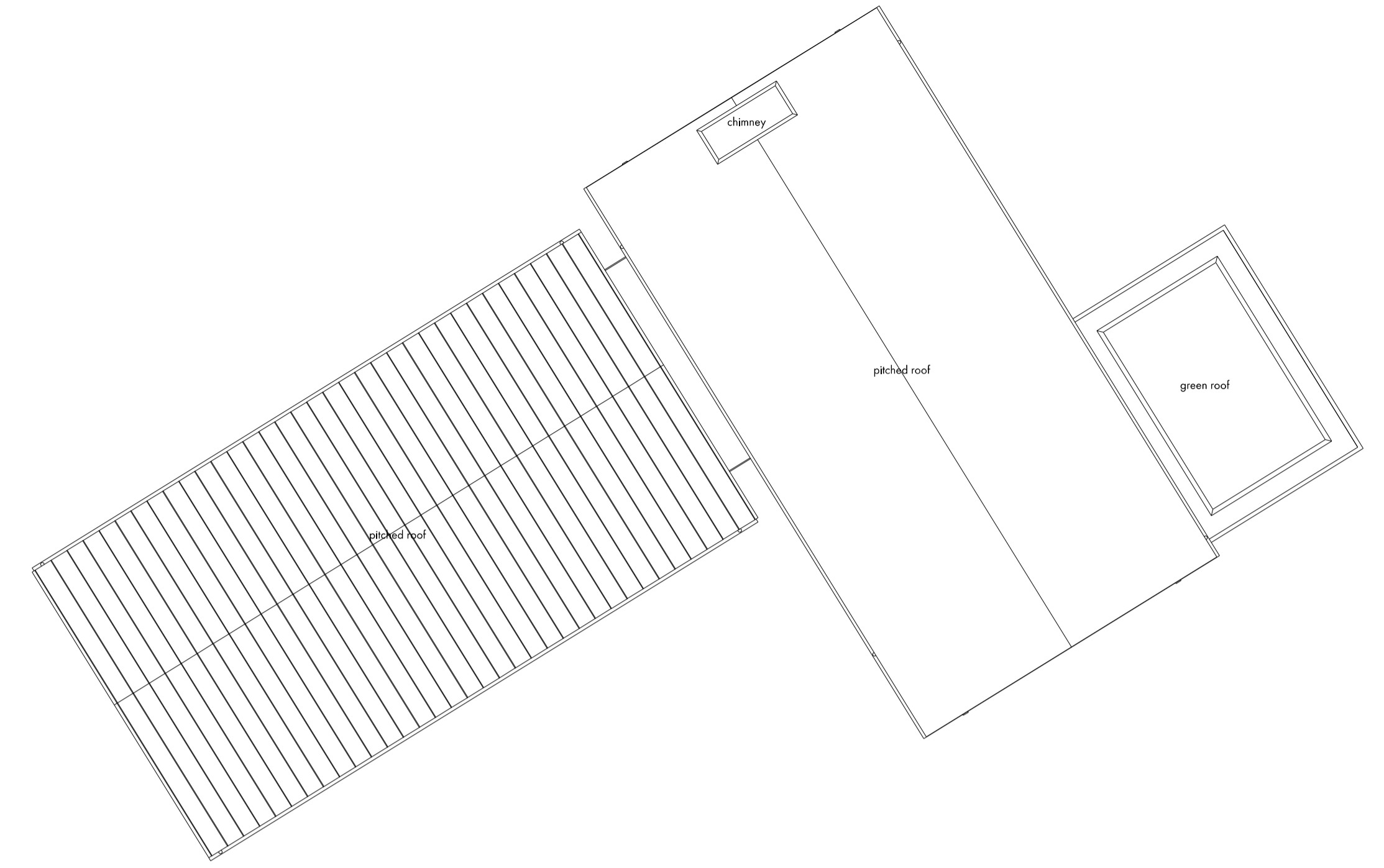
**NICHE ARCHITECTS LLP**  
 79 Great Peter Street  
 Westminster  
 London SW1P 2EZ  
 Tel: 020 7222 3232  
 Email: mail@nichearchitects.co.uk

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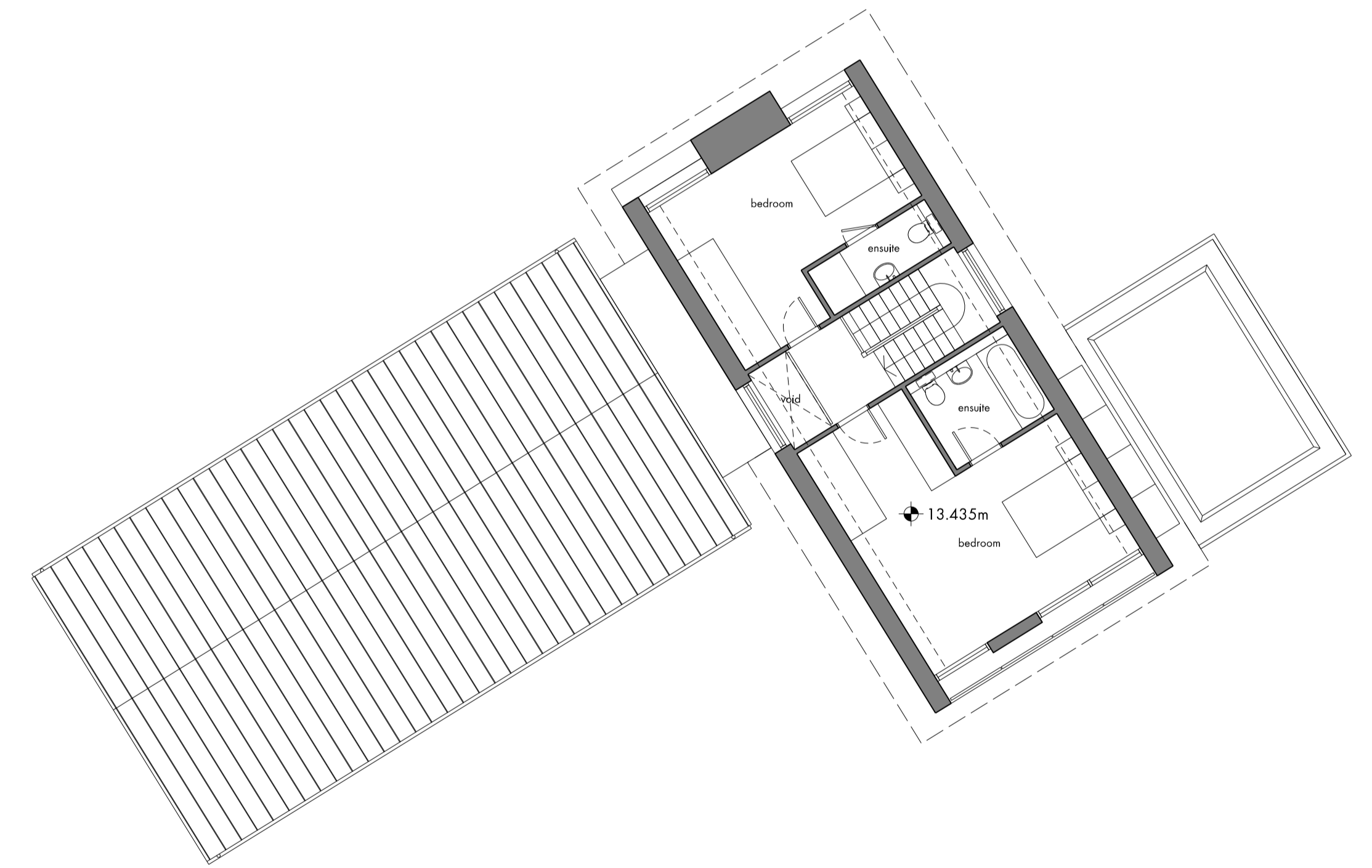
Project	Church Lane	Project No.	0197
	DIOCESE OF ELY		
Drawing Title	Proposed Elevations	Drawing Number	0197_ PLN_003
		Revision	\
		Revision Date	201210
		Scale @ A1	1 : 100
			YY MM DD



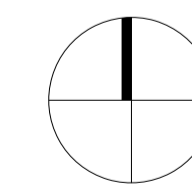
GROUND FLOOR PLAN



ROOF PLAN



FIRST FLOOR PLAN



Issue History	By	Chk	Notes

1. Niche Architects are not responsible for the accuracy of topographical survey information produced by third parties
2. All areas are approximate gross internal
3. This drawing is not for construction or Building Control submission.
4. Unless indicated, this drawing is for information only.
5. All dimensions to be checked on site

Keys & Legends	
GROSS INTERNAL AREAS	m.sq.
Ground Floor	121
First Floor	61
TOTAL	182
Total Gross External Area	224

Scale (m)

**NICHE ARCHITECTS LLP**  
 79 Great Peter Street  
 Westminster  
 London SW1P 2EZ  
 Tel: 020 7222 3232  
 Email: mail@nichearchitects.co.uk

Project  
**Church Lane**  
 DIOCESE OF ELY

Project No. 0197

Drawing Title  
 Proposed Floor Plans

Drawing Number  
 0197\_ PLN\_002

Revision  
 \

Scale @ A1  
 1 : 100

Revision Date  
 201210  
 YY MM DD

## DEVELOPMENT MANAGEMENT COMMITTEE 17<sup>th</sup> JULY 2023

**Case No:** 21/01441/FUL

**Proposal:** ERECTION OF A DWELLING

**Location:** WHITE HORSE COTTAGE LOOP ROAD KEYSTON  
HUNTINGDON PE28 0RE

**Applicant:** PHEASANT HOLDINGS LIMITED

**Grid Ref:** 504298 275240

**Date of Registration:** 22 JUNE 21

**Parish:** 22.06.2021

---

### RECOMMENDATION - REFUSE

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

#### 1. DESCRIPTION OF SITE AND APPLICATION

##### Site and Surroundings

- 1.1 The site comprises a plot of land to the east of White Horse Cottage. It has a wide frontage, tapering to the rear, contains outbuildings and a parking area. The site is located on the southern boundary of the village, though is not the last property in this part of the village as there are several dwellings and bungalows to the south east of the site along Loop Road and the adjoining cul-de-sac known as The Park.
- 1.2 The site is located within the Keyston Conservation Area. White Horse Cottage is an unlisted building which stands within the Conservation Area and adjacent to The Pheasant Public House, a building considered to be a non-designated heritage asset. The site is located within Flood Zone 1.

##### Proposal

- 1.3 The application seeks approval for the erection of a dwelling. The proposal includes the removal of the existing outbuildings on the site. It also includes the provision of hardstanding for two cars and a turning area. The development would use the existing access to the site.

- 1.4 The proposed dwelling would be a 2 bed 1.5 storey with accommodation in the roof space. The dwelling would be sited parallel to the host dwelling at a distance of approximately 3 metres from it and up to 5.92m from the rear boundary of the site. The proposed dwelling would have a ridge and eaves height of approximately 6.1m and 3.1m respectively.
- 1.5 During the course of the application, the agent for the application confirmed in writing that the existing access will serve the proposed dwelling only, and the current owners of White Horse Cottage park on the road outside their property and/ or around the village green. It is stated that *'The applicant has no control whatsoever over White Horse Cottage and the owners of White Horse Cottage have no control whatsoever over the application site. Therefore, parking provision is not material to the determination of the above referenced application'*. Reference is made to e email correspondence from Cambridgeshire County Council Highways which states *'so long as the access serves no more than one dwelling, I would have no objections to that proposed. The site already clearly has a use as a parking area and an existing access'*.
- 1.6 Further correspondence from the agent was received during the course of the application, stating, *'With a view to being neighbourly, the applicant has been allowing the owners of White Horse Cottage to temporarily use our existing site access to enable them to receive deliveries and manoeuvre bulky materials into their garden. The construction of the rear extension to White Horse Cottage is almost complete and the owners of that property have confirmed that they shall be creating their own off-street parking area to the front of their property with work due to begin week commencing 2nd January 2023. The creation of this access does not require planning permission and as such it is to be installed as permitted development'*.
- 1.7 The owners of White Horse Cottage have also written to the case officer stating that they do intend to create an access to and parking within their curtilage at some point in the future.
- 1.8 As a result of the above communications, an amended plan was received during the course of the application removing the proposed access and parking from the font garden of White Horse Cottage.
- 1.9 Members should note that officers allowed the applicant to significantly amend the scheme during the course of the application due to reduce the scale, siting and design of the proposal. The amended scheme was consulted on. However, the revised scheme was still deemed to be unacceptable for the reasons outlined in this report.

- 1.10 A 21 day consultation is currently underway on the revised scheme that has been assessed within this report. Officers consider this consultation can overrun DMC given that the revised scheme is smaller in size and bulk than the original scheme that been consulted on. There is also insufficient evidence that a site notice has been put up. This consultation is for completeness. The officer recommendation has been worded to reflect the consultation and if a new material consideration is raised, the application would need to be referred to DMC.
- 1.11 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.
- 1.12 The application is supported by the following documents;
- Design and Access Statement
  - Heritage Statement
  - Arboricultural Impact Assessment
  - Preliminary Ecological Appraisal
  - Proposed drawings

## **2. NATIONAL GUIDANCE**

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

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

## **3. PLANNING POLICIES**

- 3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
- LP1: Amount of Development
  - LP2: Strategy for Development
  - LP4: Contributing to Infrastructure Delivery

- LP5: Flood Risk
- LP7: Spatial Planning Areas
- LP9: Small Settlements
- LP11: Design Context
- LP12: Design Implementation
- LP14: Amenity
- LP15: Surface Water
- LP16: Sustainable Travel
- LP17: Parking Provision and vehicle movement
- LP22: Local Services and Community Facilities
- LP25: Accessible and adaptable homes
- LP30: Biodiversity and Geodiversity
- LP31: Trees, Woodland Hedges and Hedgerows
- LP34: Heritage Assets and their Settings

### 3.2 Supplementary Planning Documents (SPD) and Guidance:

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

### 3.4 The National Design Guide (2021)

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

Technical housing standards – nationally described space standards. (2015)

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

## 4. PLANNING HISTORY

### 4.1 None relevant.



## **5. CONSULTATIONS**

- 5.1 Bythorn and Keyston Parish Council – support the application because it will enhance the Conservation Area and replace an area of disrepair.  
(to the amended plans) – no objections to the repositioning of the dwelling.
- 5.2 Local Highway Authority – No objection as long as the access serves no more than one dwelling.
- 5.3 Conservation Team – Object. (Full comments available on the website)

New house at the proposed location requires removal of existing trees and the new dwelling would appear as a prominent and intrusive modern anomalous feature within this historic group, in views from The Pheasant, from within the group itself, and from the junction and village green. It would be seen clearly and continuously in views of The Pheasant and the group from a distance along Loop Road from the north in the context of the historic buildings and junction. The introduction of a new dwelling with ancillary domestic paraphernalia such as hardstanding, parked vehicles, bin stores, cycle storage, new boundaries, separate access, etc. would further erode the undeveloped nature of the existing site and its contribution to the rural character of the village and The Pheasant and the historic group around it.

The NPPF states that any harm to a heritage asset requires clear and convincing justification and must be weighed against (but not merely balanced) by public benefit. The LPA is required by the 1990 Act to have special regard to the desirability of preserving Listed Buildings and their settings. Case law has repeated and reinforced the statutory requirement on LPAs who must not merely carry out a balancing exercise when weighing the public benefit against the harm but must give considerable importance and weight to the finding of harm to the heritage asset and ‘great weight’ to the conservation of the heritage asset in addition to their statutory duty to have special regard under S.66 1990 Act.

For the reasons set out above, recommendation is not to support this proposal as it is considered harmful to the heritage assets affected and, although that harm is less than substantial, evidence suggests that the harm is not outweighed by public benefit.

- 5.4 Tree Officer - No objection subject to a condition to secure arboricultural matters.

## **6. REPRESENTATIONS**

- 6.1 1 neighbour representation has been received raising objections to the proposal as summarised below:
- The application site is stated to be for a proposed dwelling on land adj. Pheasant Cottage - address being White Horse Cottage, Loop Road etc.. this is incorrect as Pheasant Holdings Limited sold White Horse Cottage. The application site should read "...on land adjacent to White Horse Cottage ....." or wordage to that effect.
  - The boundary adjoining White Horse Cottage on the agent's drawing no. 20-45-200 is incorrect as boundary is shown as being attached to the gable wall of White Horse Cottage. The Applicants and their agent must rectify before their application can be considered valid.
  - The positioning and style of the proposed dwelling is not sympathetic to the simple vernacular of the existing terrace workers cottages.
  - Parking for existing dwelling (White Horse Cottage) to the rear of the Public House as stated on agent's drawing no. 20-45-200 has not been agreed.
- 6.2 Members should note that the above representation was received at the outset of the application. The scheme was subsequently amended and re-consultation carried out. The objection was then removed. A further representation has been received from the neighbour.

## **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 the provisions of the development plan, so far as material to the application, and to any other material considerations. This is reiterated within paragraph 47 of the NPPF (2021). The development plan is defined in Section 38(3)(b) of the 2004 Act as "the development plan documents (taken as a whole) that have been adopted or approved in that area".
- 7.3 In Huntingdonshire the Development Plan consists of:
- Huntingdonshire's Local Plan to 2036 (2019)
  - Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021)
- 7.4 The statutory term 'material considerations' has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land:

Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications.

- 7.5 The main issues to consider as part of this application are:
- Principle of Development
  - Design, Visual Amenity and impact on the surrounding area and heritage areas
  - Residential Amenity
  - Parking Provision and Highway safety
  - Flood Risk and Drainage
  - Biodiversity
  - Trees
  - Accessible and Adaptable Dwellings
  - Water Efficiency
  - Developer contributions
  - Other Matters

### **Principle of Development**

- 7.6 The site is located within Keyston which is classed as Small Settlement under Policy LP9.
- 7.7 Policy LP9 (Small Settlements) states: *that a proposal that is located within a built-up area of a Small Settlement will be supported where the amount and location of development proposed is sustainable in relation to the:*
- a. level of service and infrastructure provision within the settlement;*
  - b. opportunities for users of the proposed development to access everyday services and facilities by sustainable modes of travel including walking, cycling and public transport;*
  - c. effect on the character of the immediate locality and the settlement as a whole.*
- 7.8 Policy LP9 (Small Settlements) states: *that a proposal for development on land well-related to the built-up area may be supported where it accords with the specific opportunities allowed for through other policies of this plan.*
- 7.9 The Local Plan defines Built-up Area as: *A built-up area is considered to be a distinct group of buildings that includes 30 or more homes. Land which relates more to the group of buildings rather than to the surrounding countryside is also considered to form part of the built-up area.*

- 7.10 Paragraph 4.85 and its associated table provides guidance on interpretation of frequently arising situations. Under the section titled 'The built up area will include 'is the following part:
- 7.11 Principle: Individual plots and minor scale development opportunities which would provide infill and rounding off opportunities on land which is physically, functionally and visually related to existing buildings, taking account of any environmental development constraints subject to the exclusions below.
- 7.12 Implementation guidance: Pockets of undeveloped land exist in some locations which relate to nearby buildings. Often well contained by existing hedgerows or tree belts, the character of such land is influenced by the buildings such that it is not perceived to be part of the surrounding countryside but relates primarily to the built form of the settlement. Small parcels of land such as this can offer opportunities for organic growth of settlements. The built up area will include elements of the grounds of large curtilages that relate closely to the buildings, for instance formal gardens, ancillary parking and hard tennis courts.
- 7.13 The site forms a parcel of land which has an outbuilding on it and a gravel area used for parking and visually appears related to White Horse Cottage. Officers consider that the site falls into the above category and therefore can be viewed as being within the built-up area of the settlement. The proposal therefore needs to be assessed against criteria a, b and c of Policy LP9.
- 7.14 With regards to criterion (a) and criterion (b) of Policy LP9, the village of Keyston has a limited number of daily services and facilities, including a village hall, a public house and a church, all of which are within walking distance of the application site. On balance, Officers consider that there is a suitable level of service provision within the settlement for the level of proposed development (1 dwelling) and that there are sufficient opportunities for users of the proposed development to access everyday services and facilities by sustainable modes of travel. On balance, the proposal therefore complies with criterion (a) and criterion (b) of Policy LP9.
- 7.15 In regard to criterion (c), the effect on the character of the immediate locality is discussed below and is considered to be unacceptable.
- 7.16 The proposal fails to meet the criterion (c) of Policy LP9 of the Local Plan. The principle of development is therefore considered to be unacceptable for the reasons below.

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

- 7.17 The site is located within the Keyston Conservation Area. White Horse Cottage is an unlisted building which stands within the Conservation Area and adjacent to The Pheasant Public House, a building considered to be a non-designated heritage asset.
- 7.18 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.
- 7.19 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.
- 7.20 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.
- 7.21 Furthermore, paragraph 203 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application - a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 7.22 Local Plan Policy LP34 aligns with the statutory provisions and NPPF advice.
- 7.23 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.
- 7.24 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.

- 7.25 The site comprises a plot of land to the east of White Horse Cottage. It has a wide frontage, tapering to the rear and contains an outbuilding and a parking area. The site is located on the southern boundary of the village, though is not the last property in this part of the village as there are several dwellings and bungalows to the south east of the site along Loop Road and the adjoining cul-de-sac known as The Park. However, the site is immediately adjacent to the open countryside.
- 7.26 The proposal seeks to remove the outbuildings on the site and erect a detached 1.5 storey dwelling of a modern barn style.
- 7.27 The Conservation Team have objected to the application on grounds that the proposal will result in harm to the heritage assets.
- 7.28 White Horse Cottage and adjoining Pheasant Cottage (formerly The Smithy) stand adjacent and close to The Pheasant Public House which is a thatched building of one storey and attic at a diagonal angle to and facing Loop Road. It is shown as “White Horse Inn” on the 1880 OS map. At that date a building stood on the west side of the Public House but has not survived although appears in aerial photographs of the 1940s. From its construction, style, features and materials The Pheasant is a traditional, vernacular, rural building likely to date from the 16<sup>th</sup> to 18<sup>th</sup> centuries and as such it has historic and evidential values as well as aesthetic values, and communal values from its current and historic use. These make it important as a non-designated heritage asset, as well as contributing to those values as part of the significance of the Conservation Area. The Smithy appears to have been the only building to the rear of the Public House throughout this time, and these two buildings form an associated historic group.
- 7.29 The Pheasant together with the open triangular junction, village green and mature tree form a group which contributes a particularly pleasant and attractive historic feature to the village and Conservation Area. They are also specifically mentioned in the Conservation Character Appraisal for Keyston. Because the village is small, this grouping and junction are an important feature of the morphology of the village, particularly because of the unusual looping nature of the village roads and the relationship with the Listed Buildings, the Parish Church and Manor Farm within the village layout.
- 7.30 There are also clear views of the proposed site and the Conservation Area from Loop Road east of The Pheasant and the road slopes downhill from the proposed site. As the proposed site is on higher ground at the edge of the Conservation Area, development here would be prominent in the foreground within views of and into the Conservation Area along the road and to travellers on their approach to it.

- 7.31 The site forms part of a transition from the built up area to the open countryside to the rear. Officers acknowledge there are existing outbuildings on the site. However, these are of a minor domestic outbuilding scale. The proposal would also result in the removal of trees which would further open up the views into the site and would make the proposed dwelling appear even more prominent. It is considered that the introduction of a modern style dwelling and built form in this location would appear as a prominent and intrusive modern incongruous feature within this historic group, in views from The Pheasant, from within the group itself, and from the junction and village green.
- 7.32 In addition to the above, the 3 tier front glazing feature entrance which would be full height to the eaves, would not be in keeping with the character of the immediate locality. The proposed modern design of the dwelling would also not reflect the traditional style of the neighbouring properties.
- 7.33 Officers note that the applicant has referred to a similar design elsewhere in Keyston (Spillers Yard, Raunds Road, Keyston). However, that dwelling is located a considerable distance away from the site and is of a different context.
- 7.34 The introduction of a new dwelling with ancillary domestic paraphernalia such as hardstanding, parked vehicles, bin stores, cycle storage, new boundaries, separate access, etc. would further erode the nature of the existing site and its contribution to the rural character of the village and The Pheasant and the historic group around it.
- 7.35 Given that the proposal seeks permission for the creation of 1 private residential dwelling, Officers do not consider that there are public benefits that would justify or outweigh the harm the proposed development would cause on the identified heritage assets.
- 7.36 The proposal by virtue of its poor design, scale and inappropriate siting would fail to preserve or enhance the character and appearance of the Keyston Conservation Area. Whilst the identified harm is considered to be less than substantial there would be no public benefits derived from the provision of a single market dwelling to outweigh this harm. As such, the proposal is contrary to Policies LP11, LP12 and LP34 of the adopted Huntingdonshire Local Plan to 2036, Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Huntingdonshire Design Guide SPD and Sections 12 and 16 of the National Planning Policy Framework. The proposal would therefore have an unacceptable effect on the character of the immediate locality and the settlement as whole, contrary to criterion (c) of Policy LP9 Huntingdonshire Local Plan. Subsequently, the principle of development is not supported.

## **Residential Amenity**

- 7.37 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. These matters are covered below.

### Amenity of neighbouring properties

- 7.38 The closest neighbouring property that is likely to be impacted upon as a result of the proposed development is White Horse Cottage. If the application were to be recommended for approval, a condition obscure glazing the first floor side window serving bedroom 2 would be recommended to protect the residential amenity of White Horse Cottage. Due to the siting of the proposed development and its relationship with the existing dwelling on the site and the other nearby dwellings, the proposal would not have any adverse neighbour amenity impacts in terms of overlooking and loss of privacy, overshadowing and intrusiveness. The proposal is therefore considered to accord with Policy LP14 of the Local Plan in respect of its impact upon neighbouring properties.

### Amenity for future occupiers

- 7.39 In order to minimise its visual appearance, the proposal has been reduced to a 1.5 storey dwelling with accommodation in the roof space. It is unclear from the drawings whether the proposed units would meet the Technical housing standards – nationally described space standards. Especially in regards to whether there is appropriate amount of headroom for the first floor bedrooms. No sections or floor space measurements has been provided.
- 7.40 The standards state in section 10(a) that : any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage. The standards section 10(i) states: the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area.
- 7.41 Officers note the size of the rear garden and the fact it is south facing. It is considered it to be of an acceptable size for the proposed size of dwelling.
- 7.42 Insufficient information has been submitted to demonstrate that the proposed dwelling would provide high quality future residential internal amenity standards for residents contrary to policies LP12 and LP14 of Huntingdonshire Local Plan.

## **Parking Provision and Highway Safety**

- 7.43 Policy LP16 (Sustainable Travel) aims to promote sustainable travel modes and supports development where it provides safe physical access from the public highway.



- 7.44 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.
- 7.45 There is an existing vehicular access and off-street car parking for the site. The proposal seeks to redevelop the site.

#### Highway Safety

- 7.48 The proposal would utilise the existing vehicular access. The Local Highway Authority have been consulted as part of the application and raise no objection to the proposal as the access would serve 1 dwelling. 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.

#### Car Parking

- 7.46 As outlined above, the site is currently being used for parking for White Horse Cottage on a temporary basis. The applicant has made it clear that the site is separate from White Horse Cottage and within different ownership. Therefore, the parking arrangements for White Horse Cottage aren't relevant to this proposal. The proposal includes 2 off street car parking spaces for the proposal which would comply with aims of policies LP16 and LP17 of the of the Huntingdonshire Local Plan in regards to car parking.

#### Cycle Parking

- 7.47 The proposal does not indicate cycle parking on the plans. However, there is sufficient space on the site secure cycle parking which could be secured by condition if the proposal were to be recommended for approval. Subject to this condition, Officers consider the proposal complies with aims of policies LP16 and LP17 of the of the Huntingdonshire Local Plan in regards to cycle parking.

### **Flood Risk and Drainage**

- 7.49 The site is located within Flood Zone 1. National guidance and Policy LP5 of the Local Plan seek to steer new development 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)).

- 7.50 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 of the Huntingdonshire Local Plan and Section 14 of the National Planning Policy Framework in this regard.

### **Biodiversity**

- 7.51 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.
- 7.52 The proposal was accompanied by an ecological appraisal prepared by Skilled Ecology Consultancy Limited, which identifies the site as low in ecological value with negligible potential to support protected, priority or rare species. The report goes further and identified that no signs or evidence of such were recorded during the survey visit.
- 7.53 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.
- 7.54 Overall, subject to the imposition of conditions, the proposal is considered to broadly accord with the objectives of Policy LP30 of the Huntingdonshire Local Plan and Section 15 of the National Planning Policy Framework in this regard.

### **Biodiversity**

- 7.55 Policy LP31 of the Local Plan states a proposal will be required to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated. A proposal will only be supported where it seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development.
- 7.56 The Tree Officer has been consulted as part of the application and raises no objection. The proposed dwelling would be located outside the likely root protection areas of the trees to be retained on the site. These trees contribute to the character and appearance of the site and the Conservation Area; their retention is therefore considered beneficial.

- 7.57 With regard to the removal of the smaller trees on site and the associated visual impact, this is addressed in the visual impact section above.
- 7.58 A condition concerning the development proceeding in accordance with the submitted Tree Protection Plan would be recommended if the application were to be recommended for approval. Subject to the above mentioned condition, the proposal therefore accords with Policy LP31 of the Huntingdonshire Local Plan.

### **Accessible and Adaptable Dwellings**

- 7.59 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**

- 7.60 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 the Huntingdonshire Local Plan.

### **Developer Contributions**

#### Bins

- 7.61 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. However, this would need to be updated given the increase in costs of refuse bins if the proposal were to be recommended for approval. The proposed development is therefore considered to accord with Policy LP4 of the Huntingdonshire Local Plan and the Developers Contributions SPD (2011).

#### Community Infrastructure Levy (CIL)

- 7.62 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

### **Other Matters**

7.63 Neighbours have made comment about 'Parking for existing dwelling (White Horse Cottage) to the rear of the Public House as stated on agent's drawing no. 20-45-200 has not been agreed'. As outlined above, White Horse Cottage is separate from this application site.

### **Conclusion**

7.64 The proposal by virtue of its poor design, scale and inappropriate siting would fail to preserve or enhance the character and appearance of the Keyston 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.

7.65 In light of the above, the proposal therefore fails to comply with all the criteria with Policy LP9 and subsequently, the principle of development is not supported.

7.66 Given the limited head height and room for the first floor accommodation, and in the absence of floor space measurements and sections, officers are not satisfied that the proposed dwelling would provide high quality future residential internal amenity standards for residents

7.67 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, and subject to the outcome of the 21 day public consultation, and to delegate the authority of the final decision to Chief Planning Officer in consultation with Chair and Vice Chair:**

1. The proposal by virtue of its poor design, scale and inappropriate siting would fail to preserve or enhance the character and appearance of the Keyston Conservation Area. Whilst the identified harm is considered to be less than substantial there would be no public benefits derived from the provision of a single market dwelling to outweigh this harm. As such, the proposal is contrary to Policies LP11, LP12 and LP34 of the adopted Huntingdonshire Local Plan to 2036, Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Huntingdonshire Design Guide SPD and Sections 12 and 16 of

the National Planning Policy Framework). The proposal would therefore have an unacceptable effect on the character of the immediate locality and the settlement as whole, contrary to criterion (c) of Policy LP9 the Huntingdonshire Local Plan to 2036. Subsequently, the principle of development is unacceptable.

2. The Insufficient information has been submitted to demonstrate that the proposed dwelling would provide high quality future residential internal amenity standards for residents contrary to Policies LP12 and LP14 of the 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 **Lewis Tomlinson Senior Development Management Officer** – [lewis.tomlinson@huntingdonshire.gov.uk](mailto:lewis.tomlinson@huntingdonshire.gov.uk)

**From:** [REDACTED]  
**To:** [DevelopmentControl](#)  
**Subject:** Application Ref: 21/01441/FUL  
**Date:** 27 September 2021 12:03:07

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Dear Development Management,

Thank you for your email concerning White Horse Cottage. The Parish Councillors of Bythorn and Keyston Parish have no objections to the repositioning of the dwelling.

Kind regards

[REDACTED]

**Clerk for Bythorn & Keyston Parish Council**

[REDACTED]

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# Development Management Committee



Scale = 1:1,250

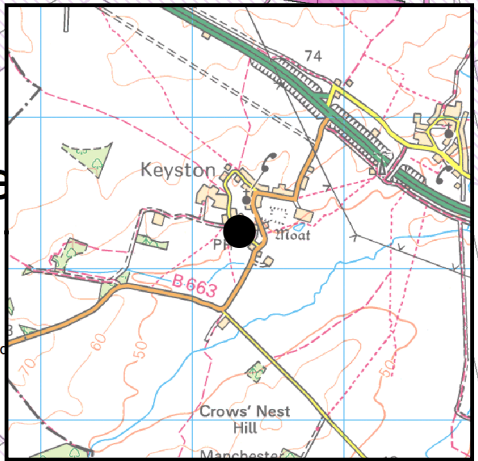
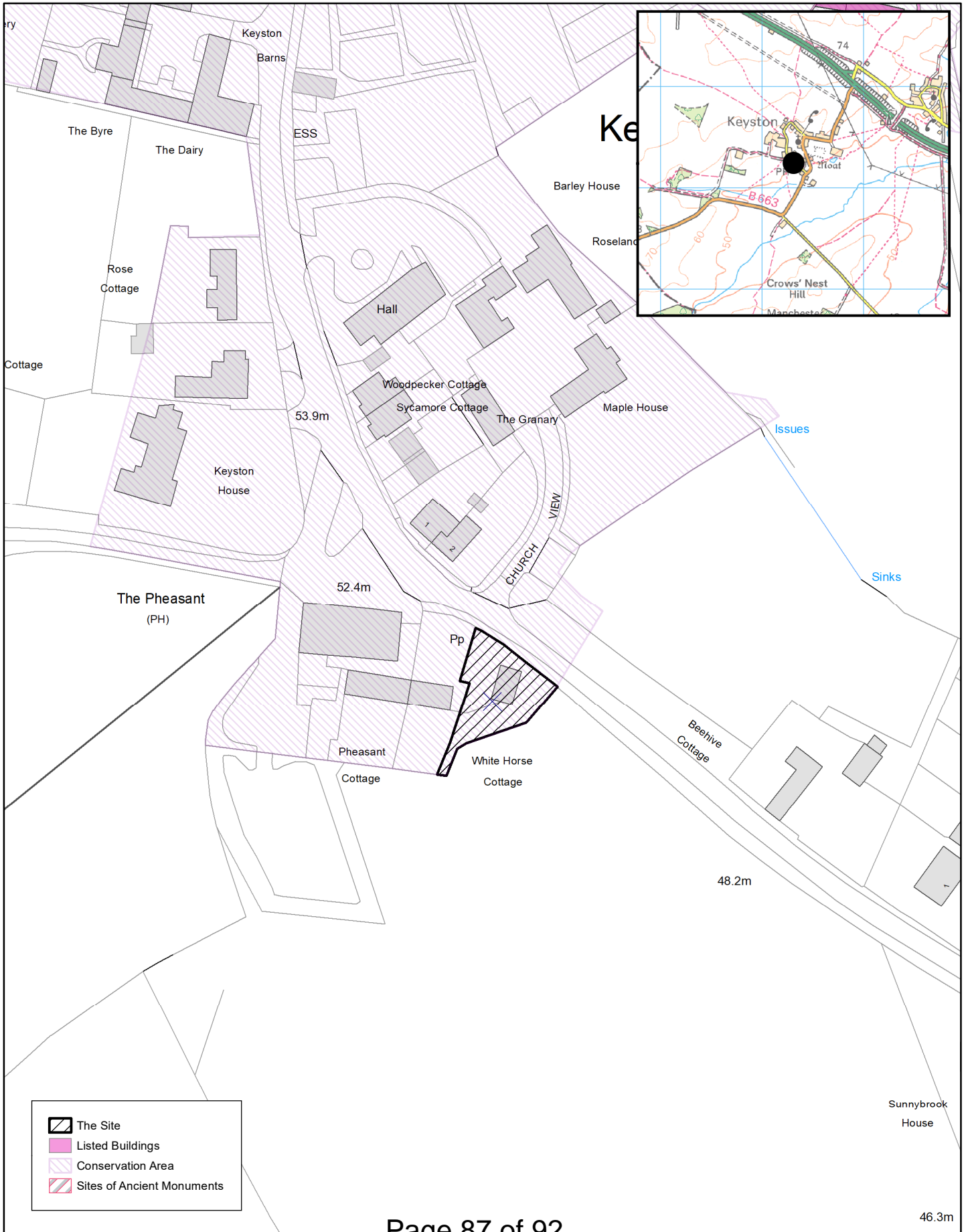
Application Ref:21/01441/FUL





Date Created: 05/07/2023

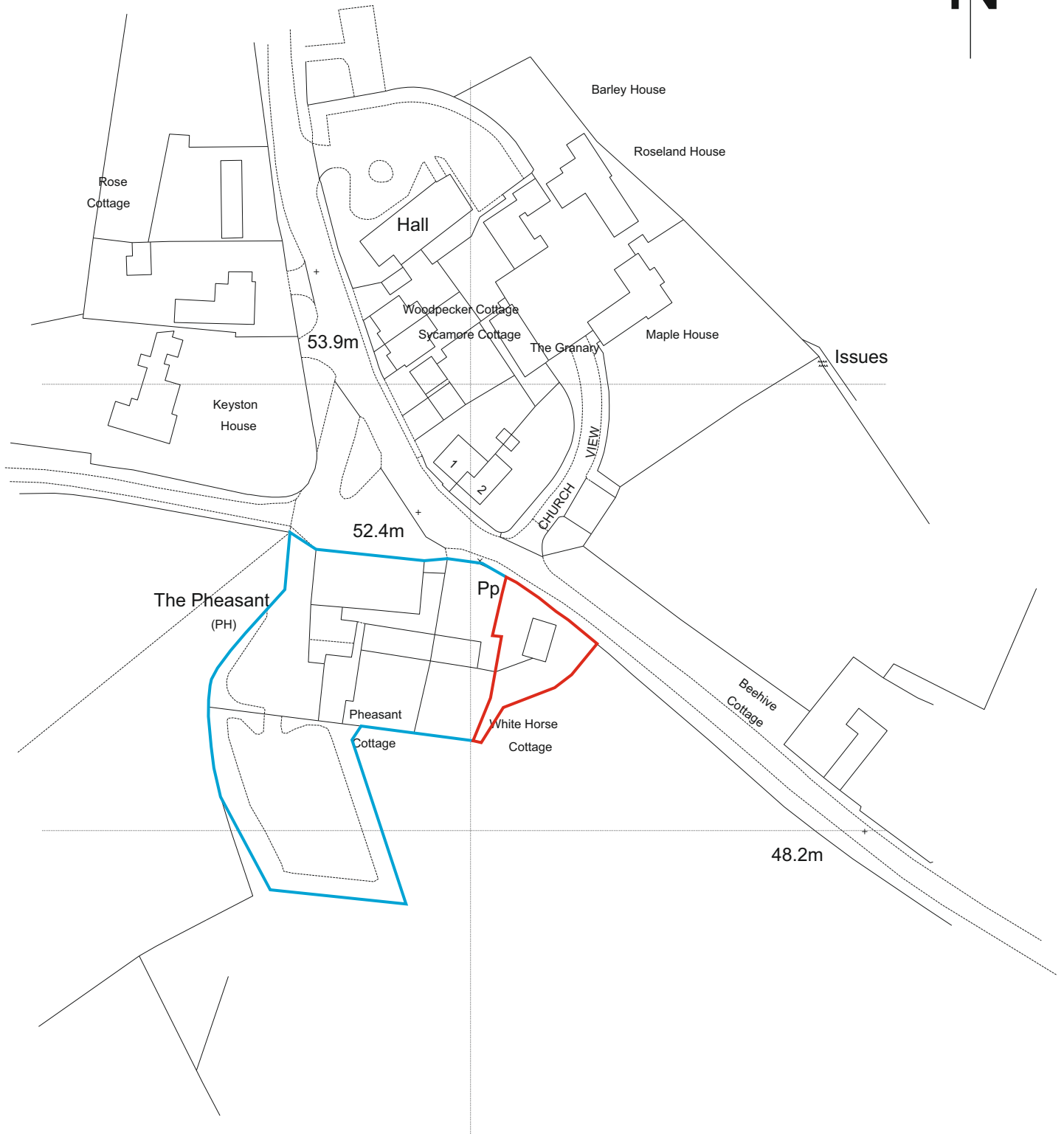
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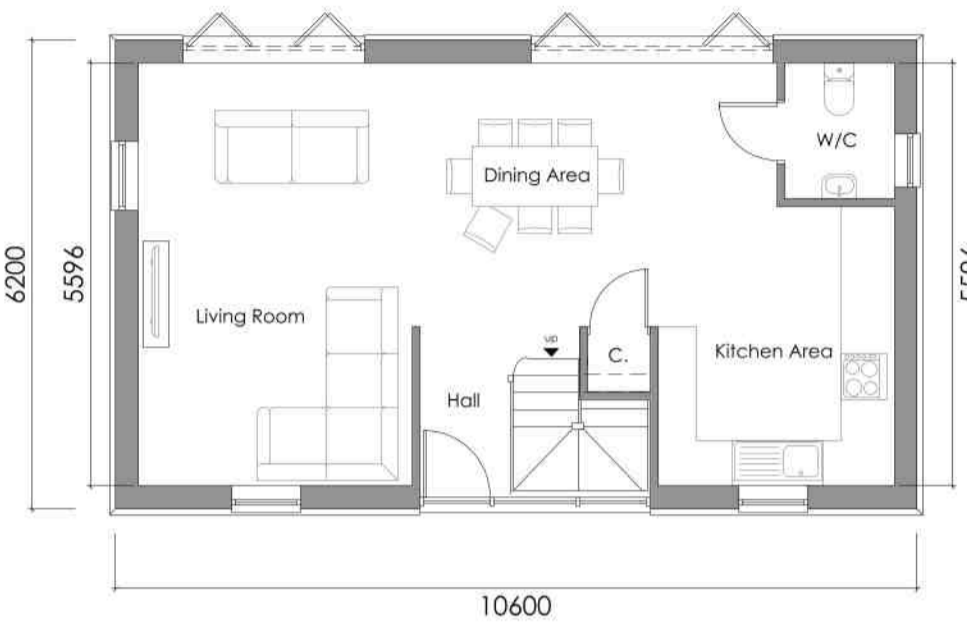
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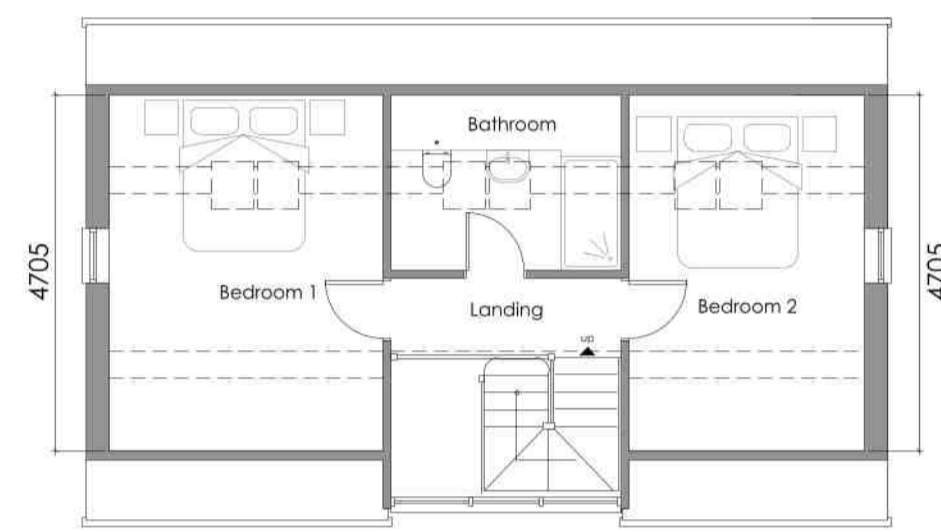
-  The Site
-  Listed Buildings
-  Conservation Area
-  Sites of Ancient Monuments



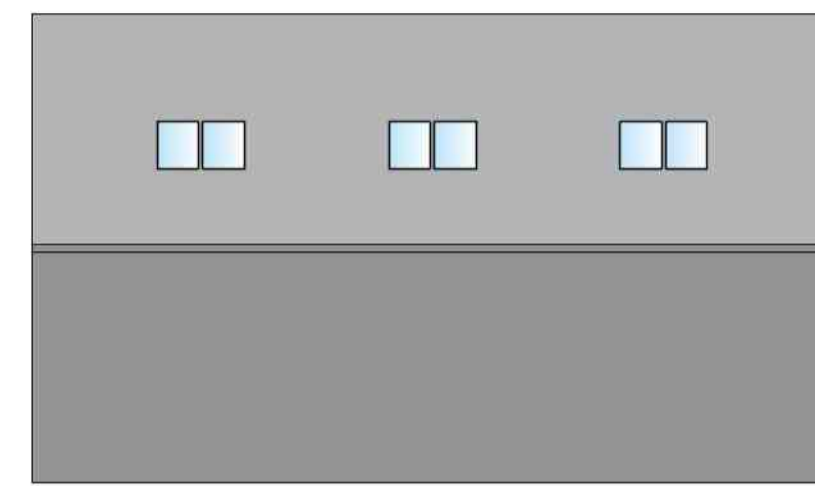




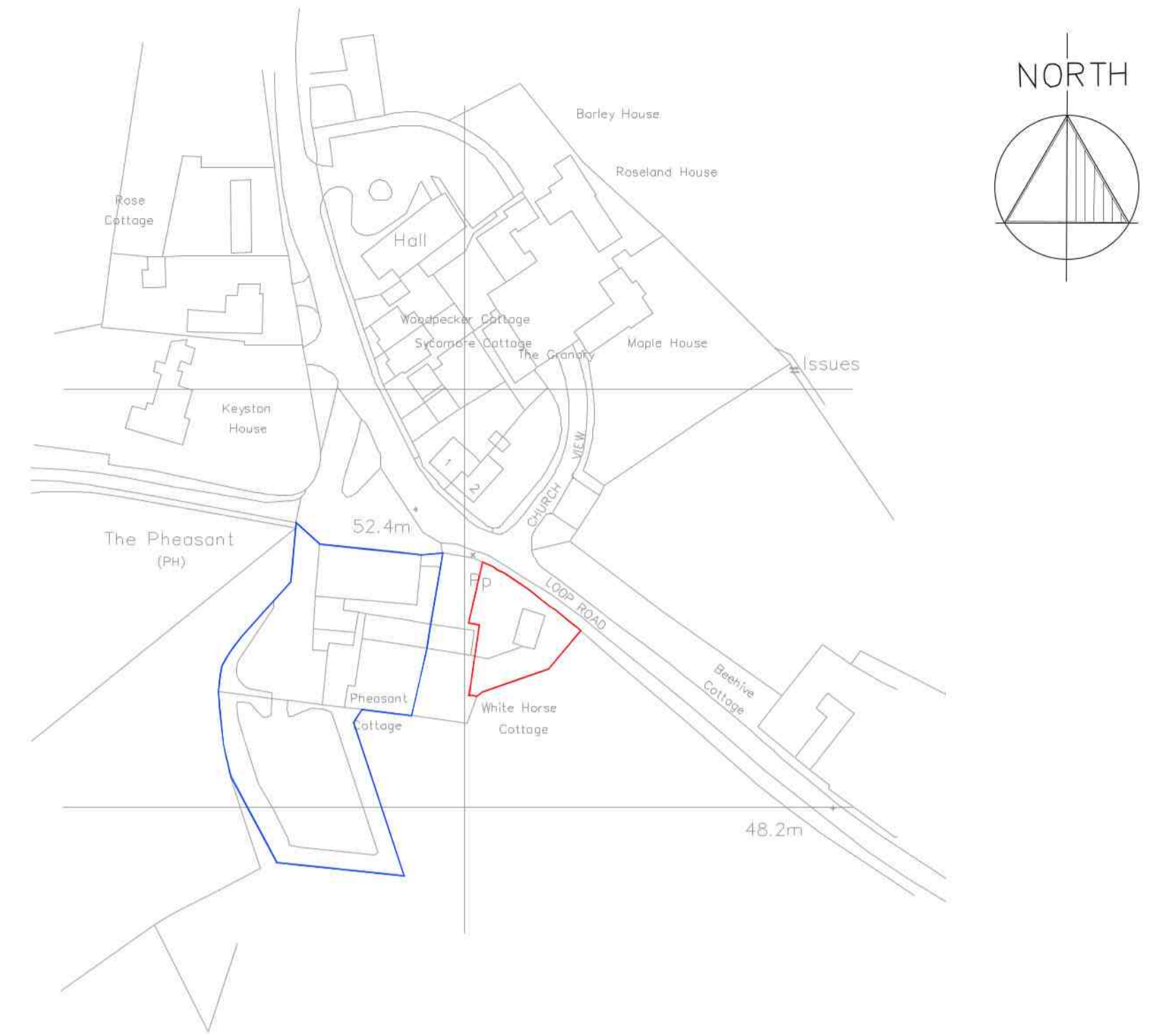
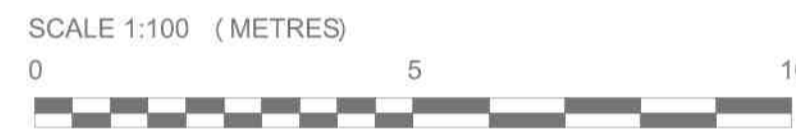
1:100 Ground Floor Plan



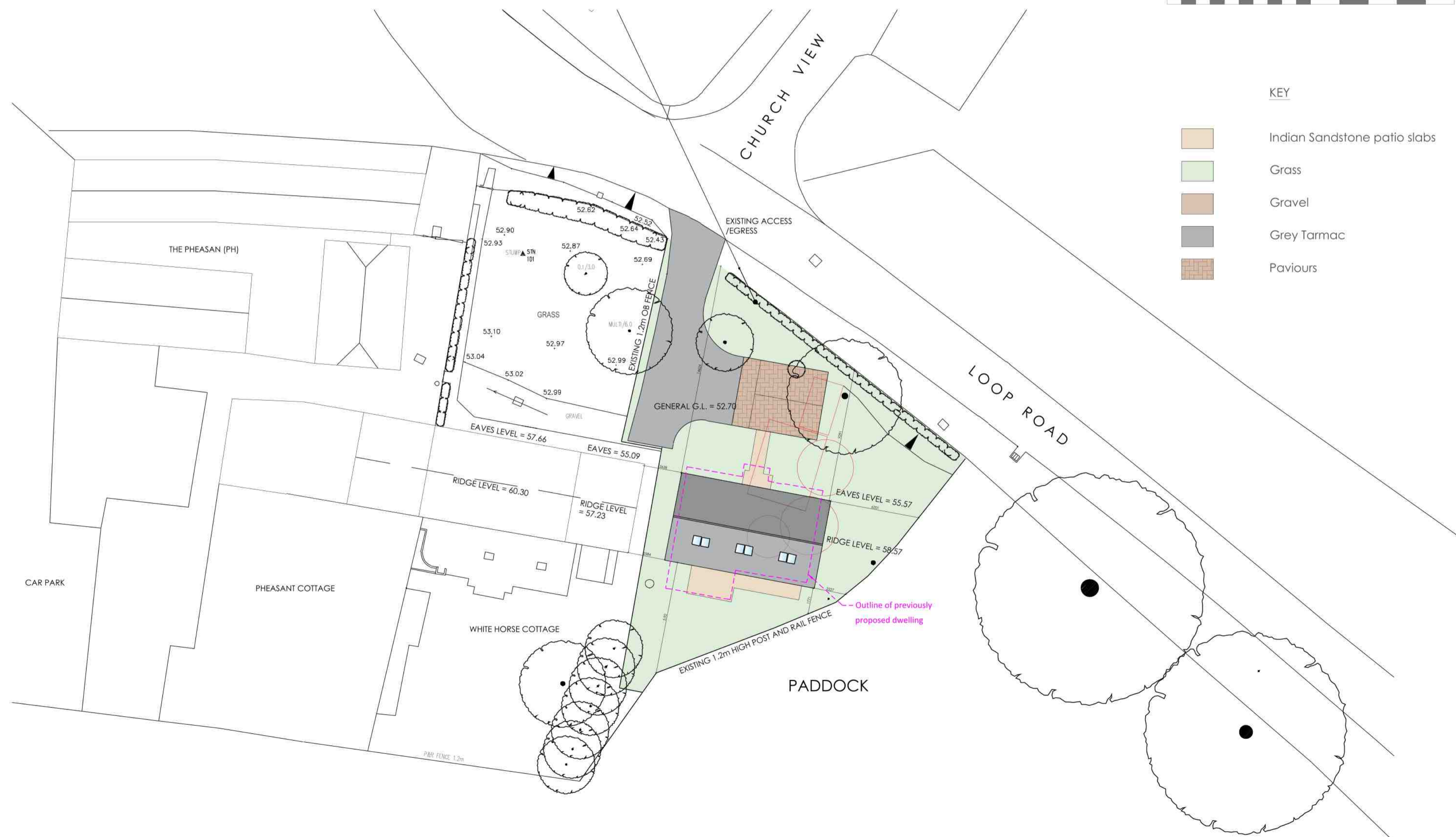
1:100 First Floor Plan



1:100 Roof Plan



1:1250 Site Location Plan



1:200 Block Plan

C	13/01/23	SD	PD Access to White Horse Cottage removed
B	11/08/22	SD	New plot design
A	16/11/21	SD	New driveway added to White Horse Cottage

REV	DATE	BY	REVISION NOTES
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Suite 2, Clare Hall,  
St Ives Business Park,  
Parsons Green,  
St Ives,  
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**PARTNERS**  
in PLANNING  
and ARCHITECTURE

PROJECT  
**Proposed Dwelling on land Adj.  
Whitehorse Cottage, Loop Road,  
Keyston, Huntingdon,  
Cambridgeshire,  
PE28 0RE**

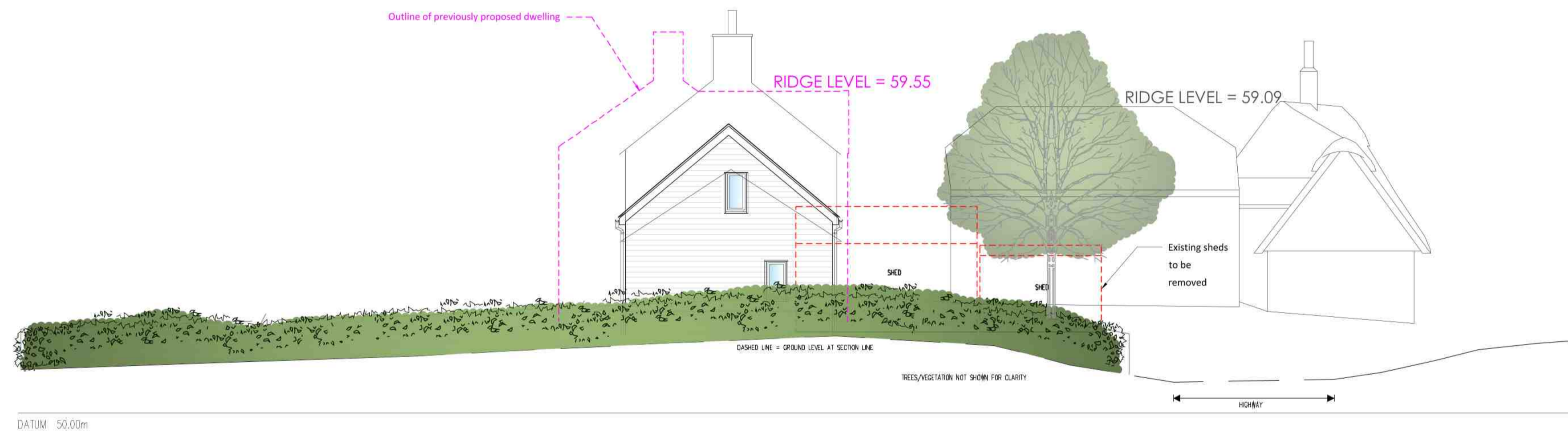
CLIENT  
**Pheasant Holdings Ltd.**

DRAWING TITLE  
**Proposed Floor Plans, Elevations, and  
Block Plan**

DRAWN BY <b>SD</b>	SCALE <b>1:100 1:200 @ A1</b>
DATE <b>11/08/22</b>	DWG. No. <b>20-45-200</b>
	REV. <b>C</b>



1:100 North Street Scene A-A



1:100 East Street Scene B-B



REV	DATE	BY	REVISION NOTES
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			<b>PARTNERS in PLANNING and ARCHITECTURE</b>
PROJECT Proposed Dwelling on land Adj. Whitehorse Cottage, Loop Road, Keyston, Huntingdon, Cambridgeshire, PE28 ORE			
CLIENT Pheasant Holdings Ltd.			
DRAWING TITLE Street Scenes			
DRAWN BY SD		SCALE 1:100 1:500 @ A1	
DATE 11/08/22		DWG. No. 20-45-202	
		REV. -	

## Planning Appeal Decisions Since June 2023 Committee

Ref No	Appellant	Parish	Proposal	Site	Original Decision	Delegated or DMC	Appeal Determination	Date	Costs
21/018 67/ FUL	Mr M Hicks	St Neots	Erection of a detached dwelling (resubmission)	17 School Lane Eaton Socon St Neots PE19 8GW	Non-Determination	Delegated	Dismissed	09.06 .2023	No
22/010 79/ FUL	Mr Bowens	Ramsey	Proposed two storey extension to unit 26 to provide enlarged industrial unit including extend mezzanine floor and 4no. new industrial units to existing yard to side of vacant unit 25.	26 Highlode Industrial Estate Stocking Fen Road Ramsey Huntingdon PE26 2RB	Refused	Delegated	Dismissed	20/06 /23	No
20/007 28/ FUL	Mr T Struggles (Cromwell Fire Ltd)	Warboys	Erection of 2 No. Buildings to form 4 No. Industrial Units and single storey extension to existing buildings	Cromwell House Heath Road Warboys Huntingdon PE28 2UW	Refused	Delegated	Dismissed	20/06 /23	No
20/007 86/ FUL	Pure Fuels (North) Ltd	Sibson-cum-Stibbington	Change of use of buildings to accommodate a biofuel production unit (B2 use) and	Workshop North Of Wansford Station Great North	Non-Determination	Committee	Dismissed	22/06 /23	No

			retention of existing haulage and distribution use within surrounding yard.	Road Stibbington Peterborough PE8 6LR					
22/00091/TELD ET	Great British Communications (GBC)	St Neots	Proposed telecommunications installation: Proposed 18m high 'slim line' phase 8 monopole c/w wraparound cabinet at base, 3no. additional ancillary equipment cabinets and associated ancillary works.	Mast Cambridge Road St Neots	Refused	Delegated	Dismissed	29/06/23	No
21/01165/FUL	Mr G Chapman	Bluntisham	Convert outhouse to three bedroom dwelling	Higham Farm The Heath Bluntisham Huntingdon PE28 3LQ	Refused	Delegated	Dismissed	30/06/23	No